

## CB9 Joint Land Use & Zoning Committee and Housing Meeting, Minutes

Date: 17-Feb-2009

Time: 6:30 PM

Location: Fortune Society, 630 Riverside Dr.@140th

**Committee Members  
Land Use & Zoning**

Yvonne Stennett, Co-Chair, excused  
 Christa Giesecke, Co-Chair present  
 Larry English excused  
 Anthony Fletcher unexcused  
 Tamara Gayer present  
 Diane Wilson present

**Committee Members  
Housing**

Pat Jones, Interim Chair present  
 Jane Arrendell present  
 Callie Branche present (7pm)  
 Brenda Tyus Faust unexcused  
 Ernestine Welch present

**Public Members:**

Peter Favant present  
 Tom DeMott unexcused  
 Tom Kappner unexcused  
 Anne Whitman unexcused  
 Vaughn Jackson present

**CB9 Members:**

Savona Bailey-McClain

**Guests:**

Edwin Marshall, Department of City Planning NYC  
 Thomas Lunke, Director of Planning, Harlem Community Development Corporation  
 Paimaan Lodhi, Manhattan Borough President's Office  
 Shirley Lewis, Chair of the Board of Directors of M.L. Wilson Boys and Girls Club  
 Gisele Shorter, M.L. Wilson Boys and Girls Club  
 Benjamin Warnke, Alembic Development, Consultant to M.L. Wilson B & G Club  
 Richard Dattner, Dattner Architects for M.L. Wilson B & G Club  
 Andrew Levison, Janus Property  
 Gail Cohen, ACTION  
 Deborah Rattliff  
 William Cohen, ACTION  
 Kristi Young  
 Daniélie Chase, Teach for America  
 Laurie Lock, ACTION  
 Gregory Generet, Hamilton Terrace Block Association  
 Adam Roper, Bikram Yoga  
 Richard Gonzales, Urban Design Lab, Columbia  
 Gitta Subramony, Urban Design Lab, Columbia  
 Mary Ann Villari, Broadway Housing  
 Ofelia Rodriguez, Broadway Housing  
 LiAnn Rocker, NRCERB, Inc.  
 Wanda L. Capan  
 Marina Alfano  
 Javier Cardamo  
 Yuliya Ilizarov  
 Edith Altamiranda  
 Maarten Vandersman, ACTION  
 Daniel Crandall

Meeting called to order by Pat Jones at 6:40, quorum was present, agenda was adopted, minutes from previous meeting were adopted.

Special Presentation from the M.L. Wilson Boys & Girls Club

Shirley Lewis – Chair of the Board of M.L. Wilson B&G Club - explains how its been 13 months since last presentation. Updates on the ongoing dialogue to move the Post Office to the New Development. The affordable housing & rezoning. Explains that after considering the communities needs a new partnership was developed moving forward. The relationship with the previous developer was dissolved and Ms. Lewis introduces her new partners to those in attendance.

Benjamin Warnke – Alembic Development Co. – speaks about his experience building affordable housing in New York, New Orleans and Mississippi. States that the ML Wilson B&G new site will feature about 90 affordable units the Post Office and a community facility.

Richard Dattner – Dattner Architects

Designed the Joyce & David Dinkins project, Riverbank State Park & 3333 Broadway among others. States that the present building needs to be demolished, new building to be standard subsidized housing design. Seeking rezoning of the area in order to complete the 13 story development. The design details a Post Office entrance on the 145<sup>th</sup> Street side, no other commercial space. Seeking Variance for not providing underground parking. Expected construction to begin early 2010 with a \$60 million cost for construction. The affordability would consist with 80% of units 60% AMI and 20% AMI. Project to remain affordable for 30years. The ML Wilson B&G Club has been approached by various schools to rent the community space.

Numerous questions from those in attendance.

- What makes this project better than the previous.

Respectfully submitted  
Jane Arrendell

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**NEXT LAND USE/ZONING COMMITTEE MEETING IS  
TUESDAY, March 17, 2009.**

Please be on time