



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Nilsa Orama
Chair

Angel D. Mescain
District Manager

Land Use, Landmarks & Planning Committee
Wednesday, November 7, 2018, 6:30 PM
Bonifacio Senior Center
7 East 116th Street

***** Minutes *****

- Present:** Holley Drakeford, LaShawn Henry, Frances Mastrota, Xiomara Pedraza, Robert Perkins, Shantel Sparks, Candy Vives-Vasquez, Steven Villanueva (Chair), Thomas Herrera (staff)
- Excused:** Henry Flores, Joseph Goldblum, Vincent Torres, Jonathan Winstone
- Absent:** None
- Guests:** George Janes; Victor Otero; Kevin Paris, HPD; Jonathan Morales, HPD; Katie Poppi, HAP; Jackie Pentore, HAP; Stephen Hayes, Carey Group; Cristal Vizcaino, EHTEBCLT; Athena Bernkopf, EHEBCLT; Russel Shuler, Yes Inc; Mahfuzur Rahman

1. Call to Order – Adoption of Agenda

Motion to adopt the agenda was made by Robert Perkins. The motion was seconded by Francis Mastrota and passed unanimously.

2. Informational Updates

3. Presentations & Discussions

- a. Review of Mandatory Inclusionary Housing (MIH) Application for mixed-use development at 247 East 117th Street, Block 1667, Lot 120

Katie Poppe, along with her colleague Jackie Pentore, of HAP Investment Group came to the Land Use, Landmarks & Planning committee to briefly discuss the mixed use development that will be constructed at 247 East 117th Street. They informed the committee that this specific Mandatory Inclusionary Housing

application for the building is under the 421a exemption, which is a rule that was amended by Governor Cuomo to eliminate community preference for specific projects that qualify for the aforementioned exemption. Ms. Poppe also shared that they expect to break ground on the project in January 2019. They shared with the committee that they will have a 6-month window for their marketing strategy. The 12 units set aside are permanently affordable.

Some concerns arose during the committee meeting about the short span of the marketing plan for the community to have to time to be organized in time to have an opportunity to apply (i.e. credit) and to have outreach, by the developer, to hire locally. Ms. Poppe took note of the committee's concerns and promised to take those concerns back to her superiors. She also expressed that HAP would be a willful partner in the process.

b. Review of land use applications related to the MEC / East 125th Street Development project.

Mr. Stephen Hayes, of the Carey Group, came and presented on the proposed amendments for block B of the MEC/ East 125th Street Development. The Department of Housing Preservation & Development is seeking approval of several actions to facilitate three new mixed-use building containing approximately 953 residential units on Block 1790, Lots 1, 3, 5-6, 8, 12-13, 20, 25-31, 41, 44-46 and 101.

Mr. Hayes presented the changes as follows: Minor change to the Fifteenth Amended Harlem-East Harlem Urban Renewal Plan to revise the curb cut requirements with respect to Site 12 of the Urban Renewal Area and a Special Transit Land use District Certification to determine whether a Transit Easement is required. Mr. Hayes expressed that the curb cut is for the loading and the unloading for the supermarket and that its location on East 126th Street not only helps prevent traffic, but also preserves the aesthetic integrity and architectural layout of the building.

4. Old Business

a. Committee discussion on permanent site for M11 sanitation garage

CB 11 Land Use consultant, Mr. George Janes, continued an ongoing conversation about the permanent location for the M11 sanitation garage. He gave the committee various hypothetical scenarios, such as the merging garages with other community boards or the possibility of the Potamkin site being used for the M11 sanitation garage, as an exhortion to the committee to keep the conversation ongoing. The committee committed to continue the conversation on the garage, as well as gathering suggestions to help inform their work moving forward.

5. Announcements

- a. Ms. Crystal Vizcaino and Athena Bernkopf of the East Harlem El Barrio Community Land Trust (EHEBCLT) came to introduce themselves and they expressed a desire to collaborate with the committee in the near future.

6. Adjournment

Motion to adjourn was made by Frances Mastrota. The motion was seconded by Holley Drakeford and passed unanimously.