



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Nilsa Orama
Chair

Angel D. Mescain
District Manager

Land Use, Landmarks & Planning Committee
Wednesday, December 11, 2018, 6:30 PM
Bonifacio Senior Center
7 East 116th Street

***** Minutes *****

Present: Holley Drakeford, Henry Flores, Joseph Goldblum, La Shawn Henry, Frances Mastrotta, Xiomara Pedraza, Robert Perkins, Shantal Sparks, Vincent Torres, Steven Villanueva (Chair), Candy Vives-Vasquez, Angel Mescain (staff)

Excused: Jonathan Winstone

Absent: None

Guests: George Janes; Stephanie Chan, MBPO; Orlando Rodriguez, MBPO; Penny King, Fried Frank; Raffaella Dunne, Washington Sq. Partners; Hugo Pizarro, Archcare; Scott La Rues, Archcare; Carlos Diaz, Archcare; Cahrile Houlton-Vinyl; Joe Huenekens, NYC DCP; Luisa Lopez, MBPO; Nilsa Orama, CB11; Jessica Morris

1. Call to Order – Adoption of Agenda

Committee Vice-Chair Xiomara Pedraza called the meeting to order.

A motion to adopt the agenda was made by Candy Vives-Vasquez, seconded by Shantal Sparks and passed unanimously.

2. Presentations & Discussions

- a. Review of land use application related to the proposed Terrence Cardinal Cooke Medical Rezoning

Scott La Rue of Archcare and Raffaella Dunne of Washington Square Partners provided an informational update on their proposal to rezone Block 1611, Lots 15 and part of 1 to facilitate the redevelopment of the project site with 150 units of

senior housing, approximately 379 residential units, and medical offices. The land use application seeks

1. An amendment to the Zoning Map, Section No. 6b, changing from an R7-2 District to an R8 District property bounded by Est 106th Street, a line 100 feet west of Madison Avenue, East 105th Street, and a line 150 feet east of Fifth Avenue;
2. An amendment to the Zoning Map, Section No. 6b, changing from an R7-2/C1-5 District to an R8/Ci-5 District property bounded by East 106th Street, Madison Avenue, East 105th Street, and a line 100 feet west of Madison Avenue
3. An amendment to the Zoning Resolution modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing (MIH) area permitting MIH Option 2 in the Rezoning Area

In order to continue operations at its current location, the applicant has determined that it requires a renovated but reduced-capacity skilled nursing facility (SNF), housing for seniors with low-acuity health conditions, and approximately \$100 million to fund TCC's modernization. The applicant proposed to meet these needs by rebalancing its operations to:

Reduce the SNF to approximately 320-350 beds and consolidate the SNF in one building (the Flower building); relocate the 50-bed Hospital into the same building as the SNF; develop a senior housing project with an estimated 150 units for seniors whose medical conditions do not require the full services of the SNF; develop a community facility for a Program of All-Inclusive Care for the Elderly (PACE Center); and develop, or cause to develop, a residential a building that would allow for the Applicants investment in TCC

Certification of the land use application is anticipated in early 2019. After which the community board will have the standard 60-day review period to prepare and submit comments.

3. Old Business

- a. Committee discussion on permanent site for M11 sanitation garage

District Manager Angel Mescain informed the committee that the pending meeting of the Community Advisory Group had been postponed pending a meeting to be scheduled with the leadership of Community Boards 9 and 10.

4. Informational Updates

- a. Committee Chair Steven Villanueva informed the committee of the ongoing work being done to move forward the revision of CB11's City Properties Checklist and Affordable Housing Guidelines, as well as plans to develop a Projects Tracker for the committee.

5. Announcements

6. Adjournment

A motion to adjourn was made by Frances Mastrota, seconded by Vincent Torres and passed unanimously. The meeting was adjourned at 7:20 pm.