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Land Use, Landmarks & Planning
December 14, 2016, 6:00 pm – 7:00 pm
Bonifacio Cora Texidor Housing for the Elderly Community Room
7 East 116th Street, New York, NY 10029

MINUTES

- Present: Holley Drakeford, Joseph Goldbloom, La Shawn Henry, Jewel Jones, Alex Kohen, Frances Mastrotta, Xiomara Pedraza, Robert Perkins, Shantal Sparks, Vincent Torres, Jonathan Winstone, Diane Collier (ex officio)
- Excused: Beverly Alston, Adem Brija, Steven Villanueva, H. Candy Vives-Vasquez, Jemar Ward
- Absent: None
- Guests: Elizabeth Fagan, Marie Winfield, Helena Clay, Steven Serling, Elizabeth, Einish, Joe DesRosier, Chris Reynolds, Joe Pressley, Micheal Kwartler, Raffaella Dunne Siskind, David Simpson, Chantal Gailloux, Corey Probe, Juan Pagan, William Mejia, David Andino, Carlos Diaz, D. Clark

1. Call to Order – Adoption of Agenda

2. Informational Updates

None

3. Presentations & Discussions

a. ECF East 96th Street – Coop Tech Mixed Use Development Project

Presentation on proposed mixed-use development project to be built at 321 East 96th Street (Block 1668, Lot 1)

Jennifer Maldonado of the Educational Construction Fund (ECF) presented plans for a mixed-use development project to be built by Avalon Bay Communities on a full block bound by 96th and 97th Streets, and First and Second Avenues. The block is currently home to the Marx Brothers Playground and Co-op Tech High School.

The proposed project would total approximately 1.3 million sf and would include a redesigned Marx Brothers Playground (64,150 sf), two new schools buildings which will house Co-op Tech High School, The Heritage School and Park East High School, a new 68-story residential tower (1100-1200 units) and 20,000 sf of ground floor commercial space.

30% of the residential units will be permanently affordable rentals for households earning an average of 60% of the area median income (AMI). At least 10% of the residential units will be affordable to households earning 40% of AMI or lower.

The entire project will be funded by ECF and Avalon Bay and will receive not city subsidy.

The proposed project will require a series of actions and discretionary approval including: amendments to the zoning map, amendments to the zoning resolution, special permits, certifications to modify restrictions on location of curb cuts, certification that a transit easement is not required, approval of home rule message by the NYC Council, legislation by the NYS Legislature to authorize the alienation and disposition to ECF of the existing jointly-operated JOP Playground and its replacement with an equivalent amount of JOP playground.

The project team anticipates ULURP certification in early 2017.

ECF and Avalon Bay will present to CB11's Youth & Education, Environment, Open Space and Parks, Housing and Economic Development, Culture and Tourism committees in 2017.

b. Terrence Cardinal Cooke Medical Center Redevelopment Project

Representatives from the Terrence Cardinal Cooke Medical Center Redevelopment Project team, including Paul Travis and Raffaella Dunne, presented their plans which would include a new 85,000zsf assisted living facility, a new 100,000zsf community facility, a new 283,000zsf residential building and needed renovations to the existing Flower Hill Hospital Building on Fifth Avenue.

The proposed project would require a rezoning as current zoning would not allow "the full as of right area due to open space ratio under height factor zoning", limiting the permitted residential FAR to 172,000zsf. The R8 rezoning proposed for this area in the East Harlem Neighborhood Plan would allow approximately 280,000zsf of residential use.

Vinny Torres made a motion to support the inclusion of the Terrence Cardinal Cooke Medical Center as part of the East Harlem Rezoning area as was recommended by the East Harlem Neighborhood Plan. The motion was seconded by Frances Mastrota and passed unanimously.

c. Committee discussion on Draft Scope of Work for proposed East Harlem Rezoning

- The committee support the recommendations of land use consultant George Janes on the matter of school seat generation (see Youth Cmte section)
- The committee supports the recommended rezoning area boundaries as put forth in the East Harlem Neighborhood Plan
- The committee supports the inclusion of additional units of affordable housing at deeper levels of affordability in line with the neighborhood median income.

- The committee recommends the EIS contemplate other developments sites within East Harlem that are not within the boundaries of the proposed rezoning.

4. Old Business

5. New Business

6. Announcements

a. East Harlem Rezoning

The NYC Department of City Planning (DCP) will hold a public scoping meeting related to the proposed East Harlem Rezoning on Thursday, December 15, 2016, Two Sessions – 2:00 p.m. and 6:00 p.m. at the Silberman School of Social Work Building, located at 2180 Third Avenue, NY, NY 10035. Written comments on the Draft Scope of Work will be accepted by DCP until close of business on Wednesday, January 4, 2017.

7. Adjournment

Jonathan Winstone made a motion to adjourn which was seconded by Holley Drakeford and passed unanimously. The meeting was adjourned at 8:55pm.