



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Nilsa Orama
Chair

Angel D. Mescain
District Manager

Land Use, Landmarks & Planning Committee
Wednesday, May 9, 2018, 6:00 PM
Bonifacio Senior Center
7 East 116th Street

***** Minutes *****

Present: Holley Drakeford; Joseph Goldbloom; Alex Kohen; Frances Mastrota; Xiomara Pedraza (public member); Robert Perkins; Shantal Sparks; Vincent Torres; Steven Villanueva; Jonathan Winstone; Nilsa Orama (ex-officio); Angel Mescain (staff)

Excused: None

Absent: Adem Brija; Lashawn Henry; Candy Vives-Vasquez

Guests: George Janes (CB11 Consultant); Calvin Brown (NYC DCP); John Green (CB11 Member); Matthew Pietrus (NYC DCP); Rev. Domingo Vazquez (Friendly Hand Ministries)

1. Call to Order – Adoption of the Agenda

Shantal Sparks called the meeting to order at 6:13 pm. The committee did not yet have quorum. The committee proceeded to the presentation portion of its agenda for informational purposes.

Motion: Upon obtaining quorum at 6:29 pm, Robert Perkins moved to adopt the agenda, as amended to proceed to presentations and discussions, and Holley Drakeford seconded the motion. The motion passed unanimously by voice vote.

2. Presentations & Discussions

- a. Proposed zoning text amendment to require a City Planning Commission Special Permit for new hotels within M1 districts
 - i. Matthew Pietrus discussed a PowerPoint presentation on the NYC Department of City Planning proposed M1 hotel zoning text amendment.
 1. Four particular sites as existing M1 lots that would be subject to the zoning text amendment were identified in the CD11 community, as indicated on the map, which was an update to the distributed map and would be provided to CB11 separately. In

- particular, the distributed map included a lot on 123rd between Park and Lexington that is not part of the areas proposed to be affected
2. All lots subject to the proposal shall still require a special permit, which is subject to ULURP
 3. Existing hotels are not subject to the special permit requirements
- b. Development scenarios for public sites identified for affordable housing
- i. George Janes discussed the potential development sites within CD11 as discussed in the points of agreement
 1. Urban Assembly School; Sanitation Parking Lot on 123rd Street near Lexington Avenue; the NYPD Parking Lot at Park Avenue between 118th and 119th Streets; Multi-Service Center at 120th Street near 1st Avenue
 2. HPD has indicated its intention to RFP the NYPD parking lot site as well as the multi-service center site.
 3. George Janes' recommendation was to consider building mass, building use and affordability levels, utilizing the NYPD site as an example per the presentation provided and providing various scenario examples for potential development.
 4. NYPD lot rezoned to mostly a R10 with a commercial overlay, allowing a base height between 40 and 80 feet and a tower height capped at 295 feet. The building may be 12 FAR, with up to 2 FAR dedicated to commercial space. Site is expected to incorporate NYPD indoor parking garage. The extent of parking provided to the NYPD (which is currently about 90 spaces on the existing lot), which is expected to be a significant component of the city's preference in the RFP, will depend on building massing and style as well as below-grade parking dedicated.
 5. Calvin Brown noted that the affordability considerations on George Janes' presentation should factor not just initial affordability but permanent affordability.
 6. Nilsa Orama indicated that the affordability levels should also more clearly consider income levels of East Harlem residents as many residents are unable to meet the conditions of certain income ranges.
 7. George Janes discussed the Multiservice Center site, seeking committee input on overarching goals, including on building structure style, demolition or rebuild, whether to incorporate the existing structure, and uses, form and affordability. Further presentation will be provided in the June committee meeting.
 8. Steven Villanueva asked the committee to provide him with feedback on the Multiservice Center proposal within the next ten days.
 9. Xiomara Pedraza would provide the committee with a new HPD term sheet for affordable homeownership.
 10. Nilsa Orama discussed the expectations of the existing Multiservice Center tenants upon renovation or rebuilding, and how that will impact the RFP.

3. Informational Updates
 - a. Angel Mescain discussed the Youth & Education Committee's meeting in which additional information about the proposed sale of the Children's Aid Society building. Angel suggested that Youth & Education Committee may wish the Land Use Committee to consider this site further. This Saturday, May 12 from 11 AM to 2 PM at the site (130 East 101st Street), the Children's Aid Society will have a public discussion on the potential site development.
 - b. Steven Villanueva noted that this week is "Safety Week" for construction safety.
4. Old Business
 - a. None.
5. New Business
 - a. Steven Villanueva discussed the proposed city budget and efforts to coordinate with the City Budget Review Committee.
 - b. Angel Mescain discussed updating the Land Use & Zoning Checklist for future projects before the committee. Steven Villanueva asked the committee to provide further feedback on the checklist.
 - c. Steven Villanueva discussed involving the entire committee in taking meeting minutes.
 - d. Steven Villanueva discussed a desire for committee members to be involved with tracking various site recommendations to be tracked and recorded separate and apart from minutes.
6. Announcements
 - a. Joe Goldbloom noted that Executive Budget discussions were ongoing.
 - b. Joe Goldbloom noted that tax lien properties are due to be settled by May 17 and City Councilmembers were informed of those and expected to communicate that to relevant property owners.
7. Adjournment
 - a. **Motion:** Judith Febraro made a motion to adjourn, which was seconded by Vinny Torres and passed unanimously. The meeting was adjourned at 7:40 pm.

Minutes prepared by: Alex Kohen