



Robert Rodriguez
Chair

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COMMUNITY BOARD ELEVEN

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**Full Board Meeting
Community Board 11
Terrence Cardinal Cooke
Health Care Center
1249 Fifth Avenue
New York, NY 10029
March 18th, 2008**

Pre-Registered Speakers

Joe Brown – Executive Vice-President, Terrence Cardinal Cooke Health Care Center – the organization is happy to be able to host the Community Board meeting. Emphasized the hospitals rehabilitation institute.

Diana Cruz – Vision Services for the Blind and Visually Impaired – came before the board to let the public know that they are here to assist the blind and visually impaired

Ely Fontanez – Phoenix House – announced that their programs to help chemically dependent youth have been successful. The youth enrolled in their education programs passed with 100% scores. (212) 831-1555.

Jewel Jones – Metropolitan Hospital CAB – announced that the legislative luncheon is on Thursday, March 20th @ 12:30 pm. This is an opportunity to mobilize advocates on pending legislation.

Martin Garcia – HIV Care Network – invited everyone to the HIV/AIDS Profile Conference; there is an LGBT focus this year. As of April 1st the East Harlem HIV Care Network will become the Manhattan HIV Care Network. (212) 828-6143.

Angela Michie – NYRP (New York Restoration Project) – along with the Go Green East Harlem initiative, the first tree was planted in the fall of 2007. Now looking for tree stewards and mobile workshops will be announced shortly. Also working on a State of the Open Space Report with members of the Go Green initiative. (212) 333-2552.

G. Beaudin – The Drama Loft - will be reopening in East Harlem. The drama loft is a not-for-profit drama and arts incubator that will offer gallery space, a theater and sculpture garden. They are looking forward to working with the community.

Melanie Reyes – Children’s Aid Society – gave an update on the “consulate on wheels” program. They were in East Harlem for 4 days, over 1000 documents were issued with over 450 people

coming through their doors per day. On April 8th they will having a health fair with the Borough President and they will be giving away cookbooks. (212) 348-2343.

Natalie Moise – Mt. Sinai School of Medicine – on April 5th they will be hosting a health fair. There will be free screenings for adults and kids as well as free food and face painting. (212) 731-7888.

Elected Officials

Melissa Mark-Viverito – NYC Council Member – 8th District – encouraged everyone to attend the “keep the promises” campaign rally meant to address the cuts to the projected \$52 billion budget. Has been a strong proponent of congestion pricing and is encouraging residents and organizations to submit a prepared statement before April 8th. She will be working with the Mayor as well as State Representatives on this initiative. Gave a reminder that applications for discretionary funds are due at the end of the month. Happy to announce that the anti-harassment legislation passed and legislation on the registration of general contractors and vacant buildings inspection is pending, more information to come. (212) 828-9800.

Rafael Escano – Comptroller Thompson’s Office – came before the board to say hello and pass on greetings from the Comptroller. Encouraged everyone to read the full report which was passed around.

Brian Levinson – State Senator Jose M. Serrano’s Office – the Senator is currently in Albany working on budget negotiations. He continues to fight for fiscal equity in education. He has been attending many legislative breakfasts in preparation for the budget hearings. The next Supermarkets Taskforce Meeting is scheduled for March 31st. (212) 828-5829.

Calvin Solomon – District Attorney Robert Morgenthau’s Office – updated the community on a takedown which occurred at a bodega on 137th Street and Fifth Avenue. The bodega was located in Community Board 10’s district but affected Community Board 11 due to its proximity. There will be a gun forum on April 21st at the Oberia Demsey Center. The deadline for the Summer Internship Program is March 28th.

Wendy Garcia – Manhattan Borough President’s Office – the Borough President continues his work in keeping the Department of Buildings accountable for construction safety. He is attending a number of Women’s Events in honor of Women’s History Month. In addition, he is providing free immigration consulting every Friday. Go Green East Harlem continues to work and many of the initiatives are being rolled out successfully. (212) 531-4045.

