



COMMUNITY BOARD ELEVEN

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Nilsa Orama
Chair

Angel D. Mescaín
District Manager

Land Use, Landmarks & Planning Committee Wednesday, April 3, 2019, 6:30 PM Bonifacio Senior Center, 7 East 116th Street

*** Minutes ***

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

Excused: Henry Flores, La Shawn Henry

Absent: none

Guests: Shelley Roberts, DSS Services; Attilio Crupi; Chris Torres; Jacklyn Scarinci, Akerman LLP; Carol Rosental, Fried Frank; Jordan Barowitz, Durst; Samora Daly, Daly Gonzalez; Justin Lui, Durst; Connie Lee, Landmarks East Harlem; Chris Cirillo, Ascendant CDC; Patricia Murphy; Sabrina MacPherson; Matthew Pietrus, NYC DCP, Wesley O'Brien, Fried Frank

1. Call to Order / Adoption of Agenda

- a. Meeting called to order at 6:45pm.
- b. Motion to adopt agenda by Vinny Torres, seconded by Holley Drakeford and passed.

2. Presentations & Discussions

- a. Presentation on Land Use Application Nos. N190326 ZCM, N190316 ZCM, N190290 ZCM

Wesley O'Brien, land use counsel for this application, provided the committee with an explanation of the process for establishing whether a transit easement is required and what the developer, Durst Organization, currently intends to build at each of the sites, 1800 Park Avenue, 1815 Park Avenue and 110 East 125th Street, referenced in this application. The applicant seeks joint certification by the MTA New York City Transit Authority and the City Planning Commission as to whether or not a transit easement volume is required at these properties.

- b. Informational update on the Northern Manhattan Collaborative' *Public Sites for the Public Good* development roadmap

Chris Cirillo, Executive Director of Ascendant Community Development Corp. provided a report on the work the NMC has done over the last year in collaboration with the Hester Street Collaborative to assess the possibilities for the development of affordable housing projects at the four city-owned sites identified in the East Harlem Rezoning Points of Agreement, as well as sites identified by the MTA as part of the second phase of the Second Avenue Subway (SAS) project. Their work culminated in recommendations for the mixed-use residential development at each site emphasizing the need to include affordable housing as part of any development at these sites. Recommendations also include the possibility incorporating ancillary structures for the SAS into residential buildings as has been done on other locations in NYC.

This project and its recommendation seek to follow up on the recommendations of the East Harlem Neighborhood Plan such as prioritizing affordable housing development on publically owned sites and activating the ground floor of any ancillary building resulting from the SAS.

NMC will publish posters and fold-out marketing materials they will share with the local community, city agencies and other developers.

c. Presentation on 1516 Park Avenue FRESH Food application

Jacklyn Scarinci of Akeman LLP presented the application on behalf of 1516 Park Avenue Partners LLC which seeks a zoning certification by the City Planning Commission to permit the development of a FRESH food store which would facilitate a floor area bonus for the development of an 11-story mixed-use building at 1516 Park Avenue (Block 1616, Lot 36 and 38).

If the certification is granted the resulting development project will include 59 residential rental units of housing, a percentage of which will be affordable pursuant to 421a program guidelines. The owner would also be subject to a regulatory agreement which would require a fresh food grocery store in the building.

According to our land use consultant George Janes: "There is a mechanism in zoning to remove the floor area from the FRESH program if the store fails and market conditions do not allow another FRESH store. The mechanism is a CPC authorization, which is not a ULURP action. The authorization requires findings that if met will permanently relieve the owner from FRESH program obligations and allow the space to be put to another use. As a result, developers get to build their building larger than would otherwise be allowed, and then just ask the CPC to change the use if the supermarket doesn't work out".

The owner, Bill Cook, ACNY Developers, committed to coordinate with the general contractor to facilitate the opportunity for local workforce participation throughout the construction project.

Vinny Torres made a motion to approve the land use application of 1516 Park Avenue Partners LLC for zoning certification by the City Planning Commission to permit the development of a FRESH food store which would facilitate a floor area bonus for the

development of an 11-story mixed-use building at 1516 Park Avenue (Block 1616, Lot 36 and 38). The motion was seconded by Frances Mastrota and passed with one present not voting (Vives-Vasquez).

3. New Business

4. Old Business

a. Revision of CB11 Affordability Guidelines

The committee was presented with a revised document to review and share suggestions for edits and/or additions. Chair Villanueva asked the committee to submit any comments/suggestions by April 24th as he intends for the revised document to be voted on for adoption during the committees' meeting in May.

b. Revised of CB11 City Properties Checklist

The committee was presented with a revised document to review and share suggestions for edits and/or additions. Chair Villanueva asked the committee to submit any comments/suggestions by April 24th as he intends for the revised document to be voted on for adoption during the committees' meeting in May.

c. Continuing discussion on District Needs and Budget Requests

Mr. Mescaïn explained that each committee has been instructed to keep this discussion items on their respective agendas going forward and should be in regular communication with the corresponding agencies as it relates to relevant budget requests and the assessment of community needs. In response to whether the board receives answers to their budget inquiries, Mr. Mescaïn explained that agency responses have improved and can only continue to improve with the participation and engagement of the boards' committees in the budget process.

d. Committee attendance

5. Announcements

6. Adjournment

Vinny Torres made a motion to adjourn which was seconded by Frances Mastrota and passed. The meeting was adjourned at 8:20pm