



COMMUNITY BOARD ELEVEN

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Nilsa Orama
Chair

Angel D. Mescain
District Manager

Land Use, Landmarks & Planning Committee
Wednesday, September 5, 2018, 6:30 PM
Bonifacio Senior Center
7 East 116th Street

***** Minutes *****

Present: Joseph Goldbloom; La Shawn Henry; Frances Mastrota; Xiomara Pedraza; Robert Perkins; Shantal Sparks; Steven Villanueva (Chair); Jonathan Winstone; Vincent Torres; Nilsa Orama; (ex-officio, LE); Angel Mescain (staff)

Excused: Alex Kohen, Holley Drakeford

Absent: Henry Flores

Guests: George Janes (CB11 Consultant);

1. Call to Order – Adoption of Agenda

The meeting was called to order at 6:46 pm.

Frances Mastrota made a motion to adopt the agenda which was seconded by Robert Perkins and passed unanimously.

2. Old Business

- a. Request to update letter to LPC supporting the installation of digital signs in front of the Julia de Burgos Cultural Center to include HVAC condenser unit
 - i. Krystin Hence of EDC who is renovating the theater at the center to improve functionality, HVAC, and accessibility.
 - ii. The applicant requests support to install a split-system condenser on the exterior of the building which will likely not be visible from Lexington Avenue or other public areas. The committee reviewed renderings of the proposed installation.
 1. Mr. Torres inquired as to where the unit will serve within the building.
 2. Mr. Perkins inquired as to budgetary impact of the unit. Ms. Hence replied that it will likely reduce the energy bill of the facility.
 3. Ms. Sparks inquired about whether our previous letter would be sufficient, but Ms. Hence advised that EDC was unaware that this required support.

Mr. Winstone moved to amend the letter of support to include the addition of the proposed condenser, seconded by Candy Vives-Vasquez. The motion was approved unanimously.

3. Presentations & Discussions

- a. BSA Application No. 345-347 East 103rd Street
 - i. Applicant seeks to renew a use district exception previously granted under BSA Calendar No. 35-09-BZ allowing the use of a two-story building in an R7A zoning district as a contractors' establishment. Presentation by Carlyn Maksymuk, Kramer Levin.
 1. Jim Power presented the application to extend the BSA variance to provide services to Glenwood Management's apartment buildings across the street and in the general vicinity. The current use has been in place for the last 50 years and this board supported a similar request in 2010. The most proximate residential use is the Glenwood-owned building across the street from the site.
 2. Mr. Torres inquired how many employees work at the establishment; the applicant responded that there are 10-15. Mr. Torres further inquired as to whether they are residents of East Harlem, but that information was not available. Mr. Torres inquired as to whether air rights were sold for a nearby development; Mr. Hence replied that they were not.
 3. Ms. Vives-Vasquez inquired whether supplies are sold. The applicant responded that it is stock and supplies used for maintenance.
 4. The Committee inquired further as to the use of the building, what buildings are serviced by the building. There was discussion about the use of the building as a repair and maintenance facility.
Candy Vives-Vasquez made a motion to support the application, seconded by Frances Mastrota. Vincent Torres asked to amend the motion to request how many employees are residents of East Harlem. The motion passed with Shantal Sparks abstaining.
- b. Update on development scenarios for public sites identified for affordable housing, presented by George Janes, consultant to CB11.
 - i. Chair Villanueva introduced the sites from the East Harlem Neighborhood Plan (EHNP) designated as public sites for development.
 - ii. Mr. Janes began with the two sites slated for 2019 RFPs and a summary of the updated scenarios for the East Harlem Multi-Service Center on East 120th Street.
 1. Scenario 2B from the previous meeting has been refined. The existing former school structure will be maintained in this scenario, with a building behind of 17 stories, 175 feet tall, and 7.2 FAR. Access would be via a residential lobby to the west of the existing EHCCI building. 203,792 RSF in 226 units and the existing approximately 48,000 sf MSC. Refer to appended presentation for details on the structure of the building that makes for an efficient floor plate, allows for roof use of the MSC for the residents of the building, and little wasted space.
 2. Scenario 3 is an R8 MIH building incorporating a new MSC space after demolition of the original building. It would be 20 stories, 214 feet tall, and 6.9 FAR. This has 184,848 RSF, a 56,876 SF MSC and is likely HPD's preferred alternative if the MSC is a requirement as it has fewer unknowns and potentially lower cost. Also has an efficient residential

floor plate but provides a purpose-built MSC, as well as a larger rear yard (approximately 100ft rear yard to lot-line of NYCHA).

3. George added commentary that the existing building—preserved in 2b—has charm and architectural character. 2b has a setback new building, so it is not visible from the corner of East 120th Street and First Avenue. Scenario 3 is highly visible as it is built to the street line. He noted that he was also contacted by Chris Cirillo about this public sites and others, as the Northern Manhattan Collaborative has been working on a similar set of proposals.

