

## CB9 Land Use & Zoning Committee Meeting Minutes

Date: May 19-2009

Time: 6:30 PM

Location: Broadway Housing, 583 Riverside Dr./135

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

Public Members: Peter Favant, present

CB9 Members:	Javier Carcamo	Fathima Torres	Savona Bailey McClain
	Callie Branch	Walter South	Marshita Washington-Meyers
	Ernestine Welsh	Danielle Chase	Pat Jones
	Javier Carcamo	Carol Singleton	Brad Taylor

Guests: see attached lists

Meeting called to order by Yvonne Stennett at 6:50 pm, quorum was present, agenda was adopted, minutes from previous meeting were adopted.

Presentation by the Department of City Planning on their plan to rezone most of CD 9 north of 125<sup>th</sup> Street

1. Roll out plan – presentation tonight at Land Use, in June at the full board, with a final draft due in September or October
2. Meet with individual stake holders
3. Ulurp process

The plan is based on the Manhattan Borough Presidents plan and the 197a.

Its main objective is to preserve the existing predominantly residential characteristics of the area utilizing contextual zoning. West of Broadway, this means 6-8 stories on the east to west streets, with a strong street wall. Broadway and 145 have active ground floor retail. Sugar hill is built out low density with 3-4 story houses that also display a strong street wall. Exceptions are 145 with has a diversity of building types and the Amsterdam Manufacturing Area which has a mix of residential, bus depot and small manufacturing.

Current zoning

west of Broadway is R-8 with no height limits, inclusionary/quality housing or street wall requirements. Sugar Hill R 7-2, community facility bonus 6.5 and optional quality housing.

Amsterdam Manufacturing District – M1-1 with a community facility bonus of 2.4.

145<sup>th</sup> street- R-8 , with a community facility bonus of 6.5

The rezoning proposes

West of Broadway – R-8 with mandatory quality housing, 120' height limits (60' minimum height and 85' base height) and street wall requirements.

Sugar Hill – R-7a. lower community facility bonus to 4.0. Mandatory quality-housing street wall requirement, 80' max height (40' min and 65' base height).

Amsterdam Manufacturing District –M 1-5/R-8A, include residential , community facility bonus 6.5.

120' max height (85' base and 60' min).10'/15' setbacks depending on the width of the building. On site inclusionary housing under a push for home ownership.

145<sup>th</sup> Street – R 8-A with 120' max height (85' setback and 60' min). Residential 5.4 FAR, Commercial 5 FAR, Inclusionary housing bonus 7.2 FAR

Community Comments and Questions:

- Ways to increase demolition protection. Answer only historical designation. This is a non-zoning issue.

- . Ways to preserve affordable housing in R8-A districts including: moratorium on conversions until new zoning passes, moratorium on warehousing. And scaling affordable housing to the median income (AMI) of district 9.
- . Preserve town house blocks
- . Limit: Big Box Stores, Non-profits
- . Locate soft sites
- . Residential anti-harassment provisions (suggested local law 7 instead of through zoning)
- . Inclusionary housing on 145
- . Green Roofing and promoting LEEDS standards in new construction
- . Will pollution be checked and how with this come up in the environmental review
- . Keep quality housing bonuses in CD9.
- . Maintain manufacturing (maybe via bonus?)
- . No density increase
- . Limit uses in residential areas
- . Institutional expansion – can only reduce density can't entirely deregulate.
- . Improvement of services on Broadway and promoting 2<sup>nd</sup> floor office space.

**NEXT LAND USE/ZONING COMMITTEE MEETING IS  
TUESDAY, July 21, 2009**