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## COMMUNITY BOARD ELEVEN

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**Land Use, Landmarks & Planning Committee**  
**November 4, 2015 - 7:00 p.m.**  
**Bonifacio Senior Center**  
**7 East 116<sup>th</sup> Street, NY NY 10035**

- Present: Adem Brija, Holley Drakeford, Alex Kohen, Marissa Mack, Keith Massey, Frances Mastrotta, Theresa Richardson, Vincent Torres, Steven Villanueva, Andre Vital, Candy Vives-Vasquez, Jemar Ward, Jonathan Winstone, Angel Mescain (staff)
- Excused: Beverly Alston, La Shawn Henry, Alvin Johnson, Marie Winfield,
- Absent: Xiomara Pedraza, Jesse Yang
- Guests: Monica Garcia, East Harlem CLT; Rosa Custodio, East Harlem CLT; Nilsa Orama, CB11; Elias Fishel, MBPO; George Janes; Jewel Jones, CB11; Demetrios Comodromos, Method Design; Rev. Domingo Vasquez, Friendly Hands; Rosalin Disla-Vasquez, Friendly Hands; Lilliam Rivera-Cruz; Regina Jones, NCVCapital; Jose Grajales, CB11; Robert Kligerman, Lexington Commons; Diana Navarro, 105 East 97<sup>th</sup> St HDFC

1. Call to Order – Adoption of the Agenda

Candy Vives-Vasquez made a motion to adopt the meeting agenda which was seconded by Keith Massey and passed. The meeting was called to order at 7:00pm.

2. Informational Updates

George Janes discussed the Mandatory Inclusionary Housing and Zoning for Quality and Affordability proposals as well as the upcoming public hearing on this subject that is to be held on November 9, 2015 at the Henry J. Carter facility.

3. Presentations/Discussions

- a. Request for support for plans to replace the window facades on the north elevation of the Heckscher Building on East 104<sup>th</sup> Street

Demetrios Comodromos, an Architect for Modern Design that is working with the Heckscher Building, described the next phase of their project to replace the windows on the North façade of the building. Mr. Comodromos explained that he has previously sought and received approval from the Committee for renovations to the South façade of the building. As that project came in under budget and the expected cost for this stage of renovation was therefore fully funded, he sought approval to begin work on the North façade and requires a new approval for

Landmarks. This work is being conducted alongside NYC DDC work on the West façade of the building (which does not require Landmarks approval). No work would be done on the first floor windows; the project was limited to the cellar windows and the second floor and above. The proposed plans were included in plans provided to the Committee.

In response to various questions, Mr. Comodromos noted that the window replacement was being done in order to install safer, more energy efficient windows and noted that the windows would meet the NYC Energy Code, even though that was not required. He also noted that there would be no replacement of the window sashes and that the replacement would all be “like-kind replacements.” The design of the replacement windows was chosen in order to permit interior installation and thereby avoiding the cost and delay of scaffolding. He anticipated that the timeline would be similar to the timeline for the South façade project, which was approximately 12 weeks to order the windows and 6 weeks to install the windows. The contractor for the windows and the subcontractor for the installation were not mandatorily required to employ community residents but, in discussion with members of the Committee, Mr. Comodromos agreed to further discuss this point with others at the Heckscher Building and consider ways in which such a goal could be accomplished with future projects.

**Steven Villanueva made a motion to support the proposed replacement of the existing windows on the North façade of the Heckscher Building with a strong recommendation that the architect consider local hiring through the bid solicitation and review process for projects going forward. The motion was seconded by Candy Vives-Vasquez and passed unanimously.**

b. Update presentation on East Harlem Community Land Trust

Monica Garcia and Rosa Florio, on behalf of the New York Community Land Initiative, delivered a presentation to the Committee on the status of the East Harlem Community Land Initiative (a “land trust”). As explained in the presentation, the land trust strives to acquire or assist dilapidated buildings, HDFC properties in financial distress or similar at-risk properties—in addition to seeking vacant land that may otherwise be provided or sold to developers—in order to work with these properties to preserve housing in East Harlem. The land trust is separate from the New York Community Land Initiative.

