



Matthew S. Washington  
*Chairman*

Angel D. Mescain  
*District Manager*

## COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN  
1664 PARK AVENUE  
NEW YORK, NEW YORK 10035  
TEL: (212) 831-8929/30  
FAX: (212) 369-3571  
www.cb11m.org

**Land Use, Landmarks & Planning Committee**  
**Wednesday, June 10, 2015 6:00 p.m.**  
**116<sup>th</sup> Street Block Association**  
**55 East 115<sup>th</sup> Street, NY NY 10029**

- Present:** Beverly Alston, Adem Brija, Diane Collier Holley Drakeford, La Shawn Henry Alvin Johnson, Marissa Mack, Keith Massey, Theresa Richardson, Candy Vives-Vasquez, Jemar Ward, Angel Mescain (staff)
- Excused:** George Gallego, Frances Mastrota
- Absent:** Vincent Torres
- Guests:** Nilsa Orama, CB11; Mark Ginsberg, Curtis & Ginsberg; Katherine Kelman, Extell; Brian McGrath; Keven Parris, HPD; Felipe Torres, HPD; Lucian Reynolds, MBPO; Wendy Hewlett, CB11; Christine Johnson, Pleasant Village Community Garden; Katie Benn, Pleasant Village Community Garden; Jaritza Taveras, Tahl-Propp Equities; Jonathan Winstone, CB11; Brenda Levin, Extell; George Arzt, Extell; Annabelle Jimenez, CB11; Dewitt Ortiz; Ken Haron, Artimus; Evan Kashanian, Artimus; Greg Behl, Pleasant Village Community Garden; Pilar deJesus, Urban Justice Center; Veanda Simmons, HPD; Calvin Brown, DCP

1. Call to Order – Adoption of the Agenda

Committee Chair Henry called the meeting was called to order at 6:10 p.m.

2. Presentations/Discussions

a. Presentation of proposed Zoning for Quality & Affordability Text Amendment

Calvin Brown, of the NYC Department of City Planning, provided a presentation on the proposed Zoning for Quality & Affordability Text Amendment. Examples of proposed changes include turning an R6-A building from 70 ft. to 75 ft. or 7 Stories. Changes also proposed for non-contextual areas include extending R7 with existing height cap of 80 ft. to 85 ft. Building senior housing apartments and relaxing parking space will also provide inducements for potential projects. These incentives will be offered to provide more options for affordable housing and senior housing. Special districts will not be affected and any landmarks involved will still need LPC review before alterations are made.

Mr. Johnson asked what area the proposed amendment would apply towards. Mr. Brown explained there are two different breakdowns, mandatory inclusionary and voluntary inclusionary housing. The proposed amendments would entice builders in the voluntary sector.

Ms. Vives-Vasquez wanted to clarify that units could be built in lieu of parking spaces. Mr. Brown indicated parking could in fact be swapped for more affordable units.

Ms. Collier wanted to emphasize the need for commercial overlay in senior housing to accommodate community space needed for seniors. Mr. Brown urged Ms. Collier to emphasize this point during one of the visionary sessions set for East Harlem.

b. Presentation of proposed Lexington Gardens mixed use residential project

Ashley Peate of L&M Development provided a presentation on a proposed mixed-use development project L&M will develop with Tahl-Propp Equities. The new development would rise adjacent to Tahl-Propp's existing Lexington Gardens Project-Based Section 8 property located on 107<sup>th</sup> Street and Park Avenue. The building will be comprised of 423 mixed income apartment units along with commercial, retail and parking space. The breakdown for income and units is as follows: 50% of units reserved for individuals earning less than 50% AMI, 30% of units reserved for individuals earning 80% AMI and 20% of units for individuals earning 130% AMI. Zoning changes from R7 to R9 will be required. Veanda Simmons, of HPD expressed the support of this project by HPD.

Mr. Drakeford asked about the accessibility to amenities. Ms. Peate indicated all amenities are fully accessible to all residents, regardless of income.

Mr. Drakeford also wanted to know if there will be separation of units based on income levels throughout building. Ms. Peate stated individuals with all different income levels will be dispersed throughout the building.

Mr. Johnson wanted to know if there will be two separate entrances based on income break down. Developers stated there are no separate entrances. All entrances will be accessible for all residents.

Mr. Johnson wanted to know length of affordability regarding units. Developers indicated they will be working with HPD on the length of affordability. The likely minimum will be no less than 30 years. Mr. Johnson suggested that the affordability be attached to the land and not the actual structure, which HPD has the ability to mandate. Developers indicated they will discuss this going forward.

Ms. Richardson & Ms. Vives-Vasquez voiced concerns with the gray color of the building. Developers indicated they are not married to the color and will discuss further.

Ms. Collier wanted to know about local hiring initiatives and what discussions have taken place regarding this topic. Contractors indicated when they move forward with official ULURP process, they will present a plan at that time. This will take place sometime after the board is back in session.

c. Presentation of Affordable Housing Plan pursuant to the Inclusionary Housing Program for 166 East 100<sup>th</sup> Street

Architect Mark Ginsberg, of Curtis & Ginsberg, Attorney Alvin Schein, of Seiden & Schien and Andrea Harnett-Robinson, of Urban Pathways and Members of Extell Development, presented on the proposed eleven unit supportive housing building located on 100<sup>th</sup> street between Lexington and 3<sup>rd</sup> Ave. The Building will be 100% affordable,

with rents at 60% AMI. Ten, 1 bedroom apts. will be available at \$931.00 per month and one studio \$867.00 per month. Inclusionary air rights will be produced to be used offsite for another project. The residents will be graduates of Urban Pathways, a program which helps homeless individuals get back on their feet.

