



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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CICELY HARRIS
Chairperson

ANDREW LASSALLE
District Manager

Land Use Committee Minutes
Thursday, December 21, 2017– 6:30 pm

Board Members present (5): Stanley Gleaton, Chair; Victoria Horsford; Lisa Downing; Keith Taylor; Donna Gill

Board Members Absent/Excused (6): Kevin Bitterman; Michelle Booker; Karen Dixon; George Harrell; Charles Powell; Danni Tyson

The meeting was called to order at 6:40 pm.

I. Welcome/Introductions

- a. Introduction of board members followed by community members.

II. Presentations

- a. Joe Huennekens, City Planner, NYC Department of City Planning (DCP): presentation about DCP and the Uniform Land Use Review Process (ULURP).
- i. DCP is the City's primary land use agency • Works with neighborhoods to plan growth • Works with neighborhoods to promote economic development • Maintains the Zoning Resolution text and maps that provide a framework for development • Serves as the technical support to the City Planning Commission in its review of land use applications
 - ii. Works under deputy Mayor for Housing and Economic Development, along with HPD, EDC, etc.
 - iii. DCP isn't a Capital Agency, meaning they don't spend money on direct services or built projects.
 - iv. Dept. of City Planning (DCP) has 24 Divisions • Main office at 120 Broadway and Borough Offices in each borough • Land Use applications are presented to the Commission
 - v. DCP is the City's primary land use agency, they regulate two things: bulk and use. Bulk means the size and form that a building in a certain area can take Examples: • Height • Floor Area Ratio (FAR) • Required Setbacks/Yards • Windows/Courts/Access to light. Use means the type of establishment that can be situated in a certain area of the city Examples: • Residential Use Group 1: single family detached residences • Commercial Use Group 15: "large open commercial amusement establishments"
 - vi. Zoning Text Zoning Map • Organized by Article, Chapter, and Section: 12-10 means Article 1, Chapter 2, and Section 10 • Spells out rules regarding bulk and use by district • Also spells out rules for Special Districts like 125th Street. Zoning Map • Defines districts that allow certain development (bulk and use) to be developed as-of-right • Residential, Commercial, and Manufacturing districts • Number suffixes denote densities
 - vii. Types of DCP projects are Citywide initiative, Neighborhood Plans, Private Applications
 - viii. Uniform Land Use Review Process (ULURP) is the City's way to ensure community participation in development projects that are seeking a change or exception in the zoning.
 - ix. ULURP Steps:
 1. CPC certifies ready for ULURP
 2. Application mailed to CB, BP, and CC

- 3. Community Board recommendation (60 day clock • Approve • Approve with Conditions • Disapprove • Disapprove with Conditions)
- 4. Borough President Recommendation (30 day clock • Approve • Approve with Conditions • Disapprove • Disapprove with Conditions)
- 5. CPC public hearing and vote (60 day clock • Approve • Approve with Modifications • Disapprove)
- 6. City Council public hearing and vote (50 day clock • Approve • Approve with Modifications • Disapprove)

It was stressed by City Planning that if a community board votes No (disapproval) that the reasons be put in the resolution so that the Commissioners have a clear understanding of community's objections at public hearing. It is equally important to include recommendations on a Yes (approval) vote if there was more that the community felt needed to be included.

General Information: nyc.gov/planning
Zoning District Information: nyc.gov/planning/zoning
Interactive Zoning Map: zola.planning.nyc.gov
Interactive Community District Profiles:
communityprofiles.planning.nyc.gov/manhattan/10

Contact Information: Joe Huennekens
 Email: jhuennekens@planning.nyc.gov
 Phone: 212-720-3606

- b. Evans Richardson: update on Studio Museum in Harlem
 - I. Will make quarterly visits
 - II. New building will be ADA compliant will have 2 elevators going from lowest to highest floor
 - III. Intends to receive a Mayor Zoning Override by Department of Cultural Affairs to address issues of exterior signage (illumination, color and scale) and setbacks/ recesses created to enhance use
 - IV. 2 year construction phase
 - V. Jan 15, 2018 is the last day of Exhibition. Building will be closed. Museum services and exhibitions will be divided amongst other community locations while construction is in progress.
 - VI. Workforce Development Presentation:
 - VII. Contract Dollars: 30% minimum, Workforce: 30% minimum
 - VIII. Local: Primary zip codes: 10025, 10026, 10027, 10029, 10030, 10031, 10032 Secondary zip codes: 10033, 10035, 10037, 10039, 10451, 10452, 10454 (These zip codes will be targeted in the community to attain the 30% workforce minimum and above) CB10 was encouraged to help with solicitation of vendors and contractors.
 - IX. 90-60-30: 90 days: advertise bid package, 60 days: make drawing available, 30 days: pre-bid conference --goal 30% participation and 30% contracts

Contact information:
 Email: workforce@studiomuseum.org
 Website: www.studeiomuseum.org/newbuilding
 In-Person: Mckissack Office located at 63-65 West 125th Street, 3rd Floor.

Meeting adjourned 8:10 PM.