In response to various Committee members’ questions, the presenters explained that the land trust does not own any land but is advocating that certain city lots be transferred to the land trust. The presenters explained that they want community input on how to best utilize the land trust as well as with lobbying elected officials for greater support in this process. Additional explanation was provided to discuss the structure about how they assist distressed properties, the structure of boards created to oversee properties in the land trust.

c. Request for letter of support for Lexington Commons, LLC

Robert Kligerman, on behalf of Connecticut Realty Trust, appeared before the Committee seeking a letter of support to New York City Housing Preservation and Development (“HPD”) for his proposed Lexington Commons LLC project. Mr. Kligerman sought a letter in response to HPD’s request that he first discuss the proposal with the Community Board so as to identify if the Community Board would be willing to engage the proposal for consideration in the future. Angel Mescaín clarified that this is the relevant procedure and that any letter of support would only be to engage in discussions and not to suggest the Board’s favor or disfavor of the proposal. Specifically, Mr. Kligerman is seeking site control of an HPD-owned property located on the west side of Lexington Avenue between 101st Street and 102nd Street (1612 Lexington Avenue, Block 1629, Lot 59). Mr. Kligerman’s proposal was detailed in proposed plans provided to the Committee.

In responding to questions from members of the Committee as well as members of the public in attendance, Mr. Kligerman explained that he is faced with two options. He may build on current lots he owns as-of-right or he can incorporate the HPD-owned lot into a broader development. He currently owns the five neighboring lots, two of which are empty lots and three of which have buildings (including one with non-rent regulated tenants). Early stages of the plan include some community-purposed facility but not necessarily seeking local hiring. Mr. Kligerman explained that one of the properties used to house a church but the church left willingly and without being asked to do so by Mr. Kligerman. Angel Mescaín also clarified certain elements of the nature of the letter to be provided, if the Committee approved this.

**Steven Villanueva made a motion to table issuance of a letter pending further review. The motion was not seconded.**

**After further discussion, Frances Mastrota made a motion to issue a letter of support for Lexington Commons, LLC to engage conversations engage in discussions with the Department of Housing Preservation & Development (HPD) regarding site control of city-owned property on the southwest corner of 112th Street and Lexington Avenue (Block 1629, Lot 59). The motion was seconded by Jonathan Winstone passed with Vives-Vasquez and Vital opposed.**

In connection with this discussion, Candy Vives-Vasquez discussed the need to update Committee procedures so that the usual developer presentation checklist is completed even for early stage conversations with HPD.

d. Presentation of proposal to develop affordable housing in East Harlem

Reverend Domingo Vasquez, on behalf of the Friendly Hands Ministries, as well as colleagues and his project developer, Albert Keith Gordon of NCV Capital Partners, presented a plan (for informational purposes only) to develop two different sites in East Harlem, as provided in the materials presented to the Committee. The sites are 1681-1693 Park Avenue and 46 East 112th Street. The

sites would be developed into 20-30-50 buildings and, for the Park Avenue site, would include replacement of the existing police station and, for the 112th Street site, would include community space, including the potential replacement of the existing baseball field into the structure or other structures on the development's roof.

In response to various questions from the Committee, the presenters explained that they anticipate conducting marketing themselves, to ensure community residents have access to the affordable units and that they have several methods of seeking local hiring during construction. The units will be rental with financing plans more fully provided in the materials provided to the Committee. The presenters described efforts made to contact the local Little League with regard to the 112th Street site but insisted that additional efforts would be taken.

4. Old Business

None

5. New Business

None

6. Announcements

- a. CB11 will hold a public hearing on the proposed Mandatory Inclusionary Housing Text Amendment and Zoning for Quality and Affordability Text Amendment on November 9, 2015 at 7pm in the Henry J. Carter Specialty Hospital & Nursing Facility, 1752 Park Avenue (122nd Street).
- b. East Harlem Neighborhood Plan Steering Committee will host a community visioning workshop on Health, Seniors, Environment, Transportation & Safety on Nov. 21, 2015
- c. Angel Mescaïn discussed the potential plan by Marymount Manhattan to build a new building on 97th Street. The plan may be for a 220-foot school and would anticipate requiring variances from the Board of Standards and Appeals following the school's recent rejection of their proposal by the Department of Buildings.

7. Adjournment

**Andre Vital made a motion to adjourn which was seconded by Vinny Torres and passed unanimously. The meeting was adjourned at 9:05pm.**