

COMMUNITY BOARD 12- MANHATTAN
LAND USE COMMITTEE- MEETING MINUTES

Wednesday, March 3, 2021

Committee Members Present

Wayne Benjamin, Chair
Tanya Bonner, Assistant Chair
James Berlin
Rosy Perez
Steve Simon

Committee Members Absent

Omar Tejada (Excused)

Board Members Present

Francisco Lopez

Public Members Present

Vivian Ducat

Public Members Absent

Staff: Paola Garcia, Community Associate

Guests: Alexander Arguedas; Rev. Luis Barrios (Holyrood Episcopal Church); Stacey Cameron (SM Cameron Law and Mediation); Luis Camilo (Community Education Council District 6); Ryan Cote (NYC Department of City Planning); Jason Cowan (KIPP NYC); Fanessa de la Rosa (Hudson Inc.); Mariela De La Cruz (Office of the NYC Comptroller); Anthony Echevers (Queens Community House); Cliff Elkind; Tamara Evans; Rocio Frias (Holyrood Episcopal Church); Ira Gershenhorn; Robert Klein (United Federation of Teachers); Tim Lieder; Waheera Mardah (NYC Economic Development Corporation); Chris Nickell (Office of NYS Senator Robert Jackson); Andrew Pontecorvo; Denise Rickles; Arlene Rodriguez; Michael Tod Smith; Rupa Somair (Alexandria Real Estate Equities, Inc.); Luisa Terrero (Holyrood Episcopal Church); Malia Teske (NYC Economic Development Corporation); David Thom (Inwood Owners Coalition); Yaniris Urbaz (Holyrood Episcopal Church); Pedro Valerio (Holyrood Episcopal Church); Melissa Williams

1. The meeting of the Land Use Committee (“Land Use” or the “Committee”) of Community Board 12 Manhattan (“CB12M” or the “Board”) was called to order at 7:09 p.m. Chair Wayne Benjamin introduced himself, and greeted guests and Committee members, who introduced themselves. Benjamin announced that Committee member Omar Tejada is excused from Committee duties in March and April due to medical reasons. He also announced that Committee Member Chris Ventura had resigned from the Board. Benjamin wished Tejada a safe surgery the following day and a speedy recovery. He also said he was sorry to see Ventura depart
2. Discussion of the February 18, 2021 The Eliza project presentation

Benjamin distributed materials related to The Eliza (4790 Broadway), also known as the “Inwood Affordable Housing and Library Development Project,” in advance of the meeting, allowing members to consider any questions or comments they might have had about it, in addition to allowing the Committee to consider any letter or resolution that may be deemed necessary because of Committee discussion. Benjamin noted that the Board was asked to host a meeting on February 18th in which the New York City Department of Housing Preservation and Development (HPD) and the developers of the project presented, though it was neither a Land Use Committee meeting, nor a Board meeting per se.

Benjamin outlined several questions that came up at that February 18th meeting related to the project - especially considering the project had not been discussed by the Committee since 2019. Benjamin emailed those questions to Committee members in advance of the meeting. Benjamin emphasized that although the HPD representative expressed the intent to get back to the Board office with responses to those questions, there will be a need for follow-up with HPD because as of his most recent correspondence with the Board’s District Manager, Ebenezer Smith, HPD had not yet followed up. Benjamin said it will be important to either send a letter asking for responses, or to respond in the form of a Committee resolution noting the questions and requesting HPD to follow up. Benjamin summarized some of those questions:

