



Manhattan Community Board 9

Housing Land Use and Zoning Committee Meeting

Tuesday, May 8th

6:30 P.M.

Location: Broadway Housing Communities, 583 Riverside Drive, 7th fl. (Art Gallery)

Committee Members (ALL PRESENT):

April Tyler Co-Chair: Signe Mortensen, Co-Chair

Annette Robinson, Walter South, Barry Weinberg, Ilana Mercado

Board Members:

Arnold Boatner (present)

Public Members:

Olga Salcedo (present), Anita Cheng (absent)

Community members:

(See sign in sheet)

AGENDA

I. Call to Order - 6:30p

II. Adopt Agenda (Barry, April)

III. Adopt Minutes (April, Barry)

IV. Introductions/Presentations/Announcements

a) St Luke's Church – 435 W 141st

- Zach Hancock – CUNY Creative Arts /SoundThinking – has studio in SoHo
- Owned by church – looking at 10-20 year lease- time table depends on needed repairs – 2-4 years – must be approved by Episcopal National Diocese
- Possible zoning change required – will come again when get farther along
- Serving Junior/Seniors in HS
- Suggested they go to Arts & Culture, YEL and Landmarks committees

V. Old Business

a) NYCHA Update –April briefed on last NYCHA forum

b) HDFC Update – Hearing was well attended and CB9 well represented.
Made an impact

c) Argus Development @ St Nicholas

- April and Signe explained intentions of Argus as explained to us
- Argus proposing only office space above facility – we are awaiting drawings
- We can invite to June meeting w/Community as well as to General Board and put on agenda
- Ms Brown presentation – BA since 1970s – feel the area is oversaturated with these facilities.

- Can the development be stopped?
 - HLUZ cannot influence if they don't need zoning
 - Community could do a lawsuit against if organize and make noise
 - Residents feel they have cleaned up the area and see this as a step back from their progress in neighborhood.
- Yuen – apply pressure to the program funders – where does Argus get their money?
- Are non-profits turning into developers?
- Building never had non-residential use before
- **Next steps:**
 - HLUZ will pass along proposal to Exec for Thursday and invite Argus and 147th BA to General Board
 - All come to general board & invite Argus
 - Come to Exec committee and confirm Argus is coming
 - Residents already wrote letter to DOB
 - Landmarks commission had inaccurate info?
- d) MHCC Update - ??** listen to recording for more! Want to promote smaller business
- e) 733 St Nicholas Ave Fire/Demolition Update – follow up**
 - recapped discussion from last meeting. Need to move forward with letter to production company.
- f) Wilson Major Morris Update**
 - Signe H. is concerned & wants to gain understanding of developer plans.
 - Charter school? Buses and more congestion
 - Barry recapped the meeting he attended
 - The developer was taking core samples from property
 - Discussed community input when churches sell/lease property.

VI. Action Items

VII. New Business

VIII. Adjourn

Next Meeting: Tuesday, June 12th 2018 6:30pm – 583 Riverside Dr- 7th Floor