



Matthew S. Washington  
Chair

George Sarkissian  
District Manager

## COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN  
1664 PARK AVENUE  
NEW YORK, NEW YORK 10035  
TEL: (212) 831-8929/30  
FAX: (212) 369-3571  
[www.cb11m.org](http://www.cb11m.org)

### City Properties and Land Use Committee Meeting February 14, 2011 Bonifacio Senior Center 7 East 116<sup>th</sup> Street New York, NY 10035

**Present:** Beverly Alston, Hally Chu, Diane Collier, Hans Desnoyers, Lashawn Henry, Alvin Johnson, Jewel Jones, Amie Kiros Petrucci, Keith Massey, Frances Mastrota, Nina Saxon, Tasha Williams, Lee Chong, Theresa Richardson, Derrick Taitt, Hilda Vives-Vasquez, Carmen Villegas

**Excused:** none

**Absent:** Frank Brija, Israel Miranda

**Guests:** Ethel Scheffer, Andrew Miller, Raffeala Petrasek, Warren James

**Meeting was called to order by Chair Lashawn Henry at 7pm**

#### Presentations & Discussions

##### 1. Status update on East River Plaza Memorandum of Understanding (MOU)

The developers from the ERP came to present the updates on the (MOU) they reviewed all the items. There were several outstanding items that needed to be addressed. The developers are waiting for the board to provide a process to allocate the 100 air conditions to the residents within the mitigation zone outlined in the EIS.

The other outstanding issues were the community space and the retail space. The committee felt that the \$25 sq foot price was still too high and prevented people from inquiring. The developers responded that it is in their best interest to leave the price per square foot as negotiable to increase the interest of local community organizations. There was dissuasion about the retail space and the developers stated that they are still actively looking for a local business to occupy that space.

There was no further update about local hiring other than the developers are stepping up their efforts to get the info from target and the other retailers that have not

provided numbers. The developers and the Chair agreed to have meetings with STRIVE for continued outreach with the referrals in their database. Rafaella Petrask stated that Costco has taking its food stamp program national and community board 11 made that happen.

There will be follow up meetings to have better clarity of the incubator program and STRIVE's role going forward.

## 2. Discussion on NYCHA unused land

Warren gave a presentation to the Board about NYCHA unused land according to the Manhattan Borough study of 2008 NYCHA has nine (9) Million square feet of available space. A recommendation that a study should be developed by the community and get support from elected officials to how these spaces will look and better the East Harlem community. The chair expressed we have the largest concentration of public Housing in the Country and we should partner and really strategically plan a real model that the community can agree on.

### New Business

- Diane Collier spoke about the article in the Sunday paper about the Museum of African Art and referenced the \$1 million set to be allocated by HPD for affordable housing projects in east Harlem. Ms. Collier suggested a meeting be arranged with the developers to get updates. The Chair explains that she reached out and is waiting for a response.

### Old Business

None

### Announcement(s)

1. Ethel Scheffer from the school of Architecture at Columbia University came to talk about their *Planning for a Greener East Harlem* studio project. She wants to partner with the community stakeholders on ways to green East Harlem and partner with community based organizations in East Harlem that focus on green initiatives.
2. Derrick Taitt announced that he will stepping down as co chair of the committee due to other obligations, the chair thanked him for his dedication of leadership. Stepping in to his shoes is Beverly Alston

**Adjournment:** There was a motion to adjourn by Frances Mastrota and seconded by Nina Saxon meeting ended at 8:30pm.