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Chair

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COMMUNITY BOARD ELEVEN

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City Properties and Land Use Committee Minutes
Monday, March 8, 2010 – 6:30 PM
North General Hospital
1879 Madison Avenue
New York, NY 10035

- Present:** Robert Rodriguez, Frank Brija, Alvin Johnson, Beverly Alston, Frances Mastrota, Candy Vives-Vasquez, Amie Kiros-Petrucci, Israel Miranda, Matthew Washington, Carmen Villegas, Marina Ortiz, Lashawn Henry, Derrick Taitt, Jewel Jones, Diane Collier, Theresa Richardson and Lee Chong
- Excused:** None
- Absent:** Linda Rainey and Kyndell Reid
- Guests:** Spencer Orkus, Lisa Gomez, Evan Kashanica, Ronen Haron, Ken Haron, Shay Alster and Garry Anthony Johnson

Meeting called to order by Chair LaShawn Henry at 6:35 PM

Presentations and Discussions

Harlem African Burial Ground Task Force

Marina Ortiz asked for a letter of support for the preservation and commemoration of the Harlem African Burial Ground near the East 126th Street Bus Depot and the Willis Avenue Bridge construction site.

Board Members asked Ms. Ortiz to have someone from the Harlem African Burial Ground Task Force Executive Committee come to the Full Board Meeting this month to give a detailed presentation.

1951 Park Avenue

Artimus Construction and L&M Development Partners, the designated developer for 1951 Park Avenue, came before the committee to present plans to develop 3 buildings with a total of 312

units of affordable housing. The AMI's will be 60 units at 40%, 170 units at 60%, 35 units at 110% and 35 units at 90%. The green elements in the project will be water efficiency, energy star appliances, day light sensors for lights and low voltage elements. There will be an on site childcare facility administered by ACS.

Board members had the following questions/concerns:

The committee asked that the developers to increase the number of three bedrooms from 5 to at least 30 of the total units in this project.

How will parking be integrated/developed on site?

Artimus/L&M are still looking into how they will integrate the parking.

Who will be the non-profit development partner?

East Harlem Triangle and Friendly Hands Ministries are the non-profit developer partners; their roles are still being finalized.

What is the long term affordability commitment?

160 units at 40%-60% of AMI will be affordable in perpetuity and the rest will have long term affordability but is not yet defined.

There is a need for a supermarket and the developers should seek LEED certification.

CB11 would like a comprehensive plan from the development team and HPD to ensure the 50% local community preference for the affordable housing is achieved.

1. Old Business/New Business

None

2. Announcements

None

3. Action Items

None

4. Adjournment

Israel Miranda made a motion to adjourn, seconded by Derrick Taitt and approved unanimously.

Meeting adjourned at 8:15 PM.