Ms. Henry wanted to know how Urban Pathways linked up with Extell on the project. Extell indicated they have worked with several non-profits and Urban Pathways happened to be the organization they planned to work with on this particular project.

Ms. Henry wanted to know if Hope Community was ever involved in the project. Extell indicated they spoke with Hope Community Inc. during the early stages of development.

Ms. Mack wanted to know if developers had surveyed the number of supportive housing developments in the radius of this proposed project, due to the overwhelming number of supportive housing buildings in East Harlem. Ms. Harnett-Robinson indicated they had not done so but also did not consider their housing supportive. Ms. Henry pointed out a building supported by DHS in close proximity to this proposed development.

Ms. Mack also wanted to know how rents will be paid. Ms. Harnett-Robinson indicated all tenants pay 30% of their income, whether it's from wages, SSI or other gov't subsidies.

Ms. Collier wanted to know how much of the air rights will be left over for use. Developers indicated the space is merely square footage to be used outside of the district. Ms. Collier also wanted clarification on what services homeless people are getting from Urban Pathways. Ms. Harnett-Robinson indicated Urban Pathways helps to facilitate the transition to housing for homeless individuals and helps develop them into viable members of society.

Mr. Drakeford wanted to know how funding takes place for the project. Developers indicated HUD, HPD, Gov't sources etc. help to fund the program. With contracts no less than 15 years. Mr. Drakeford also wanted to know if the apartments will turn into market rate housing. Extell indicated that cannot happen under their contract.

Ms. Richardson wanted to know if current residents, across the street from the proposed project, will relocate to this development. Contractors indicated their pool of proposed tenants comes from their program alone and will not be taken from other developments/programs.

Ms. Collier wanted to know if the construction would create union job. Presenters indicated the jobs will not be union as the project is of a smaller scale. Ms. Collier urged the developers to become familiar with the community's needs overall, including Jobs.

d. Request for letter of support

Evan Kashanian, of Artimus Construction, described the initial concept for a mixed-use development project looking to build on Park Avenue between 126<sup>th</sup> and 127<sup>th</sup> Streets. Artimus owns all of the lots along the Park Avenue with the exception of one city-owned lot. Artimus seeks support from CB11 to engage in discussions with the Department of Housing Preservation & Development to get site control of city-owned property on 126th Street and Park Avenue (Block 1751, Lot 34).

**Holley Drakeford made a motion to issue a letter of support for the NYC Department of Housing Preservation & Development to engage in discussion with Artimus Construction regarding site control of a city-owned property on Park Avenue between 126<sup>th</sup> Street and 127<sup>th</sup> Street (Block 1751, Lot 34). The motions was seconded by Keith Massey and passed unanimously.**

e. Statement of District Needs recommendations

Ms. Mack spoke about the Statement of District Needs discussion last month and what type of feedback the committee is continuing to look for. Ms. Henry also wanted to reiterate the need to submit any additional information, as the document will be finalized next week. Angel requested to have new ideas sent to him as soon as possible.

3. New Business

a. Request for letter of support

- i. Katie Benn of the Pleasant Village Community Garden presented a request for a letter of support to have a portion of their garden, currently under HPD jurisdiction, to be transferred to the NYC Parks Department in order to protect it from development.

Ms. Henry wanted to know if Pleasant Village Community Garden had conversations with the Parks Dept. Ms. Benn indicated they have been in communication with the Parks Dept. and they suggested to speak with us (CB11).

Ms. Henry expressed her prior experience with the garden and inability to tour and see the area. Ms. Benn welcomed the idea of a tour and will coordinate with Angel for a date and time to take place this summer.

Ms. Henry indicated the board was unable to take a vote on the letter of support based on the information presented alone and asked that Pleasant Village Community Garden return in September to present.

4. Announcements

- a. The next Land Use, Landmarks & Planning Committee meeting will be held on Wednesday, September 9, 2015 at 6:00 pm.
- b. Neighborhood Planning & Rezoning: Community Visioning Workshop Schedule Angel Strongly urged everyone to attend:
- Thurs, 6/4 - Open Space, Recreation, Culture
  - Wed, 7/1 - After School, Daycare, Pre-K, Schools/ Education
  - Wed, 7/29 - Housing Preservation, NYCHA, Environment, Transportation Safety
  - Thurs, 9/10 - Small Business, Workforce Development, Economic Development, Health, Seniors
  - Thurs, 10/22 - Zoning/ Land Use, Affordable Housing Development
  - Thurs, 11/19 - Public Report Back Meeting

5. Adjournment

**Holley Drakeford made a motion to adjourn, which was seconded by Keith Massey and passed unanimously. The meeting was adjourned at 8:15pm.**

Minutes prepared by: Marissa Mack