



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Nilsa Orama
Chair

Angel D. Mescaïn
District Manager

Land Use, Landmarks & Planning Committee
December 4, 2019, 6:30 pm
Bonifacio Senior Center
7 East 116th Street, NY NY

***** Minutes *****

- Present: Denilyn Arciaga, Melanee Farrah, LaShawn Henry, Jessica Morris, Frances Mastrota, Candy Viva-Vasquez, Angel Mescaïn (staff)
- Absent: Jessica Elliot, Vincent Torres, Steven Villanueva
- Excused: Joseph Goldbloom, Robert Perkins
- Guests: George Janes; Adem Brija (CB11M); Marie Winfield (CB11 Public Member for District Needs); Jose Venegas (local resident)

1. Call to Order/Adoption of Agenda

Meeting called to order by Melanee @ 6:40pm

Motion to adopt the agenda by Candy, seconded by LaShawn @ 7:41pm

2. Presentation & Discussions:

- a. Lenox Terrace Rezoning Proposal presentation by George Janes

Note: Full Presentation Document can be accessed via email that that Angel Mescaïn shared to the Committee Members on 12.04.19.

Location W 132 and 135th St, between 5th Ave and Lenox Ave within CB10 territory; however, CB11 may provide input based on the Rules of the City of NY.

- Private Applicant wants to rezone the site to C6-2 (R8 equivalent)
- 5 Buildings major infill buildings proposed are all 28 stories and rezoning triggers MIH:
- 1,4300,000 SF for residential
- 1, 642 units (411-493 affordable under MIH)

- 135,500 SF of retail uses
- 15,000 SF of community facility uses
- 500-600 parking spaces

CB10 voted to disapprove the proposal on November 6, 2019. However, they have created a Resolution that includes conditions before the consideration of any rezoning:

- Zoning other than C-6
- “Tenants Benefit Agreement” for existing tenants
- Community Benefits Agreement
- Withdrawal of current ULURP
- Certification of new ULURP
- CB10 Resolution comments on: “Threat of Losing an African American Plurality in CB10”

Questions/Comments from Board

- LH: Did the private developer do anything/comment regarding more than the M.I.H. requirement? GJ: uncertain with response, most private developers don’t really go beyond the excepted requirements
- JM: suggests Action from CB10 LandUse Committee
- JM: Timeline for Private Developer? GJ: CPC Hearing on December 18
- DA: Current occupants on the existing site and anticipated population for current proposal? GJ: About 3000 now, estimated, and most likely, 6000

Questions/Comments from Public:

- Jose Venegas: How many people can you fit per SF in the proposal? Adamant on receiving a specific answer GJ: varies depending on the density of area, typically 680 SF per person Res: still concern MF: Suggests contacting CPC to deliver a definite answer
- Marie Winfield: More information on the Manhattan Borough Facebook Page: BP Hearing has information to review / J51 Lawsuit / CB10 demanding a strict Health Assessment/etc.

CB11 Committee Internal To-Do List:

- Obtain and Read CB10’s Resolution
- Attend the CPC hearing on December 18
- Develop a position on behalf of the CB11 Land Use, Landmarks and Planning Committee

b. Citywide Statement of Needs (SON), presented by Marie Winfield

MF asked to MW: What is it? Why is it important? And any recommendations for CB11?

MW: Created after City reviews Statement District of Needs

Adopted and Implemented for Two Fiscal Years

Community Boards have 90 days to Review and that they have the Option to (but not limited): hold a hearing; make comments on specific citings; put pressure on the BP

office to create alternative recommendations or remove language in the report; asking for actual updated data instead of data that no longer applies; etc

Concerns to critically think about: Fair Share (non)-equitable; lack of planning from state and city facilities; equal distribution of facilities among communities

Board Comments/Questions:

- MF: Why has the BP not been transparent about SON? MW: Not certain, all other Boroughs' have been involved in the process except for Manhattan. Great to ask and request training.

CB11 Internal To-Do List:

- BP has yet to release the Citywide Statement of Needs and then the 90 days review period begins
- Review the Citywide Statement of Needs: highlight and assess sections with language concerning CB11; cross-reference to our own committee's CB11 Statement District and Needs; find areas to create alternative recommendations or request for removal; request updated data for sections that are outdated; etc.

- c. Continuing Discussion regarding Hope's Community's Proposed Site Development at 123rd St and Lexington:

Regarding CB11's Committee Letter DRAFTED by AM: CB11's affordable housing guidelines to be inserted in the letter. (Edit will be done by AM)

Motion by JM to Support the Letter for Hope Community, withheld due to further discussion

CV: Question about the second paragraph regarding the site to be a POA/Concern about the RFP language / Committee discusses and agrees to remove second paragraph

Adem Brija: Question about affordability being 100% / DA reads email from Hope that was submitted to the committee internally / Debate about the site being a city-owned property and therefore, ensuring that it is to be 100% affordable / LH: Condition is part of the EH Rezoning Agreement / DA: Question about the committee's position on highly concentrated buildings being a particular income band or preferring sites to be mixed-income, due to hearing conflicting statements from various Board Members / AM: Committee has a position that was stated back in June, will provide information

Motion by CV to approve the Letter of Support so long as the second paragraph be removed regarding the POA/RFP context and in addition to including the CB11's MIH/AMI/Affordable Housing Guidelines. Seconded by FM. Present not Voting: LH. Motion Passed.

3. New Business:

None.

4. Old Business:

None.

5. Announcements:

Next Meeting: Wednesday, January 8 (due to the New Year's Day being January 1)

6. Adjournment:

Adjourned by MF at 19:55.