

CB9 Housing /Land Use & Zoning Committee Meeting Minutes

Date: Nov 17-2009 Time: 6:30 PM Location: Broadway Housing, 583 Riverside Dr./135

Committee Members:	Yvonne Stennett, Co-Chair, present	Christa Giesecke, Co-Chair, present
	Jane Arrendell, present (left 7:30)	Callie Branch, absent
	Javier Carcamo, excused	Larry English, absent
	Tamara Gayer, present	Barbara Marshall, present (left 8:00)
	Marshita Washington-Meyers, excused	Ernestine Welsh, present

Public Members:	Peter Favant, present
	Tom Kappner, excused
	Evelyn Maier, present

CB9 Members present:	Vicky Gholson	Walter South
----------------------	---------------	--------------

Guests present: see attached lists

Meeting called to attention at 6:45 pm, quorum was present, agenda was adopted,

Report from the president of the tenant committee of 3333 Broadway – Alicia Boxtail.

The committee has been trying to communicate with the management regarding repairs to the building including:

- An oil leak from the boiler and a water leak from the plumbing into the school below
- Pointing – has been ongoing for two years with no completion date
- There are rumors the building is in foreclosure but the management won't show the tenant association the books
- Security problems including roof access by free market tenants which jeopardizes the public at large.
- There is a law suit by the rent stabilized tenants against owner (urban America) because the building would have to remain rent stabilized as long as it rests atop a public school. Afraid of Mayor's effort to turn school into a charter school then the law (Andrea Stewart Cousin's law) does not apply.
- Suggestion by board members that tenants get together and try to buy building.

Report by the architect of M& L Wilson Boys and Girls Club Project - Richard Datner

- Boys and Girls club plans to demolish existing building and hopes to break ground for new construction by December 2010
- Requesting R-8 zoning on 145th and 146th streets.
- Project includes: 25,000 sqf of space for Boys and Girls Club, 70,000 sqf of space for a school (would satisfy community facility) and some commercial space on 145th.
- Ideal Plan increased zoning on 145th and 146th.
- Then the school would be located on 145th. Increased zoning would allow 70' wide building allowing 2 25' x 35' classrooms per floor. The total building height would be 80' with a setback at 65'.
- The boys and girls club would be located on the first floor and basement on the 16th Street side (although access would be through the 145th street entrances)
- Above the club a residential tower would rise to 120'. Total number of units would be 87. The units would be rentals at least part of which would be targeted to NYC area AMI. There would be a setback at 85'.
- Additionally the Boys and Girls Club would share the gym and 'Cafetorium'. The school could use the services of the club and share facilities.
- This plan would require rezoning to r-8 for the entire site. Also the club is requesting a waiver on the parking requirement to ease the financial burden on the Boys and Girls Club.
- If there is no zoning increase, the school will be narrower than required and limit the school space and the apartment complex will have fewer units and limit the club's income.

Comments from the Audience:

- Save the structure – cost could be incorporated into project. For example similar to rehabilitated school building PS 90 on 148th Street a few blocks away. The community has been waiting for 3 decades for the building to be saved, rehabbed and re-inhabited.
- Parking – the community is already squeezed for parking spots.
- What can be offered to seniors?
- Sports facilities duplicated those at Riverbank State Park. Can't they provide other youth services.
- School and Club should have full service professional grade auditorium which would also be open to community use.
- Define affordability more accurately
- If R-8 is granted the height would be double that of the buildings directly across 146th street.

Questions from Edwin Marshal of the Department of City Planning

- Wanted to hear if Community prefers school facing 145th or 146th Street
- Concerned about the added height on 146th Street if R-8 is granted.

Report on Commercial Space on Hamilton Place by Tom Lunke, HCDC

- Created a map with varieties of commercial space on Hamilton Place.
- Main question is if zoning influences vacancy in commercial space on Hamilton Place.
- How does the community increase diversity of commercial uses (more space, different zoning, other locations)?
- Request to help frame question regarding the commercial portion of current rezoning project.
- To increase services to business and residents and provide more living wage jobs in the area.

Request by Tom Kappner that community members read draft 'Housing Bill of Rights' and provide feedback.

Adjourn

**NEXT HOUSING /LAND USE & ZONING COMMITTEE MEETING IS
TUESDAY, DECEMBER 15, 2009**