- **Unit Distribution:** Benjamin noted that several questions pertained to the unit distribution. The Chair of the Board's Housing and Human Services Committee attended the February 18th HPD presentation and raised similar questions. Benjamin stated 174 units are planned, and that there is a tremendous demand for affordable housing everywhere, including Upper Manhattan. Therefore, 174 units are much appreciated. However, Benjamin said the problem is that 70% of the units are studios and one-bedrooms and, given the demographics of the area, more larger units are needed. Benjamin stated there are definitely people looking for studios and one-bedrooms. He also understands the unit requirements as outlined in the project's funding program, which is HPD's Extremely Low- and Low-Income Affordability Program (ELLA), which requires that 16% of the units must be set aside for those who are formerly homeless (and some of those are studios and one-bedrooms). But Benjamin still questioned the reasoning behind creating so many studios and one-bedrooms. He wondered if something could be done, not to dramatically reduce the unit count - because the unit count helps make the project affordable in terms of development - but to address the configuration, such as combining two studios, or a studio and one-bedroom together into a larger apartment.
- **Affordability:** Benjamin said the ELLA program caps out at 60% of the Area Median Income (AMI). While this is a reasonable target looking at the AMI breakdown in Upper Manhattan, he said, when one looks at how the units are allocated, more than half of them (54%) are at the upper tier of affordability. Benjamin wondered whether that allocation could be modified so that some of those units get pushed down to the 50-, 40-, 30-percent AMI.
- **Permanent Affordability:** Benjamin noted The Eliza is one of the projects using Mandatory Inclusionary Housing (MIH), which is a zoning tool developed by the NYC Department of City Planning and HPD that requires developers to include affordable housing in areas that are rezoned to allow for more housing development. Benjamin noted that this is one reason that the building can be as tall as it has been planned to be (13 stories), . But of the 174 units, only 40 percent are permanently affordable based on MIH. So the question is what happens to the rest of the units? While the development team (which includes Community League of the Heights (CLOTH)), said they are committed to affordability, and because there are other tools being used to maintain affordability for the rest of the project once the tax credit period expires, Benjamin feels it will be helpful for those tools to be presented in writing so that the Board is clear on how they will maintain affordability for the rest of the units.
- **Architectural Design:** There were concerns around the street façade. The developers noted the art deco style that is being used as a building-design archetype. However, the look is more contemporary than deco and both Benjamin and Vivian Ducat had questions around how the archetype that they are citing actually influenced the design of the façade, because it was not immediately evident to either of them. Benjamin further wondered what can be done to improve the design of the façade to make it more contextual. He also noted that the library has a clear identity of its own, including the fact that its entrance is very visible and set off to one side, thereby dominating the ground level. But the residential, pre-K and ACTS community center entrances are all next to each other. Benjamin asked what can be done to give the residential entrance an identity as well.

Benjamin then opened the conversation to the rest of the Committee for any other items they would like to add to the list of questions/concerns. Ducat asked if the affordability is different/lower than what was first discussed with the Board. Benjamin said ELLA was always the funding source, and so the affordability is the same. Tanya Bonner felt Benjamin's summary of the issues with the project was very comprehensive, but she feels that the space allotted to the ACTS center is inadequate, including being too small. She feels that if the community is going to get a chance to have a performance space or a community center as part of the rezoning, the community needs a real one because it is unknown if the opportunity will come again. Benjamin said he left the pre-K and ACTS space alone in the Land Use feedback/comments because HPD will be going before the Board's Parks and Cultural Affairs Committee to discuss the ACTS space, and the Land Use Committee also suggested HPD meet with the Youth and Education Committee to discuss the pre-

K center. Therefore, Benjamin said, he focused on the residential space and the affordability aspects of the project. But he said the Land Use Committee could recommend that HPD follow up with the Youth and Education and Parks and Cultural Affairs committees as discussed. Bonner said it does not feel the space is being built with these needs in mind. But Benjamin said he did not recall the ACTS space being a performance space, and he was surprised when people started talking about that, though he will check the minutes from the 2019 meeting on the project. Bonner said she thinks the conversation about a performance space is coming from Inwood Rezoning discussions about a promise from elected officials that there would be a space like that included in the deal. But Benjamin noted that Council Member Ydanis Rodriguez is advocating for a stand-alone performing arts project, and he even had a particular site in mind. But Benjamin said it may be a good idea to follow up with Rodriguez about that project before he leaves office. Benjamin also said the cost of building and operating such a space are concerns that will need to be considered. "I can give you the Taj Mahal, but can you maintain it?" Benjamin asked.

