



Diane Collier  
**Chair**

Angel Mescaín- Archer  
**District Manager**

## COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN  
1664 PARK AVENUE  
NEW YORK, NEW YORK 10035  
TEL: (212) 831-8929/30  
FAX: (212) 369-3571  
[www.cb11m.org](http://www.cb11m.org)

**Executive Committee**  
**November 18, 2015, 6:30 p.m.**  
**Bonifacio Senior Center**  
**7 East 116<sup>th</sup> Street**  
**New York, NY 10035**

**\*\*\* Minutes \*\*\***

- Present:** Jose Altamirano, Diane Collier (Chair), James Garcia, David Giordano, Jewel Jones, Frances Mastrota, Nilsa Orama, Wendy Hewlett
- Absent:** Jonathan Camacho, Jose Grajales, Lashawn Henry, Neil Flynn, Edward Santos,
- Guests:** Adem Brija, Brodie Enoch, Judith Febbraro, Alvin Johnson, Xavier Santiago, Candy Vasquez, Marie Winfield

1. Call to Order

Quorum was reached by 7:15PM with the arrival of David Giordano. Ms. Jones joined after representing the board at Speaker's Emergency Meeting regarding closing of Pathmark.

2. Discussion on CB11's response to the proposed Zoning for Quality and Affordability (ZQA) and Mandatory Inclusionary Housing (MIH) zoning text amendments

The Chair called the meeting for all committee chairs and board members to determine if any a position for the full board to vote on regarding Mandatory Inclusionary Housing (MIH) and Zoning for Quality and Affordability (ZQA) text amendments. The full board is to vote on these Department of City Planning (DCP) texts at a Special Full Board meeting on November 23<sup>rd</sup> and submit by November 30<sup>th</sup>. DCP had presented their proposals to the Land Use committee in October where Housing committee members had also been in attendance. No position had been forthcoming from those committees as of the meeting date.

Chair stated that it was incumbent upon the Executive committee to present a position for the full board to review and vote upon to facilitate an orderly and thoughtful debate at the Special meeting. All parties agreed, and proceeded to discuss the public comments of November 9<sup>th</sup> public hearing. Registered speakers from the community emphatically voiced opposition to the text amendments. Having heard from the public coupled with our previous discussed concerns, the committee concurred that "no" vote was necessary but list conditions whereby both plans could be improved for approval.

George Janes, CB11 Land Use consultant, again presented an overview of both MIH and ZQA. The Chair had him paused at the MIH portion for the committee to comment. In addition to items

concerned previously expressed – deeper affordability, “poor” buildings, inadequate amount affordability housing, AMIs not reflective of current community economy, the committee noted other issues in MIH. such as 1) waivers for “poor” doors 2) limited community board input into the Payment in Lieu fund allocation, 3) no statement for Payment in Lieu funds to be used for preservation, 4) CB11’s Mixed Income 50/30/20 Inclusionary Housing proposal in our East Harlem Park Avenue rezoning 2013 plan.

Mr. Janes continued with his overview of ZQA, and upon completion, the Chair asked for comments on this text. Concerns were 1) Parking requirements without BSA and community board review, 2) the small size of senior apartments subject to owner’s decision, 3) no permanent affordability for senior apartments, 4) 20 feet space reduction between buildings (particularly NYCHA and other state/city operated complexes could result in more infill) 4) East Harlem transit zone should be evaluated on its own appropriateness and not based on generalities.

Angel Mescaïn asked the committee to focus on major issues in finalizing the resolutions. Alvin Johnson suggested as letter of support for simplicity in presenting to the public. Majority of committee chairs felt the resolution made a stronger statement and agreed to remain with the format.

Mia Brezin took notes and read back our changes and/or additions in the language of the resolutions. Subsequently, with members’ agreement on CB11’s resolution wording,

**Mr. Jose Altamirano made a motion to vote “no” with conditions. Ms. Jewel Jones seconded the motion. Motion approved by executive members that were present.** Mr. Garcia was not presented as he had to leave at 8PM. Angel and Mia will post decisions on website prior to Monday’s meeting.

The Chair thank all for attending and staying another late night.

3. Announcements

none

4. Old Business/New Business

none

5. Adjournment

**Frances Mastrota made a motion to adjourn, and seconded by Nilsa Orama. Meeting adjourned at 9:30P.**