

CB 9M Manhattanville Rezoning Task Force
Monday, July 25, 2005
Minutes

Meeting was called to order at 6:35 PM.

Motion to adopt the agenda made and seconded.

Motion to adopt the minutes with any necessary corrections made and seconded.

Co-chair introduced Edwin Marshall, Department of City Planning, and also noted that handouts were also available in Spanish and a translator would also be translating the evening's presentation.

Edwin Marshall introduced Alyssa Cobb from NYC Economic Development Corporation, and indicated that both would be available to respond to any questions. Mr. Marshall stated that Columbia's proposed expansion plan into West Manhattanville would require a public and lengthy review process, a rezoning, and preparation and review of an environmental impact statement.

He further noted that his purpose was not to describe or respond to questions about Columbia's proposed plan. The purpose of Mr. Marshall's presentation was to provide information needed by community to understand, digest and ask questions about Columbia's plan. Columbia will present at a later date their plan, the rationale for it, and other pertinent points.

Mr. Marshall provided a brief overview of the environmental review and land review (or ULURP) process presentation he provided at the June meeting highlighting the following terms:

Designation of lead agency – DCP is the lead agency for Columbia proposal because it involves a rezoning. The lead agency is responsible for reviewing pertinent applicant documents, determining the significance of the proposed project, announcing scope meeting, etc.

Environmental assessment statement – Beginning of environmental review process (Applicant must identify what they are seeking to build in sq footage, types of uses to they are seeking to develop, timeframe for development, and list certain types of effects that project would cause, i.e., transportation, waste, etc.)

Determination of significance:

Negative determination – No negative effect; go directly to ULURP

Conditional negative determination – Effects can be mitigated

Positive declaration – Potential adverse effect on environment; environmental impact statement is required

Scoping document – Prepared prior to environmental impact statement providing framework for the environmental impact statement

Mr. Marshall reviewed typical categories of EIS (for example, land use, socio-economic conditions, open space, hazardous materials) and also passed around copies of Final scoping document for expansion of Harlem Hospital Center.

Public scoping session is held to provide community with chance to raise questions, critique, and provide comments on the draft scope of the EIS. Applicant must take these points into consideration in order to prepare a Draft EIS. There is no time frame for completion of draft EIS.

Notice of completion – Draft EIS is complete and ULURP (land use) application can be certified.

These documents are made available to Community Board which has 60 days to review, hold public hearings, raise questions, and pass resolution. Community Board can vote to approve the plan, disapprove the plan, or approve with conditions. Mrs. Kent noted that it is CB9 traditional to also hold a community vote at the public hearing.

The process then moves to the Borough President's office for review, optional public hearings, pass resolution (30 days). Then process moves to City Planning Commission (60 days) where public hearings are held on DEIS and also on the ULURP application; before Commission renders it final decision a Final EIS is completed and another Notice of completion is prepared and the Commission votes. City Council then is prepared to vote on these applications (through their normal committee process), which is preceded by another round of public hearings.

During the Q&A portion of the meeting,

Have any studies been performed to prove that bio-tech activities will indeed lead to true economic development (question should be addressed to Columbia at its scoping meeting);

In response to question, the following points were identified as possible topics to be covered by Mr. Marshall in future meetings:

- More detail discussion of scoping documents
- More detail on alternate build-up scenarios (as proposed, no build and limited build)
- More detail on environmental impacts of bio-tech facilities

Old Business:

197-A plan draft sent to DCP via CD-ROM. We plan to go to the printer within the week in order that official submission can be made City Planning Commission. In response to question, it was noted that draft plan was sent to city agencies as required.

Meeting was adjourned at approximately 8:40 PM.