Benjamin also feels that though the to-be-constructed library is the same size as the existing one, there is more usable space in the new design, and it has a larger footprint to work with that can be laid out in a more efficient way.

Jim Berlin agrees with Bonner that Benjamin did a great job summarizing the concerns/questions about the project.

Steve Simon asked what is planned for the top floor and if it includes a laundry room, which is what he thought he heard at the Feb. 18th presentation. Benjamin said he did not know, and that he also wonders if there will be a community room included in the residential portion of the project. Simon said it is also unclear how much space is being devoted to the ACTS and the pre-K programs. Benjamin said he will add some questions about those spaces based on Bonner's comments, but reiterated that HPD will be presenting before the Parks and Cultural Affairs Committee and has been encouraged to also present to the Youth and Education Committee. Simon also said he was struck by things being offered in the ACT space that seem like programs that also have been provided by the library, and so he is wondering if there is a relationship between those two spaces. Benjamin anticipates those questions will be discussed in more detail at the meetings with the other Board committees. Benjamin noted that it would not be a bad thing if there is indeed a relationship. Simon agreed.

Benjamin asked the Committee if they would prefer the follow-up questions/concerns be submitted to HPD via a letter from the Board office, or whether they felt that a resolution would be necessary. Simon did not see a need for a resolution since the Committee is not taking a position on anything and is just asking questions. Benjamin said the question is does the Committee want its comments to be presented more or less formally. Berlin, who is also the Board's Parliamentarian, said if the Committee just wants information, then it would be more appropriate for the District Manager to reach out to HPD via a letter to get the desired information. However Berlin noted that if the Committee wants to take a position, or imply anything, then the Board should speak via a resolution. Benjamin said based on how he has phrased the questions, the Committee is just asking for clarification. Simon suggested that the Committee not ask why it took HPD and the developers more than a year to provide an update to the Board on the project. Almost all City projects were held up due to COVID, and Simon felt that this could appear petty. Benjamin said the 2021 presentation was done virtually. So it is not clear given how advanced the project is that the Board could not have been offered a virtual presentation sometime last fall. Benjamin mused whether HPD is really looking for public input or had a meeting with the public because it is required based on some regulation, and therefore it was done just for show. Benjamin offered to rephrase or eliminate that point but emphasized that the information could have been provided at some point in 2020. Simon said he is not so sure this could have been possible due to all the lawsuits over the rezoning; HPD would have been wary of making any presentations until the lawsuits were resolved. Benjamin feels the lawsuits pertain to the Inwood Rezoning, but this project is a stand-alone project that is unrelated to the Rezoning. Berlin agreed with Simon that because of all the legal challenges, the Committee can be more charitable and not fuss about the timing. Benjamin agreed, and said he would rather focus on the affordability and the design. Rosy Perez asked if the HPD presentation was missing all the questions Benjamin had outlined. Benjamin stated

that the presentation generated the questions, and the questions have been consistent over previous presentations on the project. Benjamin said similar questions were asked of HPD and the developers a few years ago.

Simon wondered about an office construction project next door to The Eliza project that he believes will be in construction at the same time. He wondered if the Committee should inquire as to whether HPD is coordinating with the developer of that project. Simon clarified what he means by coordination, including staging area, trucks coming in and out, construction fencing, and other items that must be worked out with the project staff at the Eliza site. Benjamin said the sites are independent, and unless they are planning to use the adjacent site for staging, there is no reason to coordinate anything. But Benjamin said it is good to ask the question.

Benjamin will reformat the questions and ask the Board Office and the Board Chair to get the responses from HPD and submit them to the Committee once received. Simon suggested Cc's to Liz Ritter, Chair of the Parks and Cultural Affairs Committee, and Fe Florimon, Chair of the Youth and Education Committee. Benjamin agreed to do so.

