

**Land Use, Landmarks & Planning Committee**

**May 13, 2020, 6:30 p.m.**

**Held via video conference**

**\*\*\* MINUTES\*\*\***

**Present:** Denilyn Arciaga, Jessica Elliot, Elsie Encarnacion, Melanee Farrah, Joseph Goldbloom, Jessica Morris, Vincent Torres, Steven Villanueva (Chair), Candy Vives-Vasquez, Angel Mescaïn (staff), Carly Wine (staff), Marline Pierre (staff)

**Absent:** None

**Excused:** Frances Mostrata

**Guests:** George Janes (CB11 Land Use Consultant); Brenda Slochowsky, Seiden & Schein, Ysabel Abreu, MBPO; Warren James; Christina Johnson; Marina Garcia; Connie Lee; Michael Hakimian; Alvin Schein; Em Rubey; Alicia Koledin;

1. Call to Order by Steven Villanueva at 6:41 pm. Motion to adopt the agenda by Denilyn Arciaga, Seconded by Jesscia Elliott and passed.
2. Announcements:
  - a. City's ULURP has been suspended as of March 16, 2020. (A. Mescaïn)
  - b. NYC Landmarks Preservation Committee (LPC) holding meetings and hearings virtually. (A. Mescaïn)
  - c. NY Yimby reported that plans have been filed for two 20-plus story building on Park Ave and 118th St (202 units) and 120th St (218 units) - Per the 2017 rezoning, each project will be "as-of-right" and subject to MIH. Both projects will include indoor parking. BFC Partners is owner of record for the sites. (A. Mescaïn)
  - d. Free Event - Design for Everyone: An Intro to Urban Planning & Design, Friday 5/22 4:00-5:00 pm. Link available on website.
3. Presentations & Discussions
  - a. **Informational Update: 125th Street "Visioning" by George Janes.** This is an informational presentation by our land-use consultant who was tasked with preparing a visual report on the current and planned state of development for the East 125th Street corridor and abutting areas. It is important to have an understanding of all that is happening development-wise along this corridor. **No action is required from the committee.**
  - b. **Informational Update: 212 East 125th Street presented by Brenda Slochowsky, Seiden**

**& Schein.** Informational presentation related to an application to HPD for the Voluntary Inclusionary Housing Program. **No action is required from the committee.**

**Project Overview:** 212 East 125<sup>th</sup> Street, New York, NY 10035 (the “Project”) will be a newly constructed 12- story residential building containing approximately 58,000 gross square feet of floor area, located at 212-216 East 125<sup>th</sup> Street, New York, NY 10035 and currently designated as Block 1789, Lot 43, 45 on the Tax Map of the City of New York (the “Site”). The Project Site is located 212-216 East 125<sup>th</sup> Street, New York, NY 10035, and occupies an approximately 7,500 square foot parcel of land in Manhattan, Community District 11.

212 East 125<sup>th</sup> Street LLC (the “Applicant”) intends to file an Inclusionary Housing Application with the New York City Department of Housing Preservation and Development (“HPD”) and enter into a regulatory agreement that will provide for 13 of the apartments to be set-aside for households earning no more than 80% of AMI (the “Inclusionary Units”). The Inclusionary Units will consist of 3 studios, 3 one-bedrooms and 7 two-bedrooms. Construction of the Project is expected to take approximately 24 months and lease-up is anticipated to start within 21 months after the start of construction.

**Financing:** The project will be privately financed with a loan from an institutional lender.

**Tax Exemption:** The Project is expected to receive a 421-a tax exemption.

**Development Team:** The Project will be developed by The Hakimian Organization. The Hakimian Organization has completed and own several 421a projects in Queens, including 33-01 38<sup>th</sup> Avenue, Queens, NY and 41-32 27<sup>th</sup> Street, Queens, NY. The Hakimian Organization currently does not own any projects with an inclusionary component.

ND Architecture & Design, PC will be the Project architect. They have included affordable housing in 635 4th Avenue, Brooklyn, NY, and 115 Stanwix Street, Brooklyn, NY. Seiden & Schein, P.C. has been retained to represent the Applicant in connection with the Inclusionary Housing Application for the Project. Seiden & Schein regularly represents developers seeking to obtain benefits under the Inclusionary Housing and 421-a tax exemption programs.

c. **Report: Pleasant Village Community Garden** by Jessica Elliot, EOSP Committee Chair

**Background:** The discussion at the most recent meeting of EOSP is regard to a request by the PVCG to preserve two HPD-owned properties on E 118th Street from being developed for affordable housing. These two lots are subject to development as part of HPD' NCP plan to develop housing on smaller lots. Ascendant Community Development Corp. and partners have been designated by HPD to develop on this site. The development team presented their project to the Executive Committee in October 2019

(copy attached). The project was in the pipeline to certify ULURP this year (date TBD).

**Current Status:** The operators of the PVCG have asked CB11 for a letter in support of these lots not being developed on.

4. Old Business
  - a. Fiscal 2021 Executive Budget by A. Mescaïn - Due to limited funding (e.g. budget cuts, loss of tax revenue, COVID-19, etc.), DM advised CB11 to push the councilmembers to prioritize the budget to neighborhoods where it will have the most impact such as our district.
5. New Business - None.
6. Next steps by S. Villanueva:
  - a. Fiscal 2021 Executive Budget: Google doc to be developed post-meeting and members should submit any comments/questions to himself or Angel;
  - b. Review the 125th Presentation (shared on Google drive): continue the dialogue as the project concerns every aspect of the Board and not just LLP - utilize the cross-committee tool;
  - c. Voluntary Inclusionary Housing application: follow up with marketing, housing and ambassador resources and separate out the local hiring and marketing guidelines as it was already included in the packet Carly to be the POC;
  - d. Urban Renewal Plan expiring at the end of the year: East Harlem Plan will be available on the Google drive.
7. Adjournment by S. Villanueva at 9:29 pm.