

Housing Land Use and Zoning Committee Meeting

Tuesday, Dec 08th, 2020 6:30 P.M.

Location: Zoom Virtual Meeting

Committee Members: Signe Mortensen, Co-Chair: April Tyler, Anita Cheng, Annette Robinson, David Hanzal, Liz Waytkus Barry Weinberg, Ilana Mercado, Indiana Porta

Minutes

- I. Call to Order at 6:34
- II. Adopt Agenda Barry motion and Signe seconded
- III. Minutes: skipped
- IV. Introductions/Presentations/Announcements
 - a. Presentation from developers @142nd/Riverside
 - i. Eric Palatnik, the lawyer for the project presented roughly 30 slides on the residential development planned on the south east corner of Riverside Drive and 142nd Street.
 - ii. The development proposed is a 17-story residential tower across four lots with one additional lot owned by the developers to be left undisturbed.
 - iii. There would be 81 apartments with 21 affordable.
 - iv. The bulk of the development was shifted toward Riverside Drive in response to previous presentations.
 - v. Zoning text amendment is for R9A from R6A. The lots were previously zoned R8 as is much of the remainder of the apartment buildings surrounding the row of houses that were down-zoned in 2010.
 - vi. Questions to the developers included historic preservation, zoning and scale, size of apartments and sidewalks. It was noted by Liz Waytkus that the vacant lot has holes that go under Riverside Drive and the lawyer said they would bring a civil engineer out to check.
 - vii. The developer said they would work with the feral colony cat caretaker to humanly relocate the cats.
 - b. Department of City Planning's application, Zoning for Coastal Flood Resiliency
 - i. Ryan from planning in our district presentation about protecting the coast
 - ii. This is stemming from Super Storm Sandy (it wasn't a Hurricane)
 - iii. 30 buildings in CB9 must adapt to code for flooding, which is a fairly low number but not zero. Buildings in the red zone include the Columbia buildings on or near 125th Street and Trinity Cemetery
 - iv. It is a proposed citywide text amendment to be reviewed and approved by all 5 boroughs
 - v. Asking for CB response in December but flexible to January
- V. New Business Discussions
 - a. St Luke's Episcopal Church (141st and Convent)
 - i. Barry led discussion on possible sale of St Luke's at 141st Street and Convent Avenue. There is also a lot owned by the National Park Service where the Hamilton Grange previously sat.

- ii. There is a quite a bit of unused development rights, but the historic district will cap some of the height. The owners or developers would need to ask for a zoning change to go beyond the current zoning of R6A.
- iii. Church needs capital investment that has been deferred for years if not decades.
- iv. Outstanding question about a portion of the lot being called 2 Hamilton Terrace and its development
- v. No proposal yet and no meeting has occurred between the CB and the ownership.
- vi. Request to community for participation if interested in the project.
- vii. Liz asked to ask the ownership about keeping the lots and the sidewalk area clean.

VI. Old Business; Subcommittee/taskforce reports

- a. MHCC – Barry update on Morningside Heights rezoning that would ideally put an end to the supertall luxury buildings going up. It’s now being evaluated for submission/approved at DCP.
- b. HDFC – Congratulations to April Tyler being honored by the HDFC coalition. April said monthly discussions will start back up in January on proposed state legislation that would be helpful to HDFCs. If you would like to read the proposal go to www.hdfccoalition.org.
- c. NYCHA – Work coming up for a number of NYCHA projects in the district through the RAD program that will renovate buildings and relocate tenants. Unsure if complete relocation of tenants.

VII. Action Items

- a. Talk to borough president’s office

VIII. Adjourn-Next Meetings: April motion. Signe second. All in favor.