3. Proposed Installation of Small HVAC System at 3960 Broadway

Benjamin stated he was interested in why this is a Land Use matter. He welcomed guests from the New York City Economic Development Corporation (EDC), who provided explanations and further details about the small HVAC system Installation. Waheera Mardah of EDC opened the presentation. Mardah explained the necessity of the item being on the Land Use Committee agenda because the project is part of the Public Design Commission (PDC) process that requires that any design for a change to city land be approved by the PDC. As part of this process, the EDC must present the design to the Board. She emphasized that the Board does not have to decide whether it approves of the design but could just provide a letter acknowledging the EDC's presentation before the Board

Benjamin noted that the Board has done this process several times in the past on new construction, but never on a project such as adding a small HVAC system to the roof of a building. But Mardah said the PDC process is still required. Malia Teske works with Mardah at EDC in asset management, and she said the property is a leasehold to Columbia University, and that EDC on behalf of the City of New York administers the lease for the Lasker Building. One of the building's tenants, Alexandria Real Estate Equities, Inc., is the entity going through this PDC process.

Rupa Somair presented details about the HVAC installation project on behalf of Alexandria. The Committee viewed a PowerPoint presentation that outlined the project. Somair said the HVAC system cannot be seen from the street from any angle. Somair showed mockup images of the roof of the building at 3960 Broadway and the exact location where the device will be installed as well as exact dimensions of the device and images of the look of the system.

Benjamin asked the Committee if it had any comments. Simon said the Board comment could come in the form of a simple resolution saying that this is not controversial and there are no issues involved. Berlin said it should also be noted that no one can see the device. Simon agreed it cannot be seen from the street, though someone who lives or works on higher building floors may be able to see it. But Simon agrees that it will not be intrusive. Bonner asked about the potential noise impacts of the HVAC unit. Simon reiterated Bonner's question by asking what is being done to muffle the noise that might result. Benjamin said there is existing HVAC equipment on the roof, and the question for the tenant is how this new piece of equipment will impact the ambient level of noise/vibration currently present. Somair said the equipment is located on the sixth floor of a building and that no noise will be heard from the street. Additionally, she said that there are currently several other devices on the roof and that the additional HVAC is like any A/C unit found in the windows of a private residence. She said the traffic noise will make it impossible to hear the unit from the street. Benjamin noted that the Board office is across the street and asked if anyone had ever heard

noise from the street level ever. Simon asked if the unit is closer to 165th Street or 166th Street. Somair said the unit is closer to Broadway on an angle near 166th Street. Simon noted it is away from where Bonner lives off 165th Street. Simon also noted that the unit faces the nearby park instead of the residential area, and that he would find it hard to believe noise would be an issue. Simon suggested adding to the proposed resolution that there would be no anticipated negative environmental impacts.

A motion to draft the resolution as described by Simon was moved by Simon and seconded by Berlin. The motion passed with the following votes:

	<u>For</u>	<u>Against</u>	<u>Abstaining</u>
LU Committee			
Members	6	0	0
Board Members	0	0	0
Members of the Public	4	0	0

Simon asked if there was someone from EDC present who oversees monitoring the laboratory work at the Lasker building, the use of the building, and how it is being managed by Columbia. Teske said her role in asset management for EDC is that she is the lease administrator for Columbia University’s ground lease. Their premises include the Lasker building, the Alianza Dominicana Cultural Center building (where the Board office is located), and the parking lot near the Chase Bank on Broadway. But Teske said the ground lease with Columbia is fairly hands-off. The lease outlines that Columbia maintain its premises in accordance with the use described in the lease, which is biotechnical and medical research and classrooms. Simon said that as chair of the Board’s Health and Environment Committee, he is anxious to have an overview of what has been accomplished by this project over the last 25 to 30 years since the (Lasker) building opened, and whether it has fulfilled the original goal set back in the early 90s when the City entered into the arrangement with Columbia, including any biotech advances. Benjamin noted that is good topic to invite the EDC to the Health and Environment Committee to discuss. Simon will connect with Mardah and Teske, and the EDC will include Columbia in that conversation.

