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