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COMMUNITY BOARD ELEVEN

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City Properties and Land Use Committee

June 14, 2010

**North General Hospital
New York, NY 10035**

Present: LaShawn Henry, Derrick Taitt, Hally Chu, Keith Massey, Jewel Jones, Diane Collier, Frances Mastrota, Hans Desnoyeros, Robert Rodriguez, Hilda Candy Vives-Vasquez, Matthew Washington, Carmen M. Villegas, Amie Kyros-Petrucci

Absent: Israel Miranda, Koyi Mchuni, Theresa Richardson

Excused: Alvin Johnson, Beverly Alston, Tasha Williams, Lee Chong

Guests (s): Patricia Herman, Brian Cook, Hunter Armstrong, Romin Harron, Ken Harron, Mei Chu, Sara Levenson, Neil Clark, Leon Wynters, Rev. Domingo Vasquez

The meeting was called to order by Committee Chair LaShawn Henry at 6:45pm. Quorum was attained at 7:18pm.

1. Presentations:

- a. 1951 Park Avenue – Artimus Construction and L&M Development Partners returned for a committee update since March 2010. Eighteen (18) additional three (3) bedroom units at 40-60% AMI were created in response to the committee's request. The north and west buildings will house most of the affordable units. The buildings will not be LEED certified due to cost of building to LEED specification. However, they will include green buildings elements, and will have ENERGY STAR fixtures.

The committee's main concern was the lack of parking spaces for the 312 families that would be living in the buildings. There could not be an underground garage due to the high cost of constructing underground in areas such as this location that have a high water table. Transportation and public access to these buildings is not adequate. There is limited to no affordable parking available in the immediate area. The MTA has plans to discontinue the M1 bus service to the area at the end of June. Another concern was the private Sanitation garage across the street from the buildings, and the near presence of the Metro-North railroad. The committee's desire was to have HPD and the developers build residences that are affordable and sustainable, so as to create a neighborhood that would enhance and serve the community.

Derrick Taitt from the East Harlem Triangle reported that community members were working “pre-construction” start to secure jobs, and learn management duties from the ground up, so that in fifteen (15) years when the community partners had the option to manage and own 51% of the north and west buildings they would be prepared if they desire to exercise that option. Lisa Gomez of L&M said that in fifteen (15) years the tax credits would be exhausted but the tax abatement would be in place for thirty years. Therefore transfer of management/ownership of the north and west buildings (51%) would be a community partner option. Community partners will receive a fee for their service. Rev. Domingo Vasquez – Friendly Hands Ministry, questioned the ability fifteen (15) years from now to be able to secure the income to keep up the project. He spoke of the lack of recreation facilities for the youth that would be residing in the buildings.

Representatives from the Lincoln Houses Tenant Association also reported problems of parking, sanitation, shopping areas, and recreation. Requests were expressed for the drafting of an outreach plan to ensure compliance with community preference requirement for the affordable housing units. HPD was asked to create “flexible” income bands when considering the assignment of the affordable housing units.

- b. Beverly Jimenez Talavera of the Dept. of City Planning presented:
- I. Special 125th Street District Sidewalk Café Text Amendment – This is a plan to limit permitted sidewalk café locations within selected areas in the 125th Street Rezoning District. CB11 is on a 60 day running timeline to respond to this text by Aug. 2nd, 2010. Currently there are three (3) types of café outdoor spaces established by permit: ENCLOSED, UNENCLOSED and SMALL. After reviewing the area map submitted the committee felt that more information was needed. Therefore Frances Mastrota motioned that a letter be sent to the office of City Planning requesting a time extension of sixty (60) additional days during which the committee would evaluate by a walking tour of the submitted map area. Seconded by Candy Vasquez – motion carried unanimously.
 - II. Car Share Text Amendment – a green initiative for a zoning text change to allow “car share” vehicles to park in off-street accessory and public parking garages and lots in ALL zoning districts. These changes would allow a limited number of car share vehicles to park in these facilities. Motion was made by Matthew Washington to support the text changes seconded by Derrick Taitt and approved unanimously.
 - III. Consolidated Waterfront Plan – Vision 20/20, a plan for the East River Esplanade Reach 1N and 5 which is 59th St. to 125th St. and north to Dyckman St. edge. To be complete (the plan) by Dec. 27, 2010 – A discussion on the “Public Outreach” for a plan to reconstruct and or repair the Esplanade. Serious deterioration is occurring on CB11 share of the East River Esplanade – 96th Street to 125th Street. Immediate plans by many concerned parties are underway to consolidate this effort. Land Use, Parks and our Committee

Chair are attending and following these meetings to advance the completion by 12/2010 of this plan. The committee decided to develop a working document to collect recommendations for the waterfront initiative.

2. Old Business – none brought to the table.
3. New Business – Harlem River Task Force Meeting – Thursday 6.17.10 at 12 noon HCDC conference room – 17th Floor – Harlem River State Office Bldg. was announced by Keith Massey. This would encompass talks concerning the Harlem River Esplanade 135th to 142nd Streets (CB11) and beyond into CB10.
4. Adjournment – Matthew Washington moved to adjourn at 8:47pm seconded by Derrick Taitt.

ACTION ITEMS:

1. A letter to City Planning requesting a 60 day extension for consideration of the Special District 125th Street Sidewalk Café Text Amendment.
2. A letter to City Planning supporting the proposed Car Share Text Amendment