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# COMMUNITY BOARD ELEVEN

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## Land Use, Landmarks & Planning January 11, 2017 6:00 pm Bonifacio Cora Texidor Housing for the Elderly Community Room 7 East 116th Street

### \*\*\* MINUTES \*\*\*

- Present: Adem Brija, Holley Drakeford, La Shawn Henry, Frances Mastrota, Xiomara Pedraza, Robert Perkins, Shantal Sparks, Steven Villanueva, H. Candy Vives-Vasquez, Jemar Ward, Jonathan Winstone, Angel Mescain (staff)
- Excused: Beverly Alston, Joseph Goldbloom, Alex Kohen Vincent Torres
- Absent: none
- Guests: Tim Ahmed, Bonobos Inc.; Amit Ben-Gal, Triton Construction; Tom Lunke, Harlem CDC; Chantal Gailloux, student; Nilsa Orama, CB11; Pilar de Jesus, UJC; Francisco Tejada, Eastern Consolidated; Ahmed Tigani, MBPO; Eric Bilal, EDC; Lynne Guey, EDC

#### 1. Call to Order – Adoption of Agenda

**Motion to adopt the agenda by Steven Villanueva, seconded by Holley Drakeford and passed at 6:40pm.**

#### 2. Presentations & Discussions

##### a. Update on 126<sup>th</sup> Street Bus Depot Taskforce meeting (by Shantal Sparks)

Overview highlighted EDC’s desire to receive input from CB11 regarding *CB11’s* vision for the 126<sup>th</sup> Street site and EDC’s request for specificity from CB11 as to the particular uses that CB11 proposes for the site.

##### b. Committee follow up discussion on proposed 126<sup>th</sup> Street Bus Depot project

The following is a list of particular uses identified by the Committee after discussion:

- The site should include recreational, open space with access to the East River, and a community facility
- Any building(s) on the site should be situated in a manner which limits shadows and avoids obstruction of river views
- Any development on the site should preserve the sanctity of the African Burial Ground and recognize the cultural significance of the site

- Consideration should be given to designating the entire site (or a portion thereof) as mapped parkland
- Efforts should be made to pre-identify partners/commercial tenants to be housed on-site to provide services lacking in the community (e.g., grocery store)
- Residential building(s) on the site should provide affordable *homeownership* opportunity, in addition to affordable *rental* housing
- The “3D model” design-guideline set forth by the African Burial Ground TaskForce should be incorporated

Q&A Session with Eric Bilal and Lynne Guey of EDC:

- a. Discussion on CB11 comments on Draft Scope of Work for 126<sup>th</sup> Street site
  - i. Note: EDC’s formal response to comments is forthcoming
- b. Discussion regarding RFP process for 126<sup>th</sup> Street site
  - i. Discussed opportunity for CB11 to participate in the selection of a developer via “blind briefing,” which permits the CB11 to preview and give input on the ‘finalists’
  - ii. **Motion to request that EDC include a member of CB11 Land Use Committee on EDC’s selection committee by Steven Villanueva, seconded by Frances Mastrota. Motion failed.**

### 3. Old Business

- a. Review of draft comments on Draft Scope of Work for proposed East Harlem Rezoning

The Committee proposes to include the following additional comments:

#### Task 3: *Socioeconomic Conditions*

##### *Direct Residential Displacement*

The Proposed Actions warrant a thorough assessment of all five principal issues of concern with respect to socioeconomic conditions, including direct residential displacement. Although the updated Draft Scope of Work concludes that the Proposed Actions would not exceed the CEQR Technical Manual analysis threshold of 500 displaced residents and therefore are not expected to result in significant adverse impacts due to direct residential displacement, that determination is based on the condensed study area which excludes portions of East Harlem. Notably, the original Draft Scope of Work assumed that an existing residential development located just outside of the boundaries of the proposed rezoning area could be demolished and redeveloped as a result of Proposed Action and lead to direct displacement. Were DCP to expand the size of the area that is subject to the Proposed Action to include all of East Harlem as contemplated in the East Harlem Neighborhood Plan (EHNP) and proposed by CB11, there can be no doubt that direct displacement would in fact result.

That said, historically, residents of East Harlem have experienced direct displacement and there are several soft sites identified within the area which are occupied and could result in direct displacement. It is also likely that in projecting the number of potentially displaced residents, DCP has overlooked the possibility that some households have more residents that might otherwise be

expected. As such, a detailed analysis is necessary as is an evaluation of relocation opportunity within East Harlem for potentially displaced households, including the possibility of securing funding from developers or other sources to assist with relocation.

