



Robert Rodriguez  
**Chair**

George Sarkissian  
**District Manager**

## COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN  
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COMMUNITY BOARD ELEVEN  
FULL BOARD MEETING, TUESDAY, MAY 20, 2008, 6:30PM  
P.S. 30  
144-176 EAST 128<sup>TH</sup> STREET  
(BETWEEN LEXINGTON AND THIRD AVENUE)  
NEW YORK, NEW YORK

PRESENT:

Chester Asher  
Marion Belli  
Frank Brija  
Monica Brown  
Monica Brown  
Donna Brueger  
Diane Collier  
Judith Febbraro  
George Figueroa  
Diane Green  
Alvin Johnson  
Garry Anthony Johnson  
Jewel Jones  
Wanda Latchman  
Frances Mastrota  
Rafael Merino  
Israel Miranda  
Martin Garcia  
Cesar Ortiz  
Marina Ortiz  
Danny Perez  
Debbie Quinones  
Celia Ramirez  
Kyndell Reid  
Robert Rodriguez  
Carlos M. Rosario  
Derrick Taitt  
Monica Tavares  
Alexandra Vasallo  
Nadine Verna  
Hilda Vives-Vazquez  
(Candy)  
Matthew Washington

ABSENT:

Deycy D. Avitia  
Anne Bradshaw  
Lidia Calleja  
Henry Flores  
Amie Kiros-Petrucci  
Peter Paris  
Linda L. Rainey  
Antonio Rivera  
Brunida Vega

EXCUSED:

Nadir Aslam  
Edward Franco  
Jeff Gardere  
Joseph Goldbloom  
Willie Mae Goodman  
Lashawn Henry  
Joann Lawson  
Cora Shelton

ELECTED OFFICIALS:

Lolita Jackson  
Rafael Escano  
Calvin Solomon  
Maria De La Rosa  
Leslie Wyche  
Jaritza Taveras  
Brian Levinson

SPEAKERS:

Sharonne Salaam  
George Figueroa  
Frank Villa  
Sabina Ellentuck  
Melanie Reyes  
Nelly Bucheli

GUEST:

Jim Greene  
Manual Vidal  
Hee Nam Bae  
Brenda Colon  
Pernola Jones  
Brian Blum  
Frank Villa  
Gwen Goodwin  
Leon Tulton  
Melissa D. Haile  
Joyce Johnson  
Ogonnaya Newman

**Full Board Meeting  
Community Board 11  
P.S. 30 - Auditorium  
144-176 East 128<sup>th</sup> Street  
New York, NY 10035**

**Pre-Registered Speakers**

**Sharonne Salaam - TAG School** – came to get community support. A High School is being placed within an Elementary School environment. Not enough notification has been given.

**George Figueroa** – Community Board is planning a housing workshop/forum. Tentative date of June 28<sup>th</sup>, 2008. The goal of the workshop is to open up dialogue with City Housing agencies and grassroots organizations and residents.

**Melanie Reyes – Children’s Aid Society** – based on the success of their last event they will be hosting another consulate on wheels. A flyer was distributed with more information.

**Sabina Ellentuck – Randall’s Island Sports Foundation** – The Randall’s Island Kids Program is ongoing and successful. There are lots of community groups using the island. A fact sheet about the island is now available in both English and Spanish.

**Frank Villa – Mt. Sinai Hospital** – came to give information regarding a program that is focused on strokes. The program will help stroke survivors and also is focused on prevention. They are looking for assistance in developing the program.

**Nelly – Mojito’s Restaurant** – want support for renewal of liquor license renewal. Claims that they filled out an application and have not heard back from the Community Board. they were unaware that they had to renew the license.

**Elected Officials**

**Leslie Wyche – Office of Councilmember Inez Dickens** – upset with the Sean Bell verdict. Encouraging people to register as MWBE’s. Passed out flyer detailing all the fine work that the Councilmember is doing in the district.

**Calvin Solomon – D.A. Morgenthau’s Office** – update on 6 year old who overdosed on pain killers given to them by guardian. The foster mother has been charged. There will be 5 PAL sites in East Harlem this summer

**Rafael Escano – Office of Comptroller William Thompson** – stated that the Comptroller is the watchdog of New York City. Feels that the position is often misunderstood. Passed out handout with more information about what the Comptroller has been working on.

**Jaritza Tavares – Office of Manhattan Borough President Scott Stringer** – announced that Wendy Garcia had a healthy boy. Have been working with the 125<sup>th</sup> Street Alliance to get the M35

bus moved. The ARC ULURP which was approved by the board was also approved by the Borough President. Will be at the Soldiers/Students Forum. Go Green Cookbook distribution continues. Building on the success of Go Green East Harlem the concept is now being expanded to Washington Heights and the Lower East Side. On June 4<sup>th</sup> will be celebrating the new design of M.S. 57.

**Lolita Jackson – Mayor’s Office** – the Green Book will be available starting next week. June 23<sup>rd</sup> is the Community Board Training for new members. July 23<sup>rd</sup> will be the date of the Community Board BBQ at Gracie Mansion. Will be hosting another vendor outreach event in June.

**Brian Levinson – Office of State Senator Jose M. Serrano** – working on housing legislation, vacancy decontrol. Still working on the Supermarkets issue as well as other Food Policy.

