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CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

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LAND USE

Committee Meeting Minutes

Thursday September 15, 2022 6:30PM

Hon. Karen Dixon, Chair

WELCOME & INTRODUCTIONS (5 minutes)

- A.** CB10 Land Use Committee Members – Hon. K. Dixon, C. Harris, H. Dukes, D. Glover, S. Gleaton, L. Downing, G. Harrell, D. Patterson
- B.** CB10 Board Members – Hon. B. McClure, D. Perkinson
- C.** CB 10 Land Use Excused/Absent Committee Members – C. Powell, K. Taylor

PRESENTATION

J. Max Bond Center for Urban Futures, Spitzer School of Architecture at the City University of New York

Prof. Shawn Rickenbacker and Alden Copley presented an update on the CB 10 Land Use Study and the Equity Development Index.

- A. Copley will be the lead researcher for the project.
- Presently, there are limited number of vacant lots in CB 10.
- The project team proposes the creation of an Equity Development Index (EDI) to provide objective “scores” on a community board’s areas of concern which allows efficient comparison between developments around the city and provides clarity amidst the raucous discourse of land use debates.
- Score values to be developed.
- Survey to be developed in order to understand land use priorities in the district. Survey would be given to land use committee, the board, and some stakeholders in the community.
- As a city entity, J. Max Bond Center can secure summary of various land uses in the district.
- The next would be to share the one-pager summarizing the Equity Development Index with elected officials and city agencies in order to secure support.

Committee member L. Downing asked whether the city or the developer was responsible for ensuring the equity in development. Prof. Rickenbacker stated that a city agency released a RFI but it is not as inclusive as the EDI that the J. Max Bond Center will develop.

Board member B. McClure asked what are the different categories that determine a high level of equity, and what sources are you drawing on for public information Prof. Rickenbacker stated that we are at the beginning stage of the process. He added that he wants to secure that input from the committee and the community board via the survey.

Chair Dixon suggested that we should meet with Alden, Prof. Rickenbacker, and the District Manager to discuss the next steps. At some point in the process, a separate meeting could be held for the community to review the survey and secure their input.

VOTING ITEM

None

OLD BUSINESS

Mart 125 – EDC

Chair Dixon provided an overview of the June presentation by EDC regarding MART 125. They planned to complete a feasibility study to assess the physical structure. The Committee was concerned that community input was not part of the plan. The District Manager, Chair of Land Use, Prof. Rickenbacker, and EDC met in late June. Also present was community member G. Baggett who initiated the meeting with EDC in an attempt to secure more funding for our land use study.

The District Manager and Chair Dixon provided a list of individuals and organizations, as well as elected officials that should be contacted. We were also advised that our councilmember K. Richardson-Jordan was already in communication with EDC.

EDC was not available to present today as their representative was on vacation.

NEW BUSINESS

District Needs Statement

Chair Dixon reviewed the process for the District Needs Statement as presented to the board by the District Manager, Shatic Mitchell. Chair Dixon also reviewed the current District Needs Statement for Land Use.

Truck Stop on 145th Street

Chair Dixon initiated discussion regarding the recent newspaper article where the developer, Bruce Teitelbaum, of the One45 project, suggested that he was planning to build a truck stop on the 145th Street corridor.

Prof. Rickenbacker confirmed that the zoning for the area allowed for the building of a truck stop. Other meeting participants expressed skepticism regarding Mr. Teitelbaum's intent to place a truck stop in the location. Chair Dixon advised that the community board should release a statement or resolution expressing opposition to the plan and requesting rezoning of the area to prevent this type of development. Board member K. Taylor and D. Patterson shared concerns

regarding the environmental implications for the residents of the community. M. Davis raised concerns regarding dangers to pedestrians, cited a letter from former Borough President Gale Brewer regarding the areas, as well as reminded the community that there is a bus depot on 146th street. K. Warren, a shareholder at Esplanade Gardens added that the area is also a brownfield opportunity location and wondered whether a truck stop could be placed there.

ADJOURNED

Meeting adjourned at 7:35 pm.