*Indirect Residential Displacement*

The potential for indirect residential displacement stemming from the Proposed Action must also be comprehensively studied. While DCP has issued a correction stating that fewer than 500 residents would be directly displaced, the potential for displacement—both directly and indirectly, within the area that is subject to the Proposed Action and in the proximate area—is vast and unprecedented. Other neighborhoods that have seen similar actions, such as Park Slope and Williamsburg in Brooklyn, have experienced dramatic acceleration in development far greater than that which was contemplated in the impact assessments. Accordingly, DCP should broaden the study area and completed a detailed analysis to more fully consider potential displacement.

Task 13: *Energy*

Given the vast size of the area that is subject to the Proposed Action, a detailed energy assessment is warranted as the Proposed Action is likely to have a significant affect on the transmission or generation of energy, and the utility infrastructure as a whole.

Task 14: *Transportation:*

*Transit:*

Transit will be significantly burdened by the Proposed Action in an area already nearing peak capacity. Most discussions of impact stipulate that the second phase of the Second Avenue Subway will be constructed in a timely fashion. However, given the political and fiscal climate, this is far from certain. As such, the transportation analysis should consider the impact of the Proposed Action in a scenario in which the Second Avenue Subway does not continue past its new terminus of 96th Street.

Task 16: *Greenhouse Gas Emissions and Climate Change:*

It is imperative that greenhouse gas (GHS) emissions generated by the Proposed Actions are quantified and that the assessment concerning such GHS emissions include a quantitative discussion of internationally recognized GHS emission and goals for reducing GHS emissions, in addition to a qualitative discussion of the same.

Task 21: *Mitigation:*

In addition to coordinating with the city and state agencies already identified, measures to mitigate the significant adverse impacts identified should also be developed and coordinated with New York City Department of Housing Preservation and Development (HPD), Department of Buildings (DOB), Department of Parks and Recreation and Human Resources Administration (HRA).

Task 22: *Alternatives:*

Although CB11 proposes that DCP expand the size of the area that is subject to the Proposed Actions so as to include all of CB11 as contemplated in the East Harlem Neighborhood Plan (EHNP)—thereby expanding the area to be studied—CB11 believes that a lower density district with height limits along Third and Park Avenue is more appropriate, and thus proposes analyzing R9A on Third Ave, and an R9A/M1-6 along the length of Park Ave. While CB11’s proposal would require that a larger area be studied, the lesser density alternative as proposed would reduce action-related impacts while still meeting East Harlem’s needs as defined in the EHNP and the Proposed Actions stated purpose.

Task 20: *Construction*

*Transportation Systems:*

A construction traffic analysis should be performed for existing traffic condition to inform the analysis on the potential impact during construction activities.

*Air quality:*

Given the high incidence of asthma in East Harlem and the various air pollutant sources associated with construction activities, measures to reduce impacts of such pollutants should be thoroughly explored, and the implementation of a Community Air Monitoring Program (CAMP) for PM 2.5 should be among the measures considered.

*Noise:*

Measures to reduce noise impacts should also be thoroughly explored, and the establishment of a Noise Monitoring Program should be among the measures considered, particularly within those areas in the community with existing incidence of noise (e.g., E. 111th Street Site). Potential reverberation caused by towers flanking the Park Avenue Viaduct should be discussed, specifically as it impacts the community not immediately adjacent to the towers.

*Other Technical Areas:*

Public health and safety is of the upmost importance and requires that significant attention be placed on ensuring that every stage of construction activity meets stringent standards. As such, construction-related impacts stemming from the Proposed Actions should be thoroughly analyzed and made known to CB11 and the public, particularly as they relate to any stressors—arising both during and post-construction—which have the potential to adversely affect the health of CB11 residents (e.g., mental, physiological and psychological).

4. New Business

5. Announcements

- a. Reminder to board members to please review proposed bylaw changes, which will be up for a vote at this month's full board. Members can comment/concerns to Bylaw Committee in advance.

b. CB11's 'Know Your Right's Forum' taking place on 1/19. All are welcome.

6. Adjournment:

**Motion to adjourn by Holley Drakeford, seconded by Xiomara Pedraza and passed at 9:10pm.**