



Matthew S. Washington
Chair

George Sarkissian
District Manager

COMMUNITY BOARD ELEVEN

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City Properties & Land Use Committee Minutes

Monday, September 19, 2011 – 7:00 PM

Bonifacio Senior Center

7 E 116th Street

New York, NY 10035

Present: Beverly Alston, Lee Chong, Hally Chu, Brodie Enoch, LaShawn Henry, Jewel Jones, Keith Massey, Frances Mastrotta, Lucian Reynolds, Adejose Rosario McKoy, Nina Saxon, Carmen Villegas, Candy Vives-Vasquez, Tasha Williams

Excused: Diane Collier, Hans Desnoyers, Xavier Santiago, Theresa Richardson

Absent: Alvin Johnson, Israel Miranda

Guests: Spencer Orkus, L&M
Evan Kashinian, Artimus
Ronan Haron, Artimus
Eve Kraus, Hunter College
Michael Harris
Justin Goldsmith

****Meeting was called to order by Chair LaShawn Henry at 7:00pm****

1. Presentations and Discussions

a. Update from CB11 Zoning Taskforce

Taskforce member Hunter Armstrong (Civitas) presented an update of the Zoning taskforce initiative that is a combined partnership between Community Board 11 and Civitas.

Mr. Armstrong gave a brief history of the 1st zoning initiative under the Bloomberg Administration which was the 2003 rezoning of East Harlem.

Discussions included the purpose for this rezoning. The objectives are to provide additional opportunities for affordable housing, mandating inclusionary housing (which was not available in 2003), ensuring that there is contextual zoning in our community. Mr. Armstrong described the process of gathering information on existing conditions, conducting soft spot surveys and working on this initiative with the assistance the office the Manhattan Borough President and Department

of City Planning. The committee brought up the building on 120th and Fifth as an example of what they do not want to see.

Mr. Armstrong discussed the presentation that was made to Council Member Melissa Mark-Viverito and noted that her feedback was positive and helpful.

The next steps in this initiative include: a presentation to Council Member Dickens, hiring a land use consultant, and putting together a presentation to involve public feedback and recommendations.

City Properties & Land Use committee members were also encouraged to become more involved in the rezoning initiative as this is also a part of the work overseeing land use in the community

b. Status update of 1951 Park Avenue project

Spencer Orkus (L&M) and Evan Kashinian (Artimus) presented an update on the 1951 Park Avenue project.

The Board voted in support of this project in December 2010. In the months before the CP/LU committee had an opportunity to really work with the developers to put together a marketing plan that would not only increase but allow for successful engagement in outreach efforts to ensure that the requirements for community preference are met. The Developers discussed that this project will be completed in 2 phases.

The developers closed on the 1st phase of the project in June 2011 and began demolition. There will be 173 affordable housing units including studios, 1, 2 and 3 bedrooms. The 2nd phase is anticipated to close within the next 8 months and will have 140 units of affordable housing.

The pre marketing will begin in the summer of 2012 with informational and financial workshops, a website, application guidance, and a huge “get the word out” campaign that will involve local publications, media and local radio.

The marketing team will include several committee members and the developers along with the community partners Friendly Hands and The East Harlem Triangle. There will be several other premarketing activities that will help assist our community to be ready and qualified prior to the full-on application process. The marketing of the rents will be in March-April 2013, the lottery and the completion of the project will take place in June 2013.

The committee stressed the importance of lighting and safety not only for the new development but for the area. This issue will be presented to the Public Safety and Transportation committee to begin to further address this very important need in our community.

2. New/Old Business

- a. none

3. Announcements

- a. Assistant District Manager Angel Mescain-Archer informed the committee that due to the Columbus Day Holiday the Zoning and CP/LU committee meetings will be held on October 17, 2011 at the Bonifacio Senior Center

4. Adjournment

- a. **Motion to adjourn made by Frances Mastrota, seconded by Keith Massey, and passed unanimously at 8:05 pm.**

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