

COMMUNITY BOARD 9 MANHATTAN  
LANDMARKS COMMITTEE

**MINUTES OF MEETING**

Date: January 10, 2011  
Location: Broadway Housing, 583 Riverside Drive  
Present: Walter South  
Simon Thoresen  
Javier Carcamo  
Patricia Jones  
Patricia Lewis  
Gladys Tinsley  
Larry English  
Catherine Abate

1. Chairman South called the meeting to order at 6.45pm
2. The agenda was adopted.
3. Proposed Morningside Heights Historic District:

Gretchen Borges of the Morningside Heights Historic District Committee gave a comprehensive presentation outlining the historic, architectural, geographic and social reasons for creating a historic district encompassing all of Morningside Heights from 110<sup>th</sup> to 125<sup>th</sup> Street between Riverside and Morningside Drives (excluding the Columbia Campus), and outlining previous attempts to have the area designated. She had made the same presentation to the Landmarks Preservation Commission last month, receiving a commitment from them to consider calendaring an application for the district. However, because of limited funds and manpower, most of the research of buildings will have to be undertaken by volunteers. Much of it is thought to exist from earlier efforts.

The Committee pledged support for this effort.

4. PS 186:

Walter South presented a resolution "Community Board #9 asks that this building be designated on the State and National Register as a Historic Structure and the building be calendared by the New York City Landmarks Preservation Commission and Landmarked."

There was a brief discussion. Walter will follow up on letters sent to elected officials asking for the deed restrictions to be extended.

Resolution approved 4-0-1.

5. The meeting adjourned at 8.30pm.

(JC) - Jobs and zoning could be connected

- An Influx of people that will need more services will encourage more commercial activity and creating jobs
- Agrees that 137<sup>th</sup> is a missed opportunity but not down zoning mid block of 145<sup>th</sup> street
- There needs to be a balance between down zoning which is happening through 85-90% of the neighborhood and up zoning in certain areas
- We need the higher densities to be able to support our local businesses
- To make 145<sup>th</sup> street a true commercial corridor it should be zoned a commercial district not residential

(CG) - Some commercial on 145<sup>th</sup> street is grandfathered

- Rezoning is only a frame work for what may happen. This does not mean that once rezoned everything will be demolished.

Simon (ST) – possibility of a weekend meeting to attract a different audience

(WS) - Consider extending commercial designation on 145<sup>th</sup> street and Broadway north and south a block

(MC) - Regarding the format of the meeting she thinks that DCP would be up for a charet style meeting

- Before the next meeting DCP will check in to show us the presentation
- The approach to 145<sup>th</sup> street is to look at it as a corridor the new zoning will strengthen that notion and will incentivize the use of inclusionary housing
- The current zoning already allows much bigger buildings the reason that there aren't any higher than 6 stories is because the market hasn't allowed it.
- 137<sup>th</sup> street and Broadway was looked at but was considered spot zoning and couldn't be done

(WS) - If 137<sup>th</sup> street - 139<sup>th</sup> street was up zoned then it would be spot zoning.

(MC) - the MX district was crafted to create jobs. With the existing zoning none of the buildings could get any bigger.

- The proposed MX district opens up the most opportunities to create an area like the 197 a plan describes

(CG) Next outreach meeting should probably be in March or April

- Compile a larger E-mail list and send out a monthly letter which will basically be the agenda for the month
- (CC) - Outreach committee currently focusing on the churches
  - Suggest program to executive committee for the whole board to use not just our committee
- (CG) - Has suggested this program and others for a long time and has seen nothing happen yet
  - Compiling email lists is something the office should be doing but it doesn't seem like they are doing
- (JC) - People should be able to sign up for emails on the website. But since that hasn't happened we can take the initiative with this program and maybe the rest of the board will follow.
- (CG) - We will start using this program to create a standard list of emails
  - Board office emails are sent by too many different email addresses
  - Different email lists contain different emails and often have misspelled email addresses

Motion to begin using contact management program (WS)

Second (CC)

6-0-0

Reso to rezone mid block at 145 street R7-A instead of R8-A

4-1-1