



Matthew S. Washington
Chair

George Sarkissian
District Manager

COMMUNITY BOARD ELEVEN

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City Properties and Land Use Committee Meeting Monday, November 8, 2010 Bonifacio Senior Center 7 East 116th Street New York, NY 10035

Committee members: Beverly Alston, Hally Chu, Hans Desnoyers, Alvin Johnson, Carmen Villegas, Keith Massey, Frances Mastrotta, Israel Miranda, Derrick Taitt, Frank Brija, Tasha Williams, Theresa Richardson (public member)

Absent: Robert Rodriguez, Candy Vives-Vasquez, Koyi Mchunu

Excused: Lee Chong, Diane Collier, Lashawn Henry, Jewel Jones

Guests: Jonathan Carillo, Linda Dean, Joseph Dean, Erika Lindsey (Manhattan Borough President's office), Nina Saxon

Meeting called to order by Acting Committee Chair Matthew Washington at 7:11 pm

1. Presentations & Discussions

a. Budget priorities

- i. Expense Budget Item #24 – DOB – request the hire additional building inspectors and code enforcement officers to monitor illegal active construction sites and structurally deficient buildings throughout the community
 - Tasha Williams mentioned this item has been discussed during November Housing Committee meeting, Mr. Washington recognized that certain items are open for discussion by multiple committees.
 - Israel Miranda informed committee that Mayor Bloomberg has created a new Construction Taskforce made up of Fire Inspectors and Deputy Chief Fire Inspectors to inspect active and non-active construction sites. Taskforce was created in response to the Deutsche Bank fire near Ground Zero and construction cranes accidents in recent years. Also stated that resources asked for by this item “already exist...we just haven’t been able to activate them properly”. Also, stated that “there are no Code

Enforcement Officers...between Buildings Department and Fire department, they do all the inspections of active and in-active construction in New York City”. Suggested resources could be better utilized where they already exist.

- Matthew Washington stated that while #24 may not be necessary with creation of Construction Taskforce, what may be necessary is to better inform the community of the Taskforce’s existence. Mr. Miranda said complaints should be lodged with 311.
- Frances Mastrotta informed that Manhattan Community Board’s 3 and 6 had already added the Esplanade to their list of budget priorities as had CB11. Beverly Alston raised question of African Burial Ground; Derrick Taitt informed nothing had been found during work on Willis Avenue Bridge and mentioned his belief that “if anything” remains were more likely to be found under Bus Depot than under Esplanade.
- No budget priorities were discussed other than #24 and no recommendations were put forward for Full Board consideration.

b. 1951 Park Avenue

i. Community preference outreach marketing plan and review

- Angel Mescain-Archer discussed CB11 Affordable Housing Community Preference Outreach Guidelines that were submitted to the developers of 1951 to help guide the community preference marketing outreach plan for the 1951 project. Angel described the process that led to the production of these guidelines as they grew out of discussion at the October committee meeting. In addition, Angel explained that the developer would submit their plan to the committee for consideration and vote during its December meeting; plan will be shared with committee members upon receipt at board office.
- Mr. Washington explained ULURP process and need for committee to consider the marketing plan as part of its vote on the 1951 project.
- Tasha Williams suggested that the Board: 1) require developers to utilize transparent application review criteria, 2) require developers to inform Board how they are going to consider applicants with histories of landlord/tenant court cases, 3) request that developers marketing outreach plan materials be provided in Spanish, at a minimum.
- Derrick Taitt suggested that committee follow-up on existing development projects to gauge implementation of community preference goals.

Motion “to approve this project on the condition this committee review the community preference plan at its December meeting to ratify the decision of the Board” made by Frances Mastrotta, seconded by Keith Massey. Approved infamously with Derrick Taitt present/not voting.

2. Announcements

- a. Proposed Zoning Text Amendment was distributed to committee for their information.

3. Adjournment

- Motion to adjourn by Israel Rivera and seconded by Keith Massey meeting ended at 8:10pm

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