



# COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN  
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Nilsa Orama  
Chair

Angel D. Mescain  
District Manager

**Full Board Meeting  
December 17, 2019, 6:30pm  
Terrence Cardinal Cooke Medical Center  
1249 Fifth Avenue, NY NY**

**\*\*\* Minutes \*\*\***

Present (27): Altamirano, Arciaga, Brown, Collier, Diaz, Elliott, Febbraro, R. Flores, Giordano, Green, Heredia, Mastrota, Montiero, Morris, Orama, Padilla, Perkins, Rahman, Ramirez, Santiago, Schlotman, Scott, Tromski, J. Villanueva, S. Villanueva, Vives-Vasquez, Whitaker, Wu

Excused (7): H. Flores, Goldbloom, Henry, Kamwa, Kiros-Petrucci, Marcial, McCullough

Absent (10): Abdullah, Arroyo, Brija, Encarnacion, Farrah, Mack, Sanders, Sheffield, Torres, Woodley

The meeting was called to order at 6:40 pm

Public Session

A. Pre-registered institutions, groups and individuals, 3 min each

1. Scott LaRue, Terrence Cardinal Cooke Medical Center
2. Noel Alicea, Metropolitan Hospital
3. Marcelo Ayoyane, Sunnyside Community Services

B. Public Elected Officials

1. Mariely Moronta Sanchez, representing Assembly member Robert J Rodriguez
2. Luisa Lopez, representing Councilmember Diana Ayala
3. Maggie McDermott, representing State Senator Brian Benjamin
4. George Espinal, representing the Mayors Office to Combat Domestic Violence
5. June Soto, representing State Senator Jose Serrano
6. Ysabel Abreu representing Borough President Gale Brewer

C. Special Presentation

1. Update on the rebuilding of the Children's Aid East Harlem Center – Yolanda McBride

## Business Session

- A. Roll Call – Secretary
- B. Adoption of the Agenda – Motion to adopt by Mastrota, seconded by Green and passed
- C. Approval of the Board Minutes – Motion to approve by Ramirez, seconded by Mastrota and passed
- D. Chair’s Report - Motion to approve by Diaz, seconded by Vives-Vasquez and passed
- E. District Manager’s Report – Motion to approve by Vives-Vasquez, seconded by Mastrota and passed
- F. Officer Reports – Motion by Mastrota, seconded by Ramirez and passed
- G. Committee Reports and Action Items

### **Housing**

### **Public Safety & Transportation**

- 1. Motion by Brown and seconded by J. Villanueva to write a letter of support for School Safety Measures project proposal as presented by the Department of Transportation (DOT) and Department of Design and Construction (DDC) at our Public Safety and Transportation Committee Meeting on October 1st, 2019. Motion passed unanimously.
- 2. Motion by Vives-Vasquez and seconded by Ramirez to request the removal of parking spot along First Avenue in front of Jefferson Park for emergency vehicles. The motion passed with Mastrota opposed.

### **Licenses & Permits**

- 3. 1325 CCPJ Corp. dba Maxwell’s Central Park. Application to **alter** a full liquor license for a restaurant located at 1325 Fifth Avenue New York, NY 10035 (111<sup>th</sup> Street). Motion to deny made by Ramirez, seconded by Mastrota and passed.
- 4. El Paso 116 Corp. dba Nocciola Ristorante. **New** application for a full liquor license for a restaurant located at 237 East 116<sup>th</sup> Street, New York, NY 10029 (Second Avenue). Motion to approve made by Whitaker, seconded by Ramirez and passed.
- 5. Teamworkon3 LLC dba Teamworkon3. Application to **renew** a wine, beer, and cider license #1303294 for a restaurant located at 2007 Lexington Avenue, New York, NY 10035 (122<sup>nd</sup> Street). Motion to approve made by Whitaker, seconded by Ramirez and passed.
- 6. MFG Enterprises Corp. dba Armonie. Application to **renew** a wine, beer, & cider license #1267889 for a restaurant located at 1649 Park Avenue, New York, NY 10035 (117<sup>th</sup> Street) Motion to approve made by Whitaker, seconded by Ramirez and passed.
- 7. Las Delicias Mexicanas, Corp. Application to **alter** a full liquor license #1262228 for a restaurant located at 2109 Third Avenue, New York, NY 10029 (115<sup>th</sup> Street). Motion to deny made by Ramirez, seconded by Mastrota and passed.
- 8. Stickball Classic #509280  
Stickball Game  
May 23, 2020 (set up 9:00 a.m. – breakdown 4:30 p.m.)

