

# COMMUNITY BOARD 12- MANHATTAN

## LAND USE COMMITTEE

### MEETING MINUTES

September 7, 2022

#### Committee Members Present

Wayne Benjamin, Chair  
Tanya Bonner, Asst. Chair  
Daniel Bonilla  
Kimberly McCoy

#### Committee Members Absent

Joel Abreu  
Steve Simon  
Jim Berlin

#### Board Members Present

Mansita Diawara

#### Public Member Present

Vivian Ducat

#### Public Member Absent

Staff: Paola Garcia

Guests: Olivia Olmos – DCP, Michael Nicholas – MBPO, Jose Trucios – DCP, Jessica Elliott – CB11M/ULI, David Thom, Jake Indrusky

1. **Call to Order.** The meeting was called to order at 7:03 PM. Land Use Committee (“Land Use” or the “Committee”) Chair Wayne Benjamin began the meeting by introducing Committee members and Board members and welcoming guests. He welcomed Kimberly McCoy as a new member of the Committee. Olivia Olmos and Jose Trucios, Department of City Planning (“DCP”) introduced themselves; Mr. Trucios is a new DCP contact and resource for CB12M. Michael Nicholas also introduced himself; Mr. Nicholas is the Land Use Liaison to CB12M from the office of Manhattan Borough President Mark Levine.
2. **Land Use and Zoning Training Session.** Chair Benjamin stated that the Land Use and Zoning Training Session held on July 6<sup>th</sup> was well attended by Community Board 12-Manhattan (“CB12M”) Board members but had limited participation by residents of Washington Heights and Inwood. He thanked DCP for working with CB12M to present the training session and stated that the presentation used by DCP in July will be posted to CB12M’s website and will be available as a resource to Board members and residents who were unable to attend the July session.
3. **DCP’s Equitable Development Data Tool.** Chair Benjamin stated DCP will make a detailed presentation of the Equitable Development Data Tool (EDDT) at the Committee’s October 2022 meeting. EDDT is a new interactive resource that is intended to equip residents with data to assist them in navigating challenging conversations about housing affordability, displacement, and racial equity in the City. DCP’s Olivia Olmos presented an overview of EDDT to the Committee at its April 2022 meeting.
4. **Urban Land Institute’s September 2022 Urban Planning Workshop.** Jessica Elliott, Vice Chair of Manhattan Community Board 11, and co-Chair of the Urban Land Institute’s (“ULI”) Urban Plan Workshop invited representatives of the Committee to participate in an all-day urban planning workshop for public officials to be held on Friday, September 30<sup>th</sup>. ULI is the oldest and largest network of cross-disciplinary land use and real estate experts in the world. Its mission is to shape the future of the built environment for transformative impact in communities worldwide. Ms. Elliott stated that ULI hosts an annual event to encourage high school students to become interested in urban planning. It is a single-day workshop in which participants form teams of five and assume various roles to respond to a Request for Proposals for a development project in a fictitious community. The workshop covers, in a condensed manner, a college semester’s worth of course work. For the September 2022 workshop, ULI is modifying the audience for the workshop to engage public officials with a focus on members of the Land Use committees of Manhattan Community Boards 8-12. ULI’s intent in focusing on members of the land use committees for upper Manhattan is to help them to better understand the complexity of the development process, identify issues that may be of common concern and interest, and to explore the potential for future, community-specific

planning workshops. Participants should be prepared to commit to the full day, i.e.: 8:30 AM to 4:00 PM. Chair Benjamin will email the invitation and link to RSVP to the Committee members and will recommend that the District Manager also share the information of the September 30<sup>th</sup> workshop with other CB12M committees such as Housing and Human Services, Traffic and Transportation and Health and Environment, that may have an interest in exploring the various aspects involved in the development process through this workshop,

5. **Old Business:** Chair Benjamin reiterated the need of a member of the Committee to assume responsibility for taking Minutes and preparing drafts for review by the Committee in a timely matter. He stated that minutes represent the consensus of the Committee, and not that of any individual member, on what was discussed, and it is important for Committee members to have sufficient time to review draft minutes before the minutes are sent to the office for distribution to the full Board. Benjamin further stated that while, in the past, he has chaired the meetings, and has taken and drafted the minutes for review and has also drafted resolutions, the Committee Chair cannot be the only Committee member responsible for these tasks. Greater participation of Committee members is required.
6. **New Business:** Committee member Bonilla inquired about the topics that can be raised as New Business during Land Use Committee meetings. Chair Benjamin outlined a range of topics that the Committee, in the past, had discussed for the first time during New Business including the idea of limiting the height of some developments so that surrounding buildings do not lose their ability to capture solar energy from their rooftop solar panels due to shadows cast by new construction. Historic preservation initiatives have also been raised during New Business, as have suggestions for approaching owners of vacant buildings or sites to discuss their development potential and inviting guest speakers to Committee meetings. Board Member Diawara asked if Land Use would discuss the shelter proposed for construction in Inwood on the site of the African Burial Ground. Chair Benjamin stated that the project would more likely be discussed by the Housing and Human Services committee given the nature of the proposed facility, i.e., a homeless shelter.
7. **Adjournment.** The meeting adjourned at 7:50 PM.

Respectfully submitted by Wayne Benjamin