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Land Use, Landmarks & Planning Committee
Wednesday, October 14, 2015 - 6:00 p.m.
Bonifacio Senior Center
7 East 116th Street, NY NY 10035

- Present: Beverly Alston, Adem Brija, Diane Collier, Holley Drakeford, La Shawn Henry, Alex Kohen, Marissa Mack, Keith Massey, Frances Mastrota, Xiomara Pedraza, Theresa Richardson, Vincent Torres, Steven Villanueva, Marie Winfield, Jonathan Winstone, Jesse Yang, Angel Mescain (staff)
- Excused: Candy Vives-Vasquez, Jemar Ward
- Absent: Alvin Johnson, Andre Vital
- Guests: Nilsa Orama, CB11; George Janes; Dan Allen, CTA Architects; Maria Nieves, CB11; Cathy Tineo, 32BJ; Claude Watson, 32BJ; Duilid Bini, 32BJ; Kevin Parris, HPD; Juan Pagan, Positive Workforce; Beverly Talavera, DCP; Shirley Daniels, St. Andrew's Church; Lucian Reynolds, MBPO; Howard Slatkin, DCP; Fr. Allan Jackson, St. Andrew's Church

1. Call to Order – Adoption of the Agenda

Frances Mastrota made a motion to adopt the meeting agenda, which was seconded by Diane Collier and passed. The meeting was called to order at 6:10pm.

2. Informational Updates

None

3. Presentations/Discussions

- a. Request for a letter of support to be submitted to the Landmarks Preservation Commission for proposed areaway restoration work and installation of accessibility lift at Saint Andrew's Episcopal Church

Daniel Allen of CTA Architects delivered a presentation to the Committee detailing the scope of the restoration work. The work is intended to permit handicapped access to a portion of the Church in a manner that was previously not possible as well as to replace and improve existing stairways which were not part of the original architecture but were more recent additions.

Mr. Allen addressed various questions from the Committee, including concerns regarding the grade of the stairways, which will be built in a fashion intended for those with difficulty walking, the nature of the construction contracts, which are limited by the nature of the work and the landmarked status, and explanations detailing funding.

Diane Collier made a motion to send a letter to the Landmarks Preservation Commission in support of the proposed areaway restoration work and the installation of an accessibility lift at Saint Andrew’s Episcopal Church. The motion was seconded by Holley Drakeford and passed unanimously.

- b. Presentation of the proposed Mandatory Inclusionary Housing Text Amendment and Zoning for Quality and Affordability Text Amendment

Howard Slatkin, Deputy Executive Director of Strategic Planning for the NYC Department of City Planning presented the proposed Mandatory Inclusionary Housing plan, available online, with other items presented to the Committee, at <http://www.nyc.gov/html/dcp/html/housing/mandatory-inclusionary-housing-summary.shtml>. Mr. Slatkin addressed several questions posed by members of the Committee regarding concerns about the opportunity for developers to offer on-site, separate buildings as well as off-site, different zoning lots. Mr. Slatkin referenced the difficulties of developers in meeting certain affordable housing goals and the need for the proposed plan to provide opportunities to balance affordable housing opportunities with the needs of developers. Mr. Slatkin also addressed efforts to improve the zoning code to permit developers to work within the zoning code to build more—and better—retail and rental space.

4. Old Business

- a. Resolution celebrating the 50th Anniversary of the Landmarks Law

Diane Collier made a motion to recommend adoption of a draft resolution celebrating the 50th Anniversary of the Landmarks Law. The motion was seconded by Frances Mastrota and passed unanimously.

- b. Budget Priorities

- a. **Diane Collier made a motion to approve the prioritization of the committees’ capital budget requests, as follows:**

- i. **Provide more housing for extremely low and low income households**
- ii. **Repair or upgrade subway stations or other transit infrastructure**
- iii. **Create a new senior center or other facility for seniors (DFTA/HPD)**

The motion was seconded by Frances Mastrota and passed with four opposed and 2 abstaining.

b. Frances Mastrota made a motion to approve the prioritization of the committees' expense budget requests, as follows:

- i. Fund the necessary environmental assessment and ULURP application for the recommendations of the East Harlem Land Use & Rezoning Initiative (DCP)**
- ii. Hire an additional planner for Upper Manhattan**

The motion was seconded by Marissa Mack and passed

5. New Business

None

6. Announcements

- a. The East Harlem Neighborhood Plan will host a Community Workshop on Zoning, Land Use and Affordable Housing Development on October 22, 2015 at 6:30 p.m. at the Dream Charter School, 1991 Second Avenue
- b. CB11 will hold a public hearing on the proposed Mandatory Inclusionary Housing Text Amendment and Zoning for Quality and Affordability Text Amendment on November 9, 2015 at 7pm in the Dream Charter School, 1991 Second Avenue

7. Adjournment

Beverly Alston made a motion to adjourn, which was seconded by Keith Massey and passed unanimously. The meeting was adjourned at 8:11pm.