East 115<sup>th</sup> Street between Madison Avenue and Park Avenue

Applicant: Carlos Diaz

Sponsor: Taino Towers Community Gallery Inc.

Motion to approve made by Whitaker, seconded by Green and passed with Diaz present/not voting.

9. Stickball Classic #509285

Stickball Game

May 24, 2020 (set up 8:00 a.m. – breakdown 5:30 p.m.)

East 106 Street between Madison Avenue and Fifth Avenue

Applicant: Carlos Diaz

Sponsor: Taino Towers Community Gallery Inc.

Motion to approve made by Whitaker, seconded by Green and passed with Diaz present/not voting.

10. American Dream Car Service, Inc. Application to **renew** livery base station license for a base located at 297 Pleasant Avenue, New York, NY 10029. Motion to approve by Ramirez, seconded by Mastrota and passed.

#### **Land Use, Landmarks & Planning Committee**

11. Motion by J. Villanueva to issue a letter of support for Hope Community Inc. to pursue sole source disposition of city-owned property with HPD and DSNY in relation to developing a mixed-use affordable housing project on 123<sup>rd</sup> Street between Lexington Avenue and Third Avenue (Block 1772). The motion was seconded by Elliott and passed.

#### **Re: Hope Community Inc. pursuit of sole source disposition of city-owned property on Block 1772**

*Louise Carroll*

*Commissioner*

*Department of Housing Preservation & Development*

*100 Gold Street*

*New York, NY 10038*

*Dear Commissioner Carroll:*

*We have recently met with representatives of Hope Community Inc. regarding their interest in developing a mixed-use affordable housing building on 123<sup>rd</sup> Street between Lexington Avenue and Third Avenue (Block 1772) in Manhattan. The proposed development site would include city-owned property controlled by HPD (Lot 22) and a site currently used by the Department of Sanitation's Manhattan Lot Cleaning Unit (Lots 23, 24, 25, 26, 28, 29, 30) in addition to an adjacent property owned by Hope (Lot 20). The proposed building would include 4,100 SF of ground floor retail; 9,600 SF of community facility space and 123,000 SF of residential (approximately 130 units).*

*As you know, the DSNY site was identified in the 2017 East Harlem Rezoning Points of Agreement as a site to be evaluated for the development of affordable housing.*

*It is our expectation that City agencies and developers will utilize Community Board 11's Affordable Housing Development Guidelines to design proposals that fit the housing needs of Manhattan Community District 11 and that development on Publicly-Owned Sites will;*

1. *Target 100% rent and income restricted development with deep affordability and at a variety of low- and moderate-income rent levels in perpetuity, as follows:*
  - *20% Extremely Low-Income (at or below 30% of AMI)*
  - *20% Very Low-Income (between 31% and 50% AMI)*
  - *20% Low-Income (between 51% and 80% AMI)*
  - *20% Moderate-Income (between 100% and 120% of AMI)*
  - *20% Middle-Income (from 121% up to 130% AMI); and*
2. *Include 50% community preference for affordable developments*

*Hope has requested CB11's support to engage in discussions with HPD regarding the potential for a sole source disposition of the city-owned sites to facilitate the proposed development.*

*Given Hope Community's long history of managing, developing and preserving affordable housing in East Harlem, as well as their ownership of adjacent property and commitment to maximizing the number of affordable housing units built on this site, we enthusiastically support their request to pursue sole source disposition with HPD and DSNY for the proposed project.*

### **Environment, Open Space & Parks**

12. Motion by Heredia and seconded by Elliott to provide a letter to NYC Parks in support of the new comfort station and utility building at Harlem River Park as presented by NYC Parks at the Environment, Open Space, & Parks Committee meeting on December 5th, 2019. Motion passed with Giordano and J. Villanueva abstaining.
13. Motion by J. Villanueva and seconded by Padilla to provide a resolution in support of Central Park Conservancy's design proposal for the Rink and Pool at the Harlem Meer. The motion passed.

