



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, May 13, 2015 6:00 p.m.
Bonafacio Senior Housing
7 East 116th Street, New York, NY 10035

Present: Beverly Alston, Adem Brija, Holley Drakeford, Alvin Johnson, Marissa Mack, Keith Massey, Frances Mastrotta, Theresa Richardson, Candy Vives-Vasquez, Jemar Ward, Mia Brezin (staff), Angel Mescain (staff)

Excused: Diane Collier, George Gallego, La Shawn Henry

Absent: Vincent Torres

Guests: Jonathan Pietro, Nelligan Whie Architects; Nick Meier, Nelligan Architects; Brenda Levin, Extell; Katherine Kelman, Extell; Steven Gurney-Goldman, Extell; Bonnie Nichols, East Harlem Arts & Education; Demetrious, Method Design; Edward Pierepoint, Cushman & Wakefield; Robert Anazagasti; Clark Pena, NERVE; Roberto Anazagasto, NERVE; David Holowka, NYPL; Jesse Yang, CB11; Steven Villanueva, CB11; Rosa Custoulio, Jefferson HDFC; Pilar de Jesus, Urban Justice Center

1. Call to Order – Adoption of the Agenda
2. Presentations/Discussions
 - a. Request for support for an application to the NYC Board of Standards & Appeals for an extension of time to obtain a certificate of occupancy to permit the continued operation by Bally Total Fitness of an existing physical culture establishment at 1915 Third Avenue
 - i. Jeremiah Candreva, Troutman Sanders

Jeremiah Candreva from Troutman Sanders, presented on the current condition of the Bally Total Fitness located at 1915 Third Avenue. Mr. Candreva asked for approval for an extension on the work needed to bring the building up to standard. Mr. Candreva indicated there were 7 outstanding boiler and elevator violations that need to be addressed. The violation should be completed within a 6 month time frame.

Keith Massey made a motion to support the extension of time to obtain a certificate of occupancy to permit the continued operation by Bally's Total Fitness of an existing physical culture establishment at 1915 Third Avenue. The motion was seconded by Holley Drakeford and passed unanimously.

- b. Presentation of plans for installation of ADA access ramp at the landmarked Aguilar Library Branch on East 110th Street. The NYC Landmarks Preservation Commission requires presentation to CB11 and a letter of acknowledgement/approval.

- i. David Holowka, Sr. Project Manager, New York Public Library

Jonathan Pietro, the project manager for the proposed updates to the Library, reviewed the plans with the board (see attached). The initial ask was to repair only the ramp of the library. However, other sectors of the front exterior of the Library were presented to be upgraded and reviewed from a landmark standpoint.

Jemar Ward made a motion to support the proposed renovation plan for the exterior of the Aguilar Library Branch at 172 East 110th Street, including stone restoration, stair replacement, ramp re-design, door & transom replacement and light fixture replacement. The motion was seconded by Candy Vives-Vasquez and passed with one abstaining Frances Mastrota.

- c. Request for support for plans to replace 71 windows on the south elevation of the Heckscher Building on East 104th Street.

- i. Demetrios Comodromos, Architect, Method Design

Demetrios Comodromos presented on the proposal to replace windows in the Heckscher Building. Mr. Comodromos indicated the windows were originals, with the exception of the windows around the pool area. The building currently has scaffolding surrounding it, which can be removed with the replacement of safe upgraded windows.

Beverly Alston made a motion to support proposed window replacement plan on the south exposure of the Heckscher Building at 1 East 104th Street. The motion was seconded by Frances Mastrota and passed unanimously.

3. Old Business

- a. Statement of District Needs/Neighborhood Study update and discussion

George Janes presented on the highlighted points from the last committee meeting and the group continued brainstorming on the needs (see attached).

Angel Mescain reiterated the need to continue the discussion on what the neighbor wants and what is coming down the pipeline for East Harlem

4. Announcements

- a. CB11, Community Voices Heard and Speaker Mark-Viverito's office will co-sponsor *Defining the Future of our Community: Community Education Forum* on neighborhood planning and rezoning on Wednesday, May 20, 2015 from 6:30 pm to 8:30 pm at El Museo del Barrio, 1230 Fifth Avenue (104th Street).

- b. The next Land Use, Landmarks & Planning Committee meeting will be held on Wednesday, June 10, 2015 at 6:00 pm.