### **ULURP PUBLIC HEARING**

1. *Application No. C080331HAM*

To facilitate development of a mixed use project, tentatively known as the East 125<sup>th</sup> Street Development, with residential, retail and publicly accessible open space.

2. *Application No. C080332HUM*

Changes to the East Harlem Urban Renewal Plan

3. *Application No. C080333ZMM*

Changes to the Zoning Plan and Maps

**Developers:** To Be Selected by HPD

Representatives from NYC EDC came before the board to give details on the project. The site location is approximately 5.5 acres and is bounded by 125<sup>th</sup> Street, 127<sup>th</sup> Street, Second and Third Avenues. The site is broken up into 3 development parcels and is 80% City-Owned.

The development program calls for 700-1000 residential units of mixed income housing, a retail mix of 50,000 sf of local retail, strong public open space requirements and local development partnerships.

The development requires a zoning map amendment, rezoning, urban renewal plan amendments, UDAAP, zoning certification, modification to the large scale plan and contains a ULURP alternative (MTA consolidation)

Members of the public began to ask questions of the development to the representatives from NYC EDC. Gwen Goodwin stated that the development does not look like it is preserving the character of Harlem and adamantly opposes eminent domain. Robert McCullough then asked if there would be space in the office portion of the development for local non-profits. NYC EDC responded that this was not something that had come up throughout the public process but it was something they were willing to look into.

Other community members asked about the details of the housing affordability and specifically how much of the housing would be affordable to residents making less than \$30,000. NYC EDC responded that 30% of units would be below 60% AMI.

Community members also asked questions about the developers' identities, the role of minorities on the development teams and the amount of subsidies that would be part of this development. NYC EDC stated that the identities were a secret. The role of minorities on the development teams was still unclear since no development team had been awarded the project. In addition, due to the development not being finalized it is unclear what subsidies the development teams would be applying for.

### **PUBLIC SESSION**

**Miriam Lopez – Opposed** – not enough benefits to East Harlem. Especially unfair to businesses that are currently located in the area. Also not enough services being provided and the residential affordability is not in line with what is needed. Concerned that the developer will not listen to any of the recommendations once the project has been awarded.

**Evan Blum – Opposed** – has been deception, dishonesty and deceit throughout the process. Does not have faith in the project because EDC's past record has shown failure, offered the East River Project is an example.

**Nellie Hester Bailey – Opposed** – views this project in conjunction with the rezoning of 125<sup>th</sup> Street and the Manhattanville rezoning. Part of a takeover of greater Harlem. Asks, how can the process be trusted when there is so much dishonesty? Stated that Harlem needs to unite or we will be displaced.

**Gwen Goodwin – Opposed** – has seen this type of process before. Stated that the community pushed Uptown NY out once and they can do it again. Does not understand why there isn't more outrage about this re-scaled project. Believes leaders of this community have sold them out and demands the recall of Inez Dickens, Melissa Mark-Viverito and Robert Jackson.

**Unknown Gentlemen – Opposed** – people behind the project are hiding. If the project is so good why aren't the developers in front of the community sharing the merits of the plan? Where are the elected officials? They are the ones to blame for the sale of this community.

**Robert McCullough – Opposed** – appeals to Community Board 11 members to reject the project. Upset that the office building has no community benefit or involvement. City money is involved and it is unclear how it will be used to benefit this community. In general, believes that it is still unclear on how the community will benefit from this project.

### **BUSINESS SESSION**

- 1) **Roll Call** – Cesar Ortiz, Secretary; quorum reached
- 2) **Adoption of the Agenda** – moved by M. Washington; seconded by G.A. Johnson and approved unanimously.

- 3) **Approval of the Board's Minutes I** – moved by F. Mastrota; seconded by M. Washington and approved unanimously.
- 4) **Approval of the Board's Minutes II** – moved by F. Mastrota; seconded by M. Washington and approved unanimously.
- 5) **Chair's Report** – moved by H. Vives-Vazquez; seconded by G.A. Johnson and approved (2 opposed: R. Merino, M. Ortiz).
- 6) **District Manager's Report** – moved by M. Ortiz; seconded by F. Mastrota and approved unanimously.
- 7) **Committees:**
  - a. Joint City Properties & Economic Development – moved by H. Vives-Vazquez; seconded by G.A. Johnson and approved (1 opposed: M. Ortiz).
  - b. Housing – moved by M. Washington; seconded by I. Miranda and approved unanimously
  - c. Cultural Affairs – moved by M. Washington; seconded by F. Mastrota and approved unanimously
  - d. Parks & Recreation/Randall's Island Taskforce – moved by D. Quinones; seconded by A. Vasallo and approved unanimously.
  - e. Public Safety & Transportation – moved by M. Tavares; seconded by M. Washington and approved unanimously.
  - f. Seniors – moved by C. Ortiz; seconded by F. Brija and approved unanimously.
  - g. Office Oversight – moved by H. Vives-Vazquez, seconded by I. Miranda and approved unanimously.
  - h. Health & Human Services - moved by M. Washington; seconded by F. Mastrota and approved unanimously.

### **Adjournment –**

A motion to adjourn was made by F. Mastrota, seconded by I. Miranda and approved unanimously.