

LAND USE COMMITTEE - MEETING MINUTES

January 8, 2014

Committee Members Present

Wayne Benjamin, Chair
Anita Barberis, Asst. Chair
James Berlin
Dulce Bueno
Tamara Rivera
Steve Simon
Jason Miller
Isaiah Bing

Committee Members Absent

Board Members Present

Elizabeth Lehman
Kelley Boyd
George Fernandez

Public Member Present

Vivian Ducat

Public Member Absent

Staff: Debra Blow

Guests: Osi Kaminer, Rita Gorman, Vadim Moldover, Candice Delevante

1. The Meeting was called to order at 7:10 PM. Land Use Committee (“Land Use” or the “Committee”) Chair Wayne Benjamin began the meeting by welcoming committee members and guests. He advised that the discussion with representatives of the Manhattan Bible Church schedule for tonight’s meeting was rescheduled to March at the church’s request.
2. Chair Benjamin advised the Committee that Planning Fellow Jessie Such has requested that the Committee consider changing the focus of his work plan from further review of contextual zoning to a study focused on the Bridge Apartments, near the George Washington Bridge and over Interstate 95. After discussion the Committee unanimously agreed that Jesse should continue to focus on contextual zoning; Chair Benjamin will communicate this to him.
3. Chair Benjamin requested that the office follow-up with the Board of Standard and Appeals on the status of SoBro’s proposed Fort George Hill project. In December 2013 the Community Board passed a resolution opposing the project.
4. The Committee discussed goals and priorities for 2014. The discussion generally covered the following topics.
 - i. Evaluate the potential of decking over the MTA Train Yard located between 215th and 207th Street west of the Harlem River and East of 10th Avenue to facilitate new residential and other development. This is a matter the Board requested that the City review at the time the Sherman Creek rezoning study was active.
 - ii. Prepare a summary of our district needs as it relates to land use and planning for the De Blasio administration. Topics discussed in the meeting consist of rezoning, affordable housing, preservation of affordable housing and funding available through HPD.
 - iii. Identify what areas can be rezoned to accommodate residential development, for example the rezoning of C8 districts that CB12 has already requested.

- iv. Identify potential development sites for new housing including city- and privately-owned sites and infill sites.
- v. Pass a resolution to reiterate CB12's past support for matters such as mandatory inclusionary zoning, contextual zoning, and the development and preservation of affordable housing.
- vi. Evaluate the community district's infrastructure needs, such as technology (Wi-Fi, bandwidth) and power, to satisfy existing buildings as well as new development.

5. After further discussion the Meeting adjourned at 8:30 PM.

Respectfully submitted by Jason Miller and Wayne Benjamin