



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Nilsa Orama
Chair

Angel D. Mescaín
District Manager

Land Use, Landmarks & Planning Committee
Wednesday, January 9, 2019, 6:30 PM
Bonifacio Senior Center
7 East 116th Street

***** Minutes *****

Present: Holley Drakeford, Henry Flores, Joseph Goldblum, Frances Mastrota, Xiomara Pedraza, Robert Perkins, Shantal Sparks, Vincent Torres, Steven Villanueva (Chair), Candy Vives-Vasquez, Jonathan Winstone, Angel Mescaín (staff)

Excused: none

Absent: La Shawn Henry

Guests: George Janes; Shawnye Woolfolk, Art in the Park; Lo vander Valk, Carnegie Hill Neighbors; Orlando Rodriguez, MBPO; Pilar de Jesus, East Harlem Preservation

1. Call to Order – Adoption of Agenda
2. Informational Updates
 - a. 125th Street Development – the “B-West” (Third Avenue between 125th and 126th Sts.) parcel of the project has closed on financing and will be the next phase of construction for this project
 - b. Sendero Verde Development – the development team now anticipates that Buildings “B” and “C”, which will include community gardens, a school, non-profit facilities and low income residential units, will close on financing in June 2019; and that Building “A” which will be a residential tower, will not close on financing until after Buildings “B” and “C” have closed.
 - c. The Mandatory Inclusionary Housing (MIH) Application for mixed-use development at 11 West 118th Street which had been designated as the recipient of affordable housing units resulting from the National Black Theatre development project has been rescinded. HPD and the NBT project team are discussing alternative sites within CB11.
3. Presentations & Discussions

a. Review of Land Use Application for East Harlem Rezoning Follow-Up Actions (20 mins.)

Reference #: 190235 ZMM

Applicant: NYC Department of City Planning

Location: Area generally bounded by East 104th Street, East 132nd Street, Park Avenue and Second Avenue

DCP is proposing a zoning map amendment and zoning text amendments to the Special East Harlem Corridors District (EHC). The EHC and related zoning actions was approved by the City Council on November 30, 2017 as part of the East Harlem Neighborhood Rezoning.

The proposed text amendments are follow-up actions regarding building heights along portions of Park Avenue and subway access at the intersection of Lexington Avenue and East 116th Street. The proposed zoning map amendment is a corrective action to a portion of the special district.

The community board review period for this application began on December 26, 2018 and must be completed by February 25, 2019.

A public hearing on this application will be held during the CB11 Land Use, Landmarks & Planning Committee meeting on February 6, 2019.

Notes:

Calvin Brown, Department of City Planning presented the application and rationale for the proposed actions. As part of the 2017 East Harlem Neighborhood Rezoning, 92 blocks were rezoned. Goals: 4,100 additional affordable housing units to E. Harlem. All residential development include affordable homes in up-zoned areas. Infrastructure programs. Promote space for jobs.

The corresponding Points of Agreement including the following NYC DCP commitments:

1. Establish height limit, R10 E. 122 and E. 124th Streets
 2. Follow up commitment to height limits along Park Avenue – max of 275 at C6-4 district; r8a reduce max to 145 feet; R7D reduced height to 125 feet the extra 10 ft is to accommodate building envelopes away from the viaduct
 3. Integrate subway entrances into building envelope at 116th and Lexington pursuant to ZR section 37-40 and building envelopes 5k or more
 4. Study parking requirements in E. Harlem
- Modify Portion of the EHC Special District – remove R7B

Questions:

Vinny – What update is there for the other commitments in the POA? *DCP is working with the staff to coordinate dates for update presentations to the other relevant CB11 committee meetings*

Candy: Please provide clarification on Max height for R7D district. *125 feet*

Holley: Would existing project plans go under old zoning? *Plans in the works would have to adhere to rezoning changes*

Vinny: What is the max height for project in R7-2 districts? *Project have to adhere to sky exposure plain and do not penetrate it.*

Mr. Villanueva encouraged the committee to review the application materials and summary provided by land use consultant George Janes in preparation for the committees' meeting on February 6th.

b. Informational discussion with Carnegie Hill Neighbors

- Carnegie Hill Neighbors – Lo van der Valk– Membership organization designed to protect preserve the architectural heritage of Carnegie Hill
- Planting Park Ave is another initiative, funded it by every building facing Park Avenue to contribute several thousand dollars every year for planting
- Security Patrol program consisting of one car that patrols the neighborhood. Active clean streets program
- E. Harlem involvement daffodil planting at Marcus Garvey Park in partnership with the Church of the Heavenly Rest; Want to share information with CB 11 as to when other projects will happen within E. Harlem
- Work with GOSO (Getting Out, Staying Out) Organization, employing non-violent former inmates to help with clean streets and planting program
- Mr. van der Valk donated a copy of the Carnegie Hill Architectural Guide
- Question: Pilar Dejesus – were you involved in the 2nd Avenue subway? Not in favor of the subway going further North
A: CHN was involved with CB8 and supported the 2nd Subway expansion

4. New Business

5. Old Business

6. Committee Chair updates

- a. Continue with working sessions and use those meetings to use the information to better coordinate for next meeting. Will coordinate with Housing Cmte and Eco Dev Cmte to align our goals
- b. Property Checklist what triggers should require the checklist being filled out: development, MIH application, etc. was the checklist useful? Board office will integrate revised checklist into G suite. Revised checklist will be available in Feb.
- c. Establishment of task force for 2nd Avenue subway and will follow up with Nilsa

7. Announcements

- a. Pending agenda items for February meeting:
 - i. DA office construction task force
 - ii. 1516 Park Avenue are planning to submit a Fresh Food application
- b. Mr. Goldbloom that he would forward information on NYC Council Property Tax Revision Commission to the board staff for distribution to the committee

8. Adjournment

A motion to adjourn was made by Candy Vives-Vasquez, seconded by Frances Mastrota and passed unanimously. The meeting was adjourned at 7:44 pm.