

COMMUNITY BOARD 9 MANHATTAN
LAND USE AND ZONING COMMITTEE

MINUTES OF MEETING

Date: December 9, 2013
Location: Broadway Housing, 583 Riverside Drive
Present: Simon Thoresen
Catherine Abate
Brad Taylor
Barry Weinberg

April Taylor

Michael Sandler MBP Office

*Alan Pfeifer
Carol Rial
Amy Rea*

The meeting was called to order at 6.40 pm.

1. PS 186

Barry Weinberg and Catherine Abate updated the Committee on PS 186:

The developer has obtained the tax credits required to proceed and has closed with HPD. Manadnock is now the owner of the property and the Chair has met with them. To date we have not had a report from her. The Committee would like to be kept informed.

Construction is scheduled to start by the end of next year. The deed transfer still needs to be finalized.

2. Cathedral of Saint John the Divine

Brad Taylor reported on the proposed housing along West 113th Street:

The resolution requesting an EIS on the development passed at the last General Board Meeting has been distributed to relevant local officials. The Friends of St. John the Divine have also sent out letters.

It was noted that the presentation by the Cathedral and the developer to CB 9 on October 30 left many questions unanswered. The development will be as of right; the apartment mix will be 80 – 20% affordable and will require tax abatement and bonding; the zoning requires 50% parking which may be hard to achieve without disturbing the foundations of the church, in which case an ULURP will be required to obtain a variance.

Funding sources for the Cathedral were discussed including the possible transfer of air rights for historic structures (as reported in the Wall Street Journal on October 17th).

The scale of this development is totally out of place and in direct contrast to the spirit of the zoning change for West Harlem above 125th Street, which CB 9 fought so hard to achieve last year.

3. Bill Boards:

There is little to report except that Nina Saxon is coordinating an enquiry.

4. Rangel Center for Public Service at City College

As reported in the DNA/Real Estate, an addition to a townhouse at 141st Street and Convent Avenue in the Hamilton Heights Historic District is proposed without any presentation to CB9. It has been approved by the Landmarks Preservation Commission, although a number of prominent Preservationist, the Historic Districts Council and neighbors have strong objections.

5. General

In the past committee chairs have invited speakers to present at their committees. The Chair wants to approve who can speak at committee meetings. We need clarification on the correct protocol for this.

THIS COMMITTEE NEEDS A CHAIR.

Since Chair Javier Carcarino resigned over six months ago the Landuse and Zoning Committee has been operating without a formal chair. We request that one be appointed as soon as possible.

The meeting adjourned at 8.00 pm.

Next meeting: Monday, January 13th, 2014 at 6.30 pm