

## CB9 Land Use & Zoning Committee Meeting Minutes

Date: April 21-2009

Time: 6:30 PM

Location: Fortune Society, 630 Riverside Dr.@140th

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Committee Members: Yvonne Stennett, Co-Chair, present  
Christa Giesecke, Co-Chair, excused  
Larry English, unexcused absent  
Anthony Fletcher, unexcused absent  
Tamara Gayer, excused  
Diane Wilson, present

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Public Members: Peter Favant, present

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CB9 Members: Javier Carcamo  
Walter South  
Ernestine Welsh

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Guests:

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Meeting called to order by Yvonne Stennett at 6:41 pm; no quorum therefore no adoption of agenda or minutes.

City Planning rezoning initiative discussed; they are to address this Committee in May with first draft of neighborhood assessment; tonight's meeting to consider final feedback of Land Use/Zoning Committee survey before result info is cataloged on Survey Monkey.

Schedule: City Planning comes before this body in May, before General Session in June; they consider our comments during July & August; refinements are made in September and then document is finalized.

Changes to Survey, as discussed:

1. Opening Para: should mention of Columbia University be included or not?
2. The overall survey is geared to residential businesses but what about commercial businesses?
3. Need to clarify two different rezoning areas—the areas above 125<sup>th</sup> Street and below 125<sup>th</sup> Street; below 125 we call for mixed use as noted in 197A—survey must indicate such; above 125<sup>th</sup> Street seeking to rezone for contextual use, paying particular attention to soft sites; exclude Manhattanville & New Amsterdam Special District for manufacturing; we must put something in place that preserves context of our buildings that remains faithful to the 197A; this survey lumps everything together in one area; should include a map that outlines the area and highlights the distinctions above and below 135<sup>th</sup> Street; add a page of the 197A that looks at the New Amsterdam area; so survey needs to make provision for the following three points: **make reference to the 197A; designate and clarify areas above 135 and below where manufacturing is to take place; and survey should in some way explain what incentives come with special districting in our area.**
4. Pg. 3 -- Needs table that denotes contextual zoning; **place a map there that outlines area; look at the New Amsterdam special district; place an asterisk after Special Purpose District and describe**, keeping in mind that folks not familiar with rezoning will be filling out the survey; add a column (commercial uses to lower floors) that provides space for None and add Convent and

St. Nick avenues to this table; add fourth question after do you want buildings for commercial use to read: **Should there be Exemptions for Community Facility?**

5. Pg. 4 -- Need to **place an asterisk next to Community Facility and explain/describe what that is; add the word Art & to Cultural Space;**
6. Pg. 5 – Add **Other** line under Offices/Small Manufacturing;
7. On filling out the survey: who will fill it out; must find ‘real people’ to fill it out; consider giving incentive to fill it out; distribute to folks standing on line in post office; **survey should be translated in Spanish/need one translation and 2 service links on Survey Monkey; survey to be available on line and must ‘beat the street, distribute at libraries** and now that we have a librarian on the Board solicit her assistance; use interns at City College to circulate the survey if there is time—JC to speak to sociology dept to identify interns;
8. Land Use/Zoning Committee should ask Ron Schiffman and his staff to be on hand at General Board meeting and we should seek his technical assistance and 197A expertise on this;
9. Survey makes no consideration for Shadow Studies; need to **place an asterisk beside Areas A & D denoting shadow implications**
10. pgs need to be numbered for easier reference—informed Survey Monkey will do that.

Old Business: On future agenda we need to clarify inclusionary zoning; need to discuss tax liabilities for commercial buildings and talk about what happens to certificates of occupancy for grandfathered business? Further, conversation on special rezoning and preserving the character of our neighborhoods must include provision to protect businesses and preserve historical districts.

**NEXT LAND USE/ZONING COMMITTEE MEETING IS  
TUESDAY, June 16, 2009**