ULURP PUBLIC HEARING

Application No. C080261HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1) pursuant to Article 16 of the General Municipal Law of New York State for:

a) the designation of property located at 168, 162, 176, AND 180 East 122nd

Street (Block 1770, Lots 47, 48, 42, and 141); 127 East 119th Street (Block 1768, Lot 111); 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15 – 17, and 54), part of Site 37C within the Milbank Fawley Circle East Urban Renewal Area; 1642 Park Avenue (Block 1622, Lot 34), part of Site 35B within the Milbank Fawley Circle East Urban Renewal Area; 1887, 1881, 1879A, 1879, and 1885 Lexington Avenue (Block 1645, Lots 52, 120, 121, 20, and 155); and 145 East 117th Street (Block 1645, Lots 21), as an Urban Development Action Area; and

- b) and Urban Development Action Area Project for property; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of property located at 168, 162, 176, and 180 East 122nd Street (Block 1770, Lots 47, 48, 42, and 141); 127 East 119th Street (Block 1768, Lot 111); 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15, 16, and 54); 1642 Park Avenue (Block 1622, Lot 34); and 1887, 1881, 1879A, and 1879 Lexington Avenue (Block 1645, Lots 52, 120, 121, and 20) to a developer selected by HPD;

To facilitate development of six mixed-use buildings, tentatively known as Calvert Lancaster East Harlem Cluster, with 79 residential units, commercial and community facility space, to be developed under the New York City Housing Preservation and Development’s Cornerstone Program.

Developers: Hope Community Inc & The Bluestone Organization

The development team of Hope Community Inc and Bluestone were selected as the winning bidders of an HPD Cornerstone program for East Harlem. Robin Le Baron from Hope Community explained that this project included 6 sites, 3 of which were acquired. This makes the level of affordability slightly different than they had first planned. The project now includes 79 two and three bedroom units. 65% of all units are under 130% AMI.

In addition, all buildings will adhere to LEED Silver Standards. This was achievable due to the financial assistance for a green roof that Council Member Mark-Viverito provided as well as the capital funds that Manhattan Borough President Stringer was able to provide to the project.

Community members asked for the rent/ownership schedules for the entire project. The representatives of the development team were unable to give those exact details but stated that there would be a 70% community preference. After more community concerns the development team went to their offices to make copies of the rent/ownership schedules. Board members also had questions regarding why the project couldn’t all be built as co-op’s? The development team explained that in order to stay as close as possible to the CB11 Affordability Guidelines they needed to develop a project that had a range of costs and this was achievable through this mix. The members were also concerned about the potential of units being “flipped”. HPD representatives explained that there are built-in mechanisms that will ensure that this problem doesn’t occur.

While board members seemed generally satisfied with the project due to the fact that ownership opportunities were being created at an affordable rate they were very concerned about the development teams preparation. Not having the rent/ownership schedules hampered the boards ability to make the decision. They also would have liked to see a more robust application for review.