4. Proposed Landmark Designation of the Holyrood Episcopal Church-Iglesia Santa Cruz

Benjamin noted that at a Committee meeting two months ago, members discussed the Landmarks Preservation Commission’s (LPC) proposed designation of Holyrood Episcopal Church, and that a Holyrood representative was invited to tonight’s meeting because the Committee wanted to get a better sense of the outreach to the church. Benjamin also announced that just a few hours before the start of the Committee meeting, LPC announced it will be holding the public hearing for the Holyrood designation on March 23rd.

Pedro Valerio said he is representing Holyrood and wanted to know what information the Committee needs from him. Benjamin explained that the Committee is aware that the church was added to the National Register of Historic Places – which is wonderful – and that on January 19th, the LPC calendared Holyrood for consideration, and now the public hearing to accept comments for LPC’s proposed designation will be held on March 23rd. Therefore, the Committee wants to get a sense from Holyrood about how the outreach has gone and the church’s position on the designation. Valerio said the church was built in 1893 and that it is a country-style church with a tower designed by R.D. Chandler. The church was involved in the dedication of the Fort Washington memorial plaque, which is located on the Fort Washington Avenue side of Bennett Park. Valerio said other representatives of the church could provide more detail than him.

Benjamin said the Board and the Land Use Committee are very supportive of historic designations in Upper Manhattan, and that this Board and other uptown community boards often complain that uptown gets ignored. CB12 is very happy the church is being considered, and the Committee invited Holyrood representatives to the meeting to ensure that the outreach had occurred and that the church’s questions were answered, as people sometimes have questions about what it means to be designated. Valerio said he feels the designation is great, as it brings awareness to what the building has to offer inside and outside, and that the church will still be used for religious purposes. He added that the church will be happy to have

people come by and appreciate its history. Benjamin mentioned the numerous programs that have occurred at Holyrood, and that there was always something interesting and exciting happening there. Simon said the building is not only beautiful, but that the church has been an asset and a continuing resource to the community, opening its doors to several community organizations such as the program run by the Dominican Women’s Development Center. Ducat asked if the church was also a safe haven, and Valerio said that the church is indeed a sanctuary church.

Luisa Terrero, who is a member of the vestry of Holyrood Episcopal Church, said the church has a lot of involvement in the community and is known as “the people’s church.” She said the church attracts a diversity of people, and numerous social, cultural, and political groups use the church as a space for meetings. The church also has various ministries that serve the church and community, including a food ministry that distributes 800 meals per week, a deaf ministry, a Washington Heights Choir, an afterschool program, and a peace and justice ministry that provides assistance to countries outside the U.S. Valerio said the church is very open and progressive. And he said that while much of the population that come to the church are Latino and they get some of their members through the different ministries. Terrero said that they currently have a family of five that is at risk of deportation living in sanctuary at the church.

Benjamin noted the LPC designation is easy from the architectural perspective, and that the inside and outside are pretty much intact, and the LPC can deal with that quite easily. Where LPC often fails in its designations is in considering the history and culture of buildings regardless of whether the architectural features of the building are still intact . But regarding the church, the LPC also considers the connection to the community, and LPC cites that aspect of the church in the materials. In that regard, Benjamin said, the LPC is moving in the right direction.

Yaniris Urbaez, President of the Board at Holyrood, said she just heard about the Committee meeting the day before, and so people did not have much time to prepare. Benjamin apologized for that, noting that he asked the Board office a month prior to reach out to the church to invite them. Urbaez reiterated the feeling of the church being “the people’s church,” saying there is a community meeting taking place at the church every day – and sometimes several on the same day. Urbaez said she is particularly proud of the church’s music ministry, a group of local musicians who practice and perform free concerts at the church – from classic to popular music. She said the concerts are legendary. Simon asked if the church is still used as a polling place for elections. Urbaez confirmed that it is. She also said the church is a COVID-19 testing site and is seeking permission to be a vaccination site as well. Urbaez said the church’s choir has concerts twice a year. Benjamin noted that Liz Ritter, a CB 12 member, speaks highly of the group, and Simon said she used to be a member of the choir. Valerio noted that bilingual Alcoholics Anonymous meetings are held at the church as well. Urbaez said some people have been members of the church for 60 years or more and that they meet up for a celebration mass every Sunday at 10 a.m. That congregation is made up of African Americans and European immigrants who found a place at the church. And Urbaez emphasized that the church’s English-speaking congregation is very active. Simon asked how many people are in the group that has been around for 60 years. Urbaez said around 30 people. Simon noted that the parish was founded in 1893, but the first church was located at Broadway and 181st Street, and he wanted to know if that was where the McDonald’s restaurant is now. Valerio and Urbaez said that Simon was correct. Simon also noted that the current church building took five years to build, starting in 1911 and ending in 1916.

