



COMMUNITY BOARD ELEVEN

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Nilsa Orama
Chair

Angel D. Mescain
District Manager

Land Use, Landmarks & Planning Committee Wednesday, March 4, 2020, 6:30 p.m. Bonifacio Senior Center 7 East 116th Street

*** MINUTES***

Present: Denilyn Arciaga, Jessica Elliot, Elsie Encarnacion, La Shawn Henry, Jessica Morris, Frances Mostrata, Robert Perkins, Vincent Torres, Steven Villanueva (Chair), Candy Vives-Vasquez

Absent: Melanee Farrah

Excused: Joseph Goldbloom

Guests: Hector Santana, Community Outreach, Second Avenue Subway Project; Joe O' Donnell, MTA Capital Construction; Andrea Wenner, East Harlem Tutorial Program; Joan Huang from the Division of Planning and Predevelopment, NYC HPD

1. Call to Order by S. Villanueva at 6:39 PM. Motion to adopt the agenda by F. Mostrata, Seconded by C. Vives-Vasquez. Unanimously passed at 6:41 PM.
2. Presentations & Discussions

- a. **Informational Update: Second Avenue Subway Phase 2** presented by Hector Santana, Community Outreach, Second Avenue Subway Project and Joe O' Donnell, MTA Capital Construction.

Background: Phase I took ~10 years: Previous community concerns have been Residential and Commercial Displacement; Past community involvement, Ambassador Project, has been to include students from school district 4 (PS96) through 1) STEM Method and 2) Approach through STEAM professions.

Current Update: Design and Build Phase; Outreach plan and subway pop-ups in April 2020; Capital plan approved in January.

CB11 Committee Concerns/Questions: Workplace development and local hiring by identifying jobs that would be created in the 5 year pipeline with an accountability for local businesses; Construction impact on local schools surrounding Phase II; MWBE status; Addressing concerns and differences for residents of Franklin Plaza; Invited to Youth Symposium in order to connect

with local population.

Response from H. Santana and J. O' Donnell: Federally funded project so they cannot require contractors to hire locally, however, the project has collaborated with WeAct, Assembly Members, Senator Benjamin's office, etc.; The project is working on plans for the full-length of construction and looking at disruptions; creating a 'good neighbor program' i.e. lighting, lines of site, preventing hazards, access and entry points to corners or sidewalks;

Public Concerns/Questions: None

b. Informational Update: East Harlem Tutorial Program presented by Andrea Wenner

Background: Building a new high school (temporary space on 96th St lasts for only 2-3 years, started in 2018 at St. Lucy's Church); Phase I was 55,000 SF K-8; Phase II of campaign for East Harlem in Design Development; Aim for 600 students, leverages of 30M in philanthropy, 65,000SF building (full size gym-torium, cafeteria, STEM labs, ec).

Next steps: Demolition and abatement starting in April/May); City Agency Filing in April for DOB BSA (Requests) DCAs; Construction in October; Goal for completion in June 2022.

*****Possible CB11 Action-Item***:** EHTP project asking for Zoning variances.

CB11 Committee Concerns/Questions: Design drawings demonstrate limited access to daylight/greenspace potential due to roof being utilized for mechanical spaces/How many HS students reside in the local zip codes and how many faculty have been teaching for over 5 years?/Is there a Campus or Master Plan?/Is there support from the neighboring tenants?

Response from A. Wenner: There is plenty of daylight in classrooms and gymnasium with access to open space on the ground level, 80% of students reside in local zip codes and uncertain about faculty data/intention of the project is that 8th graders from the surrounding schools will matriculate into the EHTP; Civic engagement has been done by conducting informational-community sessions and phone calls from the last couple of weeks to create connections/support from neighborhood tenants and businesses.

Public Concerns/Questions: None.

c. Informational presentation of HPD's Central Harlem Open Door/Neighborhood Construction Program (NCP) by Joan Huang from the Division of Planning and Predevelopment, NYC HPD

Background: Cluster project with one site at 2 East 130th Street; Initial RFP/RFQ issued in December 2014; Iris & Lemor joint team awarded 12 sites in July 2017; Iris & Lemor presented preliminary development plan to CB10 in June 2019; Iris & Lemor presented proposed development plan update to CB10 in January 2020.

Current Update: Iris & Lemor presents the proposed development plan to CB11; No rezoning to try to upzone the properties/land disposition.

*****Request for Land Use Action-Items***:**

- 1) Urban Development Action Area Program (UDAAP) Designation and Project Approval
- 2) Disposition of City-Owned Property

CB11 Committee Concerns/Questions: Concern about proposed facade not matching the rest of street fabric; Accessibility of ADA compliant walk-ups and creating multi-family residential instead of studio-oriented units; Are utilities included in rent?; Why is homeownership not considered?; Tax credits awarded for this project?; 9% tax credit application through the state or city? And backup? What about 4%? AMI Levels less than 30%; 3-bedroom units fall under which AMI? Is the cluster model a pilot by HPD?/Encourages the project to create a homeownership model as a positive precedent for the community district.

Response by presenters: The lots are less than 18 feet wide and the team argues to build multiple apartment units rather than single-family homes; Smaller lots only had studio units which are better for rental situation since financing and lending is extremely difficult for potential home buyers with less than 10 units; Tax credits to occur March 2021 and application is through the city with terms sheets that may force the AMI to go up; Various bedroom-numbered units are proportional to the AMI; Not a pilot model - just number of sites that are not adjacent to each other; Units are $\frac{2}{3}$ rental and $\frac{1}{3}$ home ownership.

Public Concerns/Questions: None.

3. Old Business - None.
4. New Business - None.
5. Announcements
 - a. Welcome Elsie Encarnacion to the committee!
 - b. Malik is hosting another clothing drive for our community on March 28th.
 - c. Robert Perkins last LLP meeting but advocates the committee to continue the hard work and strongly believes that democracy happens at the community board level.
6. Adjournment by S. Villanueva at 9:55 PM.