### **Re: Design Proposal for the Rink and Pool at the Harlem Meer in Central Park**

*WHEREAS, Lasker Pool is located on West 110th Street and Lenox Avenue/Malcolm X Boulevard in the Borough of Manhattan in Community Board 10;*

*WHEREAS, Central Park was originally designed as an idealized rural landscape, one that would provide New Yorkers an escape from the stresses of urban life and an ability to move seamlessly through a diverse and beautiful sequence of naturalistic settings;*

*WHEREAS, the massive Lasker Rink and Pool facility, completed in 1966, undermines this intention by blocking the flow of water from the Loch to the Harlem Meer and disrupting the connection between the Meer landscape and the rest of the Park;*

*WHEREAS, Lasker Pool's aging structure — long plagued by serious flaws in the original engineering — is beyond repair;*

*WHEREAS, The Central Park Conservancy is investing in a comprehensive reimagining of the site;*

*WHEREAS, the proposed facility will be more integrated into the surrounding landscape, and provide Park users with year-round access to restrooms and amenities, a boardwalk that travels through a series of small islands and a freshwater marsh, unhindered access across the north end of the Park — both by reconnecting the watercourse that runs through the Ravine, so it flows freely into the Harlem Meer, and re-establishing the pedestrian path that once ran alongside it;*

*WHEREAS, the glass facades used for the new facility are tested to ensure safety for birds and other wildlife in the park;*

*WHEREAS, the new rink supports East Harlem organizations and residents in access to recreational sports, such as the existing ice hockey, ice skating, and swimming uses;*

*WHEREAS, The Central Park Conservancy includes CB11 throughout the future processes of programming and operations to ensure access to residents and organizations of the community;*

*WHEREAS, the applicant commits to transparency regarding the identity of the concessionaire, their plans for providing programming access for the community, and the proposed budget for programming;*

*WHEREAS, the proposed pool will still be larger than an Olympic size pool (i.e., 164' by 84'), and one of the largest public pools in the city. It will continue to be one of the few pools in the city to accommodate 50-meter lap swimming (facilitated by deployable bulkheads that can be configured for a variety of lane lengths);*

*WHEREAS, the developers and architects meet with the community board to discuss any changes in the design proposal or schedule and to review progress of these agreements;*

*WHEREAS, most of the \$150M needed for the planned work is already accounted for, two thirds of which is to be privately raised by the Conservancy while the city will provide \$50M;*

*WHEREAS, The Conservancy and the New York City Parks anticipate that groundbreaking will take place in spring 2021. Construction is expected to be completed in 2024;*

*WHEREAS, The Conservancy is working with NYC Parks to develop a plan to minimize inconvenience and to identify interim locations for existing programs during the construction period; and*

*WHEREAS, the adjacent Community Board directly impacted by this project, both on its disruption as well as its completed results, is in favor of the proposal; now*

*THEREFORE, BE IT RESOLVED that Manhattan Community Board 11 supports the joint efforts of New York City Parks and Central Conservancy to upgrade the landscape of the Harlem Meer and reconstruction of the Lasker Pool and Rink through new designs.*

**Human Services**

**Youth & Education**

**Economic Development & Culture**

**Executive**

- H. Approval of Committee Reports – Motion by McCullough, seconded by H. Flores and passed
- I. Old Business
- J. New Business
- K. Announcements
- L. Adjournment

The meeting was adjourned at 8:23 pm. Motion by Ramirez, seconded by Scott.