5. Adjournment

Minutes prepared by: Marissa Mack

May 13, 2015

Topic summary from April 8th Statement of District needs discussion

TOPICS DISCUSSED IN ALL GROUPS:

Unemployment is high and good job opportunities where people can support families are few. There needs to be more job opportunities in East Harlem: opportunity areas include technology, health, and health technology industries. We need stronger commercial corridors and places for new non-residential development. Consider incubators to foster local businesses.

Public schools are not producing job and/or college ready students. East Harlem needs better schools, more experienced teachers, better and more relevant curriculum, all of which requires more funding. There is also a role for the school to play in mentoring and socializing children so that they are better ready for life after school.

Methodone clinics and the homeless bus concentrate a host of negative activities near 125th Street and Lexington creating a barrier to good development and positive activities. East Harlem has more than its fair share of negative land uses: Get the methodone clinics out, move the homeless bus, and/or shelter, or reduce its size. Or consider all-day facilities and services on Randall's Island.

There is a need for more affordable housing in the community. New housing development should include affordable housing, and the housing should be mixed income. Market rate housing is OK, but 80-20 is not enough. More like 50-30-20, and not only for families but also for seniors. Existing tenants in affordable housing should be protected so that they don't lose their apartments to gentrification.

Not enough police and when there are police they are often inexperienced and unfamiliar with the neighborhood. Focus on developing officers who know the area and its residents and stop the constant reassignment of police into and out of the neighborhood. Better police knowledge of the neighborhood will likely lead to better community relations and more respect both ways. Community policing could also be part of the solution.

The East River waterfront is an underused asset in the community, which needs improvement. Improvements to the East River Esplanade should be made. The 107th Street pier should be fixed and connections to Randall's Island should be improved. Could become a regional attraction that not only benefits the local community, but also brings people to East Harlem from other communities. The improvements can also become a part of larger resiliency plan to protect East Harlem from future storms.

The area needs better transportation connections. Complete the Second Avenue subway as soon as possible. Look at ways to improve east-west connections. Bike lanes, bike shares, ferries and other alternative transportation opportunities should be investigated, especially in connection with improvements of the East River Esplanade

OTHER CONCERNS NOT MENTIONED IN ALL GROUPS:

The District needs a better sanitation plan: Improve garbage pickup and have a better, less impactful plan for sanitation facilities. Do these facilities need to be in CB11, or even Manhattan?

Parks and street trees need better care and maintenance. The many trees planted as a part of 1,000,000 trees require care and maintenance, including addressing the rats that move into the tree pits. More funding is a part of the solution, but youth groups and non-profits can be also help in some aspects of care and maintenance.

East Harlem needs to be greener and more sustainable. Allow or require rooftop gardens and greenhouses, and wind and tide turbines for green power generation. Water quality should be improved, especially in the Harlem River. One of the City's largest sewage treatment plants is on Randall's Island: CSO discharges need to be minimized to help to improve water quality.

East Harlem needs to protect its character during times of change. East Harlem has a melting pot quality in both its residents and commercial districts: a little bit of everything for everyone, but there is some concern about new residents, developments and stores changing that balance.

While we need more affordable housing, there needs to be ways to improve opportunities for middle income people. Too much housing is either for the very poor, or market rate. The apartments for the teachers and nurses aren't available, and the middle income are squeezed out of the neighborhood. All new housing should serve all income bands.

East Harlem needs better local commercial uses: Movie theaters, bowling alleys, performance venues, hotels, high quality food and clothing stores are all lacking. Encourage mixed use development along all the wide streets so there are more opportunities to provide such services. New mixed income development will help to create a market. Measures should be taken, however, to minimize displacement of existing high quality local businesses.

La Marqueta and other areas under the Park Avenue Viaduct require special attention. Make improvements to the area around La Marqueta and Park Avenue, including better zoning, but also encourage changes to the La Marqueta programming and marketing to increase its attractiveness. Use other markets as examples to help make it more attractive.

People in the neighborhood need more home ownership opportunities since ownership is an effective way for people to build wealth. Encourage the development of affordable condos and cooperatives, in addition to rentals, that allow people of modest means to still have the benefits of home ownership.

NYCHA is a bad landlord and property manager. NYCHA needs vast improvements to their business practices. Consider allowing more tenant control of NYCHA properties and better management of NYCHA assets to the benefit of everyone in the community.

Too many kids are having kids. The District needs improve mentoring and community building in the neighborhood. Foster intergenerational relationships between kids and seniors.

East Harlem needs better property management models. East Harlem should build a large and viable Community Land Trust that can manage many affordable housing units for the benefit of their tenants.