A motion to draft a resolution to support the LPC designation was moved by Simon and seconded by Berlin. The motion passed with the following votes:

	<u>For</u>	<u>Against</u>	<u>Abstaining</u>
LU Committee			
Members	6	0	0
Board Members	0	0	0
Members of the Public	5	0	0

5. Proposed New School Building at 3761 10th Avenue in Inwood

Benjamin announced that the formal public hearing/presentation on the 860-seat primary and intermediate school facility project would be held the following Monday at the Youth and Education Committee. Fe Florimon, the chair of that Committee, had wanted the project representatives to come before the Land Use Committee as well, but the representatives were unable to do so. The project will be located at 3761 10th Avenue between 201st and 202nd Streets. The site is across from Dyckman Houses.

Benjamin distributed to the Committee prior to the meeting a February 12, 2021 letter of notice from the New York City School Construction Authority (SCA) that was sent to the Board Chair.

Benjamin outlined the SCA process. He noted that under the SCA Act, when there is a proposal of a school for a site, they must give notice. Within 30 days of that notice, they must hold a public hearing, and within 45 days of notice, the Board must provide comments on the site plan.

Benjamin said he does not see that there are zoning actions that require comment by the Land Use Committee. He said that in R72 and R8 zoning districts, schools are considered community facility buildings, and, thus, they are permitted "as of right." Therefore, there is not any discretionary approval needed. But Benjamin said after looking at the material and the site plan, and after speaking with Florimon, he had a few comments. The two schools are currently located in leased space, with the leases expiring soon, therefore the new school will allow the city to stop paying rent and to own a new building. Although there are no zoning issues per se, these are some potential planning issues. Benjamin said some of his questions are: 1) What are the acquisition costs of this site? 2) Is this a negotiated sale, or will the city acquire the site through eminent domain? 3) What are the cost savings of moving versus renewing the leases? 4) Will the new school building offer more or less space than the schools currently have? 5) Will the new school building have added or expanded amenities and shared spaces? 6) What is the proximity to bus and subway lines? 7) Will the new location impact the students and parents ability to walk to school, and how many do that right now? 8) What are the businesses that will be displaced? 9) Are the adjacent structures on the block compatible with school use? 10) Will there be outdoor recreation space?

Benjamin asked for any other Committee comments/questions. Simon asked if they are using eminent domain, why not use it for the current site. Benjamin said even in that case, the students would still have to be moved somewhere else until the school was built. Simon said the city has already invested a considerable amount of money to rehab the current buildings. Benjamin said that speaks to his question of the cost savings. Simon noted the proposed site is one block from PS 5, and he feels the current location is most suitable to serve people in the northern-most part of Inwood. Simon wants to hear more about why they absolutely must move and why they cannot use eminent domain for the current site. Benjamin said he will add that question to his list. Simon also stated that one of the other sites the SCA looked at 4650 Broadway seemed to be able to accommodate the schools' needs. Simon wants to know why that site was rejected. Also, he said 407 W. 207 Street, is not considered to be large enough according to the SCA. and he questions this position. Berlin noted that a Con Ed switching yard is on the east side of the proposed site. Though there is nothing inherently dangerous about the switching yard, Berlin said that the exposure is a little odd. Simon said another Con Ed station is also nearby. Ducat said that part of 10th Avenue does not seem very school friendly, although that may change with the rezoning. She finds it very depressing there and would think that going to school on Broadway to be more open, bright, and welcoming. Benjamin asked Ducat what makes 10th Avenue depressing, and if it was the Dyckman Houses side that contributed to this feeling. Ducat said it is the proximity to the elevated trains and the bars. Benjamin noted the site is a block away from the subway line. Berlin agreed that while the train is some distance away, he agrees with Ducat that the area is very industrial and commercial and is not a welcoming area.

