

Manhattan Community Board 9 May 8th Housing, Land Use, and Zoning Committee Meeting Minutes

- 1.) Meeting is called to order at 6:35.
- 2.) Motion to adopt the agenda with revisions from Ms. Abate is passed by the Housing Land Use, and Zoning Committee.
- 3.) Mr. Taylor will provide minutes for the previous meeting. Mr. Lafferty will provide the minutes for this meeting.
- 4.) Ms. Tyler speaks about the Senior Housing Forum, which is geared toward senior tenants and homeowners, but is open to everyone. DFTA, HPD, DOF, DEP Mayor's Office for the Prevention of Domestic Violence and other city agencies and nonprofits will be present to . Additionally, a lawyer will be present to help seniors facing harassment from their landlords. The forum will provide seniors about resources and programs available to them. The forum will be held at 3333 Broadway in the Community Room from 10am to 2pm on Saturday, June 14th. Continental breakfast and lunch will be served.
- 5.) Ms. Abate inquires about the possibility of having the Columbia University's Senior Dental Screening Van at the Senior Housing Forum. The van would have to be parked in the back of 3333 Broadway and permits will be obtained by the Manhattan Community Board 9 Health Committee.
- 6.) Ms. Tyler envisions musical accompaniment for the Senior Housing Forum lunch and at least two guest speakers to speak about senior housing issues or give remarks.
- 7.) Ms. Alicia Barksdale, President of 3333 Broadway's Tenant Association and President of Housing Coalition Against Downsizing states that management at 3333 Broadway has not been working with tenants and that 3333 Broadway has become a revolving door for students. Ms. Barksdale also states that management does not wish to upgrade its boilers so that it can use cleaner fuel. Consequently the building still uses #6 oil which forces tenants to close their windows to keep smoke out of their apartments. Meanwhile, HPD has been downsizing tenants into smaller apartments without consideration of tenants' health issues, health aides or medical equipment – all of which require spatial consideration(e.g. 24 hour health aides must have their own bedroom). In light of HPD's decision to give building management discretion to select tenant candidates for downsizing who live in low-income subsidized units before making efforts to downsize tenants living in middle-income subsidized units and exhausting other options to address its deficit, Ms. Barksdale filed an Article 78 Complaint against NYCHA to be heard in Bronx Supreme Court in June. As a result of downsizing efforts, senior tenants, tenants with disabilities, and tenants who are veterans are being moved into studios and smaller apartments. These relocated tenants often must place their belongings in storage and endure the hardship which moving creates. Ms. Tyler inquires about how Manhattan Community Board 9 will help. Ms. Barksdale replies that Manhattan Community Board 9 can raise awareness about downsizing and draw scrutiny to BPD and the apparent conflict between law and policy. Ms. Tyler then asks if Ms. Barksdale could draft a resolution for Manhattan Community Board 9 to vote on that states that Manhattan Community Board 9 supports keeping seniors in place where they are most comfortable; whereas moving can be stressful and may lead to greater expenses for tenants; whereas management

is given discretion to select candidates for downsizing without taking health status or home health aides or medical equipment into account; whereas rules for downsizing are not public, etc. The draft language for the resolution can be sent to members of the Housing, Land Use and Zoning Committee and a finalized version may be presented to the Manhattan Community Board 9 General Board.

8.) Ms. Tyler states that at the most recent executive meeting, it was not clear what happens to left over discretionary funds. Ms. Tyler suggests that CB9 use leftover discretionary funds for a NYCHA Housing Forum. A budget must be proposed and voted on in either June or September, unless a summer meeting is held in July or August. The forum will address what will happen with public housing and could be held at Manhattanville or Grant Houses. The issue of whether discretionary funds may be held over from one fiscal year to the next must be resolved regardless of whether the Committee plans to hold a NYCHA forum. MS. Tyler suggests inquiring about this issue by calling the Department of Finance and the City Council.

9.) The Committee votes to request a resolution to obtain information about 1440 Amsterdam Avenue. Ms. Tyler believes that there should be a public forum before a plan is decided. Ms. Tyler states that she will reach out to City Council Member Mark Levine to see if a forum could be held.

10.) Additionally, the lot next to Harlem School for the Arts is slated for redevelopment. Ms. Tyler will contact the developer and Mr. Sandler will find out the zoning for the site. If the developer needs a variance they will have to make a presentation before the Housing, Land Use, and Zoning Committee.

11.) 1440 Amsterdam Avenue's fate appears to be in the air. It may be a community planning opportunity.

12.) A letter from Manhattan Community Board 9 was sent regarding Academy buses travelling down Broadway, Morningside Avenue, and Riverside Drive where they are not permitted. Follow-up is needed.

13.) Ms. Abate attended the May 6th North River Community Environmental Review Board Meeting and reports to the Housing, Land Use, and Zoning Committee that mosquito eradication efforts have begun at Riverbank State Park. However, a resolution calling for a new and independent air quality monitor should be written for the Manhattan Community Board 9 General Board to vote on.

14.) Billboards along Riverside Drive, 12th Avenue, and the Henry Hudson Parkway: Ms. Tyler reports that Property owners lease billboards to companies and companies lease the advertising space to a broker. The contract for advertising space is not publically available. Questions to be resolved include "Are existing regulations being followed?" "Are new rules needed?" "Would highway rules apply?" "Can emails from the DOB be forwarded?" and "Would accessory codes apply to Manhattan Mini Storage's signs on its building?" Mr. Taylor has contacted Don Ranschte from DOB

15.) Ms. Abate would like to know if film shoots are scheduled for the summer and if Manhattan Community Board 9 will receive any payments for film shoots. Can Manhattan Community Board Staff liaise with the film industry? Ms. Abate will follow up.

16.) Morningside heights rezoning. Ms. Tyler suggests having another meeting over the summer in July or August to address rezoning of Morningside Heights from 145th to 155th Streets. Mr. Sandler states that MBPO supports all Manhattan Community Board rezoning efforts. However, the Mayor and City Planning Commission are focusing mainly on up-zoning, not efforts to limit density.

17.) Mr. Sandler states that zoning 101 training sessions will be held in June and that a more advanced re-zoning workshop will be held in the Fall.

18.) Mr. Weinberg called Mark Levine's office about the Citibank branch/building that was fire-damaged. Apparently Citibank moved its location across the street. Ms. Tyler and Mr. Weinberg state that Ms. Sabine Franklin had stated at the last meeting that Citibank was slated to move back into its former location. Ms. Tyler states that the other stores next to the Citibank building have moved back in.

19.) Ms. Tyler asked Ms. Moore to send planning people to Housing, Land Use, and Zoning Committees. There is a developer looking to develop sites in the area between 145th to 155th Streets in West Harlem. Ms. Tyler insists that the committee be proactive.

20.) Ms. Tyler invited Nicole to come to the next meeting and will host a farewell party.

21.) Meeting is adjourned.