



CICELY HARRIS  
Chairperson

SHATIC MITCHELL  
District Manager

CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 10  
215 West 125th Street, 4th Floor  
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**COMMUNITY BOARD 10**  
**JOINT HOUSING/LAND USE COMMITTEES MEETING MINUTES**  
**Monday, March 22, 2021 @ 6:30 PM**

**Members in Attendance:** Hon. Charles Powell; Hon. Karen Dixon; Hon Kevin Bitterman; Hon. Donna Gill; Hon. Deborah Yates; Hon. Terri Wisdom; Hon. Stanley Gleaton; Hon. Hazel Dukes

**Members Absent:** Hon. Jerika Richardson; Hon. Marquis Harrison; Hon. Lisa Downing; Hon. Keith Taylor

**Members Excused:** Hon. Delsenia Glover

**Other Board Members:** Hon. Cicely Harris; Hon. Derek Perkinson; Hon. Shanelle Washington; Hon. Michelle Booker

1. Welcome by Land Use Committee Chair Karen Dixon
  - The Chair called the meeting to order at 6:35 PM;
  - Housing Committee Chair Charles Powell welcomed all to the meeting
2. Introduction of Housing Committee Members & CB 10 Board Members
  - The Chair asked each Housing Committee Board member to introduce themselves;
  - The Chair introduced and acknowledged other Board members in attendance;
  - The Chair acknowledged a number of community members in attendance.
3. Presentations/Discussions:
  - a. Real Estate Appraisal Reform Now - Shanelle Washington
    - The Chair welcomed CB 10 Board member Shanelle Washington to begin her presentation on Real Estate Appraisal and assessments of real estate values. Prior to the start of her presentation Chairs Dixon and Powell pointed out that this presentation would be an abbreviation of a much more extensive one that Ms. Washington had shared and that they both suggested and welcomed the opportunity for Ms. Washington to conduct a future forum where the full presentation could be shared with the full CB 10 Board and a broader group of community members;
    - Ms. Washington shared her screen and did an extensive outline on the subjects of her presentation in its abbreviated form. The presentation was welcomed and appreciated by all;
    - Ms. Washington shared a link from her presentation as to how persons could sign a Petition to the NAACP which calls for appraisal reform and greater access to the



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appraisal industry and processes by minorities;

- Ms. Washington patiently field questions and comments on her presentation from members of the Board as well as members of the community;
- b. Review of Preliminary Discussions on Comprehensive Community Planning by Chair Dixon
- Chair Dixon provided an overview of the individual meetings with Samuel Stein, Senior Housing Policy Analyst for the Community Service Society (CSS), Thomas Angotti, Professor Emeritus of Urban Policy at Hunter College & the Graduate Center at CUNY, and Annie Levers, Assistant Deputy Director of NY City Council on the ten-year comprehensive community plan proposed by Corey Johnson. Each meeting was attended by the District Manager and the Vice Chairs of the Housing and/or the Land Use committees.
  - Chair Dixon reported that Mr. Angotti provided a historical overview of city planning or the lack thereof, adding that comprehensive plans such as 197As are as effective as the political strength of the community board. Samuel Stein suggested that the plan could be an opportunity for community boards to become more involved in city-wide planning in light of the fact that the City lacks a comprehensive plan.
  - Chair Dixon also reported on the presentation by Annie Levers that highlighted the fact that the District Needs Statement would be the start of the process. The use of data not currently available to community boards would further support the top needs identified in the district to establish budget priorities. The plan would include the formation of a long-term steering committee consisting of 4 Councilmembers, 4 mayoral representatives, and 5 representations (one for each Borough President). Community boards would maintain all current roles related to land use actions. The anticipated vote in the council on the plan will be at the end of the calendar year.
  - **Next steps:** Facilitate a community forum on the Comprehensive Community Plan in May 2021 that includes presentation from A. Levers, and other panelists offering different perspectives related to the plan and potential impact on communities throughout the City.
- c. Upcoming Land Use Action Items
- **Elevate Transit: Zoning for Accessibility Text Amendment** – DCP will release to CB in April 2021. This city-wide amendment require property owners of developments near stations to proactively work with the MTA to provide station access easements, and would expand zoning incentives for developments in high density districts to construct station improvements.



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**Text Amendment -**  
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existing FRESH program. The new FRESH proposal would bring the program to 11 more lower-income community districts outside Manhattan, in addition to the 19 where FRESH already applies. Anticipated release for CB 10 review not known.

- **Health & Fitness Text Amendment** - this proposal would eliminate regulatory barriers and provide a less costly and time-consuming pathway to opening these valuable health-building establishments. Anticipated release for CB 10 review not known.
- **Open Restaurants Text Amendment** - DCP is partnering with DOT and other City agencies to allow outdoor cafes to remain and improve, helping NYC stay the most vibrant city in the world. Anticipated release for CB 10 review not known.
- **BSA Application for 302 West 128th Street** - Chair Dixon communicated with ED of BSA regarding this project. Land Use Committee will receive the 23 documents for this project at the beginning of April.

4. Old Business

Community member Gregory Baggett inquired about the charter revision, Question 5, that required the City to provide a 30-day pre-ULURP notification to community boards. Jose Trucios from DCP stated that he would follow up and provide a response to the board

5. New Business

No New Business was discussed

6. Adjournment

Meeting was adjourned at 7:45 PM