David Thom, a member of the public, said he lives in northern Inwood and that one of his sons still attends PS 278 – one of the schools that would be housed at the new site. Thom said the community had just heard about the proposed project, and that it was a "stunning surprise." Benjamin noted that this is why the public hearing will be held by the Youth and Education committee. Thom said it was known the current building had a lease, but it was not known that the city had failed in their lease renewal while four charter

schools recently managed to move into northern Inwood and secure space. So, Thom said there are a lot of questions about why the city is choosing the proposed site. Thom also said the number one issue for parents is that the proposed site is a mile away from the existing school site. He said SCA has not explained in its presentation to the Community Education Council (CEC) the impact on the current households attending the schools, including those that will have longer or shorter distances to travel, and the number of children who will be bused, etc. Benjamin said that is one of the questions he had raised. Thom said the key is location. Thom also said he has designed and built schools through SCA, and that their sites are very nice. But there are some strange zoning things going on. They are also insisting on a co-location of two schools that have completely different operations. But the parents do not want to walk a mile past nightclubs, the new homeless shelter, and a bunch of car auto body shops, and past four charter schools and five other DOE schools to attend the supposed locally-zoned school, according to Thom. He also said the parents will fight hard against the proposed location, and that there is already a lot of anger among the parents about the way in which the process was handled as it will impact thousands of families. Thom said parents do not take issue with the need to find a permanent space, but they would prefer that the city find two separate sites and stop rushing the process to find a solution that is within the school zone. Benjamin asked Thom about the boundaries of the school zone. Thom said the zone extends to Dyckman Street, but not as far east as the proposed site. He is not sure what the boundary is. But the heart of the school zone is at 207th Street and Broadway. Benjamin asked if that school zone serves students who live in Dyckman Houses. Thom said he doesn't know because SCA hasn't provided the data. But if you live in the zone, you have preference. Simon asked if people in Dyckman Houses are zoned for PS 5. Thom said this is correct. Simon asked if Thom was satisfied that the schools definitely have to move. Thom said yes, and that this is a direct impact of the rezoning, and that the future of the school was sealed when the rezoning passed. He said it is unfortunate the SCA did not take over Northeastern Academy, Good Shepherd's school or St. Jude's. So they have painted themselves into a corner, and now they are saying that there are no sites left, according to Thom. Benjamin asked if SCA has a track record of doing renovation for adaptive reuse. Benjamin said in that in its early years, SCA seemed reluctant to do anything with renovation. Thom said it would be worthwhile to get a one- or two-year lease extension at the current locations until a better solution can be found.

Benjamin said he will type up the questions he generated before the meeting and the ones that came out of the Committee meeting, and then send them to Florimon. Benjamin said he will attend the Youth and Education Committee meeting the following Monday, and he encouraged other Committee members to attend as well.

6. Old Business

Simon asked if the Committee had made any progress in trying to get the developers of the Coliseum site and another project at Broadway and Nagle to come a Committee meeting. Benjamin said it had not, and that Ventura, who was in charge of that, is no longer on the Committee or the Board. But Benjamin still plans to reach out to Ventura to get the contact information for the developers. Simon was also hoping Ventura could provide a progress report on the Radio Tower & Hotel project on Amsterdam Avenue. Benjamin said Ventura can still be asked to assist with outreach to the development team notwithstanding his resignation from the Board.

7. New Business: **None**

Ducat made a motion to adjourn, and that was seconded by Perez.

The meeting was adjourned at 9:10 p.m.