



**CICELY HARRIS**  
Chairperson

**ANDREW LASSALLE**  
District Manager

## **Land Use Committee Minutes**

Thursday, October 19, 2017 – 6:30pm

**Board Members present (6):** Michelle Booker; Karen Dixon; Lisa Downing; Stanley Gleaton, Chair; Victoria Horsford; Charles Powell; LaShanda Myers

**Board Members Absent/Excused:** Kevin Bitterman (EXCUSED); Charles Johnson; Keith Taylor; Danni Tyson (EXCUSED); George Harrell

The meeting was called to order at 6:40 pm.

The meeting was spent discussing the District Needs statement. The Chair asked members to come up with the

Three (3) most pressing issues facing the committee.

The three (3) areas identified were:

- Invest in Technology
- Hire Consultants
- Offer Training, Orientation and Community Information Workshops

### **Invest in Technology**

The acquisition of software programs such as GIS mapping and membership to real estate websites/portals to access real estate related data is paramount. More specifically from a land use standpoint, to be able to research and investigate land use, LUDAAP, BSA applications, and to access information from ACRIS.

Improving the technological capacity of both the CB Office and Staff ties into the larger CB10 goal:

- 1) to have ease of access to information to better inform constituents;
- 2) to improve data collection efforts (e.g., better track constituent issues and complaints);
- 3) to engage in more comprehensive and proactive planning;
- 4) to equip CB 10 staff and Board members with better information; and,
- 5) to increase the overall capacity and functionality of the CB 10 organization and execution of its mission.

The District Manager is tasked to explore what type of software is available to facilitate data collection and other data needs. An investment in technology will not only benefit land use committee but all the CB 10 committees.

## **Hire Consultant (s)**

CB 10 is in need of consultants to assist with research and policy analysis. For example, to help CB10 and the Land Use Committee identify and monitor City owned lots in the community and establish policy positions/resolutions about the use of public land (e.g. community gardens, green space, land trusts etc.) in the district. The research and policy analysis can be performed by interns, fellows and institutional partners.

Presently CB 10 receives Urban Fellows from the Fund for the City of New York “the Fund”.

CB 10 also has graduate students who have recently started working with a committee and/or who have expressed interest in doing research for the Board. It would be appropriate to be able to offer a small stipend to show appreciation for their work.

CB 10 is also in need of Institutional Partnerships to help inform the board on more macro level issues and trends affecting the Harlem community; an institutional partnership that can be a resource to both the LU committee and the Board in an open ended way. For example in prior years, the Board worked with Lionel Macintyre, Associate Professor and Director of the Urban Technical Assistance Project at Columbia University. Mr. Macintyre was instrumental in assembling the 197 A plan for CB 9. An institutional partner would provide CB 10 and the committee (s) with an outside perspective regarding threats and opportunities affecting the community.

Having an Institutional Partner can help CB 10 to better organize research and information needs on a routine basis. The assistance and information gained from an institutional partnership keeps the community board current and proactive in addressing community problems.

## **Training Orientation and Community Information Workshops**

These information sessions will be offered to Board members and the community. For example, on a basic level people in the community don't know words like ULURP nor ways in which they can become more empowered and civically engaged.

One consideration is to task the NYC agencies to conduct the forums. While this approach will be appropriate for some topics, the committee wants to be able to offer more dynamic forums where panelists can share their experience (e.g., like developers) and sessions that illustrate how the community can get involved when a new development is being built on their block.

Information- Sharing is also a critical component to increase the visibility and viability of the CB 10 organization.

To that end, the committee wants to ensure that these forums held are live streamed and on Facebook. The goal is to improve communication, education and information using social media and other modern approaches. For example, the public safety committee recently partnered with Image-Nation on an immigration forum that was videotaped. The cost was approximately \$1,050 per day for the video editing service.

Unfortunately, video editing is a skill. That cannot be done internally by CB 10 staff.

It is the goal of the LU committee to either negotiate a reduced rate or request that Image-Nation offer their services gratis as a community benefit.