4. Mr. Villanueva reiterated the state of the process and the role of the committee:

Do we keep the MSC? Demolish it? Replace it? Renovate it? He opened the discussion.

a. Ms. Mastrota began the discussion inquiring as to input from the neighbors of the project, and talked about children on the block as being more benefitted by 2b. She endorsed 2b and decried the change of character by scenario 3.

b. Ms. Henry stated that we should not operate in a vacuum and should have a conversation with the other group that has been doing this prior to making a decision and collaborate.

c. Ms. Vives-Vasquez noted that she is a party to the 116th Street Collaborative.

d. Mr. Torres inquired whether any scenarios built a tower on top of the existing building. Mr. Janes explained that was not contemplated because there is so much space behind.

e. Mr. Winstone stated his support for 2b and opposition to a plan that would demolish the existing MSC, former public school building as the building is a part of the fabric and character of East Harlem and of New York City.

f. District Manager Mescaïn reminded the committee that we do not yet need to vote, but we need to have an ongoing discussion and develop a consensus so that we can provide input to HPD and developers selected by the RFP in 2019.

g. Ms. Pedraza expressed her appreciation of 2b as a nice mix of old and new, but noted that we should think comprehensively about what we want the RFP to provide for programming within the building as well.

c. FY 2020 Statement of District Needs & Budget Priorities

i. We have updated our draft narrative at a previous meeting, and a district consultation occurred as well. We will now finalize our budget requests for FY19, beginning with a review of existing priorities and then addition of new items.

1. *Provide more housing for special needs populations...* Ms. Vives-Vasquez asked to include a request for housing that can prefer families of veterans, as well as formerly homeless veterans. Ms. Sparks inquired as to whether that is a category that is recognized for housing purposes; the committee discussed. The committee discussed ways to make it a capital request, such as “increasing the HPD budget earmarked for CB11 to provide additional subsidies for the provision of housing to special need households, such as seniors, the formerly homeless, veterans and their

- families, and the formerly incarcerated.” Further, to add an expense request to dedicate funds to provide programming for these populations.
2. *Provide more housing for low- and extremely-low income housing.* The agency agreed to fund this in part; HPD responded with what has been provided since the start of Housing New York. The Committee would like to increase the number of new units and, especially, preserved units. Discussion included whether the number preserved and built matched, offset, or net-lost affordable units.
 3. *Relocate existing sanitation garages...* In discussion of the item, DM Mescain noted that the Board has previously supported a consolidated M10/M11 garage. One item notes that the Potamkin auto mall is a failed economic development project, and could be considered as a site that was previously a public site. The item will not be amended.
 4. *Provide new or upgraded sanitation garages...* This item will not be amended.
 5. *New Requests:* the committee discussed whether another committee included the East River Esplanade and a ferry stop; it was discussed that other committees have covered these items.
- d. Committee “comments” on the CB11 response to the Supplemental Environmental Assessment on the Second Avenue Subway project
- i. DM Mescain provided a summary of the issues at hand. Our current task is to draft a letter of inquiry of our concerns, though we have missed the summer public hearing pertaining to the proposed project. Such inquiries raised by the committee are as follows:
 1. Mr. Goldblum noted that in Phase 1, local businesses were not taken care of well—50% went out of business and outreach was insufficient. Further, this area is now in a flood area and that must be considered in the development. He also noted that the Q-train at 96th street is filled to capacity and a capacity study is needed. More MWBEs should also be included in the project outreach.
 2. Ms. Mastrota: the character of the neighborhood has changed where the subway has arrived. Mr. Goldblum noted that 5-story buildings on 2nd Ave between 78th and 96th are rapidly disappearing, echoed by Ms. Vives-Vasquez.
 3. Ms. Henry discussed how some local organizations are working to plan to assist small businesses that are displaced or affected by the 2nd Ave Subway project. Has MTA engaged with these local CBOs?
 4. Mr. Perkins noted that when the dry cleaners at 126th and Third Ave was displaced, the owner fought the eminent domain and his compensation was far from sufficient for him to relocate within the neighborhood.
 5. Further, provide priority or a set-aside in new developments to provide priority as a special circumstance to those who were displaced from seized property.
 6. The Committee would like a copy of the relocation plan for businesses, if extant, and a report on how it went in Phase I. Further, provide an updated Residential and Business Relocation Assistance Plan.
 7. Mr. Winstone: as the ancillary structures and entrances grow, we would like to see street-level programming such as retail and community space.
 8. Ms. Pedraza: the supplemental EIS claims that the impact has not changed, however, the displacement has increased three-fold.

4. New Business

- a. Ms. Vives-Vasquez noted that loud construction at La Marqueta begins before 7:00am.
- b. Ms. Mastrota inquired about the Marx Brothers Playground at 96th Street that has been fenced off and nothing is available to the community there.

5. Announcements

- a. Chair Villanueva advised that LL53 covers noise complaints, and DEP will now respond and check for permits in matters concerning construction.
- b. There will be a silent procession on the anniversary of Hurricane Maria.
- c. The LPC will have a public hearing on October 16th regarding a rule concerning work on windows in designated buildings.
- d. African American Day Parade will be on September 16th and will honor Beverly Alston at Harlem Tavern at an 8:00am breakfast.
- e. The East 125th Street Development Project will close on a significant portion of Block B, the middle portion, including a significant number of residential units (a portion of a total 1,000 units).
- f. Chair notes of future discussion:
 - i. We'll be working on the 2nd Ave Subway Phase II
 - ii. Public development sites identified in the East Harlem Points of Agreement
 - iii. Updating the 2005 Affordable Housing Guidelines written by this committee.
 - iv. Updating the updated property checklist.
 - v. Feedback on requests to fmr-Speaker Quinn regarding community participation.
 - vi. Accountability for developers and proposers who have come before us previously.

6. Informational Updates

7. Adjournment

LaShawn Henry made a motion to adjourn the meeting which was seconded by Frances Mastrota. The meeting was adjourned at 8:42 pm.