



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Nilsa Orama
Chair

Angel D. Mescaín
District Manager

Land Use, Landmarks & Planning Committee
Wednesday, October 3, 2018, 6:30 PM
Bonifacio Senior Center
7 East 116th Street

***** Minutes *****

- Present:** Henry Flores, Joseph Goldbloom, Frances Mastrota, Xiomara Pedraza, Robert Perkins, Steven Villanueva (Chair), Jonathan Winstone, Angel Mescaín (staff)
- Excused:** Holley Drakeford, La Shawn Henry, Shantal Sparks, Vincent Torres, Candy Vives-Vasquez
- Absent:** none
- Guests:** George Janes (CB11 Consultant); Orlando Rodriguez, MBPO; Dr. John Norvell

1. Call to Order – Adoption of Agenda

Motion to adopt the agenda by Mastrota, seconded by Perkins and passed

2. Informational Updates

3. Presentations & Discussions

- a. Committee discussion on Potakmin Auto Mall as potential permanent site for M11 sanitation garage (15 mins.)

George Janes, CB11 consultant provided a summary of the process towards the relocation of M11 garage, including the determination of a temporary site on East 127th Street, and the continued siting of M10 district garage on Park Avenue and 131st Street.

He also discussed the newly constructed consolidated garage and salt shed on Spring Street which houses the sanitation garages for community districts 1, 2, and 5.

In 2016, CB11 had suggested a city-owned site on Randall's Island as a location for the relocated M11 garage. That site, approximately 4 acres, is currently used for wastewater treatment, FDNY training, as well as by DEP and DCAS. The suggestion was rejected by

DSNY, who explained the site would be difficult to get to and is being used by other agencies.

The temporary site is adjacent to the Potamkin Auto Mall on East 127th Street, mid-block between 2nd and 3rd Avenue. The ULURP for the project was disapproved by both CB11 and MBPO in 2016. However, it was approved by the NYC Council.

The EH Rezoning Points of Agreement called for the siting of a permanent M11/10 garage, possibly including M9 and Lot Cleaning Unit, and the acquisition of Block 1792. The site is approximately 2.3 acres; 20K SF larger than the Spring Street site.

Mr. Janes also noted that Harlem/East Harlem Urban Renewal for the project area plan is in effect until 2020 and that the ULURP approval for the M11 relocation did not specify it would be a temporary relocation

Orlando Rodriguez of the Manhattan Borough Presidents office suggested the committee consider a possible relocation site in Inwood which currently hosts the district 12 and 8 garages at 218th Street and 9th Avenue.

4. New Business

5. Old Business

a. Continuing discussion East Harlem Rezoning Points of Agreement

An invitation will be extended to the Department of City Planning to provide and update to the committee on progress of the EH Rezoning Points of Agreement

6. Announcements

a. Joe Goldbloom - property tax inequities, ongoing discussion at City Council, hearings being held, to be determined by State; Historic District approved in CB10

b. Henry Flores – Housing committee planning an affordable housing forum to be held at the Museum for the City of New York on November 29th.

7. Adjournment

Motion to adjourn by Flores, seconded by Mastrota.