By offering trainings and community information workshops, the committee is building the capacity of CB 10, its respective committees and the community at large.

## Sponsorship

CB 10 needs more sponsorship both from within the community and externally.

Currently as an organization, CB 10 is not taking advantage of the resources available in the community. For example local banks, Developers, NYU Furman Center, Columbia University and City College are tangible resources to the district.

For example, in the recent Health Campaign with 125<sup>th</sup> Street BID and the CB10 Health Committee, 125<sup>th</sup> St BID was able to secure approximately 7 to 10K from sponsors to launch their healthy campaign.

Community Based organizations are another source of sponsorship. CB 10 needs to reach out to CBOs and partner with them on different events.

Generally, CB10 needs to work with CBOs more collaboratively. For starters, organize a meeting to discuss collective goals for the district and sources of funds. Hold all organizations accountable about what is going on in the district. These organizations must get out of their silos and establish a community plan.

All organizations and committees need to be able to draw from the same pool of knowledge. With enhanced technological capacity through the work of Silicon Harlem, CB 10 should be able to achieve this via the development of a community database. *The first task would be to identify what community organizations are within the district?* This could be a task for Silicon Harlem and a CB Urban Fellow. It is hoped that the proposed 197 A plan will begin to facilitate these types of discussions and collaborations.

Potential Land Use related forums may include:

- Community Planning Forum - e.g. Community Benefits of Real Estate Development
- How to obtain financing for affordable housing development (e.g., bond financing)
- Scaffolding and Local Law 11 – Affects Real Estate Development –Why are these sidewalk sheds up for so long? What can residents and landlords do? (e.g. ECB, liens and other violations prevent these sheds from coming down as landowners/coop boards cannot pay the fees associated with these fines. These fines have proved to be an impediment financially and appear to be used to bankrupt owners and take their property.

## Costs

Cost to support our District Needs continue to be a concern to the committee. Below is an outline of what the committee is proposing, the agency it seeks to obtain funds and estimated cost:

District Need	Agency	Cost
Technology	Do It	50 K
Hire Consultants	Other	50 K
Training and Information Workshops	City Planning, HPD, Borough Presidents Office	30 k

- What happens if LU does not get the funds...then what?
- How will we get information out to the community?
- What is Plan B? Foundation, grants, sponsors and partnerships

## **Other Business**

Four tenants from 95 Lenox attended the meeting; they are still waiting on L+M Development Partners to meet with them to discuss the expansion plans for their property.

## **New Business**

Joseph Wilson from the 122<sup>nd</sup> Street Block Association came to present an issue of concern pertaining a zoning challenge and appeal at 338 West 12nd Street. According to Mr. Wilson, an appeal was submitted to the Department of Buildings on July 18<sup>th</sup> 2017 requesting a stop work order. This appeal was submitted in a timely manner. The contest is against new owners seeking to erect a personal garage and curb cut. Residents on the block are frustrated as the new owner did not consult with the Block Association regarding their intended plans.

The curb cut disrupts the natural order of the block both aesthetically and architecturally. Furthermore, with the establishment of the curb cut, the residents on the block lose two parking spaces while the owner gains two spaces.

According to Mr. Wilson this block was placed on the National Register of Historic places approximately 10-15 years ago by both the State and the Federal Government; the block is part of the 120<sup>th</sup> -123<sup>rd</sup> Street Historic District. Based upon the level of government upon which designation was issued, the NYC Landmarks agency either was not consulted on the matter or did not address the issue because the landmark designation is not within their purview.

Mr. Wilson is alleging that his timely submission to Stop Work order for broader consideration and review of the matter with community and leaders, is not being acknowledged. He is helping to marshal support from the CB 10.

The Chair of Land Use referred this matter to the Landmarks Committee as the issue falls more under the jurisdiction of Landmarks. CB 10 Landmarks committee can raise the concern with LPC. The Chair is also concerned that since the Project is underway and/or near completion, the decision of Department of Buildings to proceed with the work order cannot be reversed. The Chair also recommended that Mr. Wilson and the Block Association consult an attorney.

The meeting was adjourned at 15:00 pm.