BUSINESS SESSION

- 1) **Roll Call** – Cesar Ortiz, Secretary; quorum reached
- 2) **Adoption of the Agenda** – moved by F. Mastrota; seconded by M. Washington and approved unanimously.
- 3) **Approval of the Board’s Minutes** – moved by C. Ortiz; seconded by N. Aslam and approved unanimously.
- 4) **Chair’s Report** – moved by H. Vives-Vazquez; seconded by C. Ortiz and approved unanimously.
- 5) **District Manager’s Report** – moved by G. Figueroa; seconded by A. Kyros-Petrucci and approved unanimously.
- 6) **Committees (February 2008):**
 - a. Youth & Education – moved by H. Vives-Vazquez; seconded by F. Mastrota and approved unanimously.
 - b. Cultural Affairs – moved by F. Mastrota; seconded by Brunilda Vega and approved (1 abstention; Nadir Aslam).
 - c. Parks & Recreation/Randall’s Island Taskforce – friendly amendment to action item to state that the letter is being granted to the organizations having gotten the permit, at no cost, for 8 years. Not due to it being a not-for-profit organization. Moved by C. Shelton; seconded by A. Vasallo and approved unanimously.
 - d. City Properties/Land Use – moved by M. Washington; seconded by C. Villegas and approved (2 abstentions; D. Perez, D. Green).
 - e. All other committees (no action items) – moved by G.A. Johnson; seconded by D. Quinones and approved unanimously.
- 7) **Committees (March 2008):**
 - a. Office Oversight – moved by N. Aslam; seconded by C. Ortiz and approved (3 abstentions; M. Washington, M. Bell, D. Perez; 1 Voting Not Present; H. Vives-Vazquez)
 - b. Housing – moved by M. Bell; seconded by D. Perez and approved unanimously.
 - c. City Properties/Land Use – moved by G. Figueroa; seconded by F. Mastrota and approved (3 abstention; N. Aslam, R. Merino, M. Washington).
 - d. Executive Committee – two recommendations added: 1) Board to send a letter to Vornado Realty accepting their offer in order to make the agreement legally binding; 2) Board to send a letter to Amanda Burden which would respond to her incorrect statement which was made at a City Planning Commission hearing. Moved by C. Asher; seconded by G. Figueroa and approved (4 against – D. Perez, M. Ortiz, D. Quinones, M. Tavares; 3 abstentions – C. Shelton, D. Green, J. Jones)
 - e. Health & Human Services – moved by C. Ortiz; seconded by J. Lawson and approved unanimously.
 - f. Mental Retardation – moved by G. Figueroa; seconded by D. Perez and approved unanimously.
 - g. Public Safety & Transportation – friendly amendment made by G.A. Johnson to state that the additional buses should be “green buses”. Motion moved by N. Aslam, seconded by C. Ortiz and approved unanimously.
 - h. Cultural Affairs - moved by C. Shelton; seconded by B. Vega and approved unanimously.

- i. Youth & Education - moved by F. Brija; seconded by H. Vives-Vazquez and approved unanimously.
 - j. Seniors – moved by A. Kyros-Petrucci; seconded by H. Vives-Vazquez and approved unanimously.
 - k. Parks & Recreation – moved by N. Aslam; seconded by L. Henry and approved unanimously.
 - l. Marketing – moved by N. Aslam; seconded by J. Brown and approved unanimously.
 - m. Randall’s Island Taskforce – moved by F. Brija; seconded by J. Brown and approved unanimously
- 8) **ULURP Application** – G.A. Johnson made a motion to approve the ULURP Application No. C080261HAM; the motion was seconded by C. Ortiz. The motion was approved 27-0-6-1. Six (6) Abstentions; 1 present not voting.
- 9) **New Business** – board members and community residents raised a number of issues and concerns relating to board decorum. C. Villegas raised concerns about the way the board treats local affordable development companies such as Hope Community Inc in comparison to market rate developers. She felt that the local groups were scrutinized much more severely than others. Some board members disagreed and stated that if a market rate developer had come as unprepared to the meeting they would have been treated just the same.

G. Beaudin from the drama loft expressed anxiety over the way the board treats small organizations. This led to more discussion about some behavior by the board and its members. Councilmember Mark-Viverito expressed her disappointment on how members use the vote of abstention. M. Ortiz was concerned with the lack of transparency the board had and asked who she should talk to in order to have some clarification on her issues. M. Bell felt that many issues needed to be discussed regarding the lack or respect being shown but felt that this was an issue for another meeting.

The next issue to be brought up was the Economic Development Corporations decision to ULURP the E. 125th St development with three development teams remaining. This was a process that the E. 125th Taskforce disapproved of. Council Member Mark-Viverito, who approves of the decision, was asked for her opinion. She stated that in her opinion, by going through ULURP in this manner, the city would be able to negotiate for a better benefits package. She felt that was only possible if the three developers continued to compete and be leveraged against each other.

Adjournment –

A motion to adjourn was made by A. Crespo and seconded by C. Ortiz and approved unanimously.

Meeting ended at 10:00 PM.