



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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CICELY HARRIS
Chairperson

ANDREW LASSALLE
District Manager

Transportation, Historic Preservation, and Landmarks Committee

Tuesday, September 12, 2017 – 6:30 p.m.

Hon. Raquel Vazquez, Chair
Hon. Lisa Downing & Hon. Maurice Sessoms, Vice-Chairs

In attendance: Raquel Vazquez, Lisa Downing, Maurice Sessoms, Karen Horry
Excused: Crystal Shipp
Unexcused: Daniel Clark, Troy Gethers, Adrian Punter, Keith Taylor, Danni Tyson, and Seitu Jemez Hart

MEETING MINUTES

1. Welcome/Introductions

2. DOT Presentation: Harlem Bike Network in CB10, CB9, CB11

- Net gain of 4 parking spaces
- Three additional street ambassadors were deployed for outreach purposes
- Outreach was conducted on the streets, libraries, NYCHA Champion visits, and other public places.
- One community member suggested a protected bike lane for West 110th Street. Another community member suggested West 124th Street and Morningside Avenue, which was determined to not be feasible.
- DOT will provide a full presentation and update to the general board meeting on 10/4/17.

3. Progress Updates from DOT on:

- a. West 116th Street (from 5th Avenue to Lenox Avenue) – improvements are complete at Madison & Lenox Ave. Planters are pending installation at Lenox and West 116th Street
- b. West 155th Street – Bx6 bus ride with the mayor took place in early September. A fare machine was installed on the viaduct. DOT will confirm how many machines have been installed along the route in our district.
- c. Citibike installations – Began on 9/12/17. Stations will be installed from 110th Street to 130th Street

4. LPC Applications

a) 110 West 123rd Street - proposed new construction of a 6-story building

- Residents on the block & representatives of the block association came and expressed concern over the timing of foundation work in collaboration with the adjacent building that will also commence construction soon.
- Attendees were also concerned about possible falling debris from the construction site onto the adjacent community garden (to the right of the site).
- The applicant has not communicated to the community board whether they will pursue a rental building or condo building.
- There was extreme concern over the proposed exterior design. Attendees complained that it appears to be "fake historical" and that they should use better building materials - brick instead of the synthetic materials they passed around to us at the meeting.
- The community wants the bulkhead to be located at the rear of the building instead of the front of the building.
- The architect will submit a shadow analysis to us and the block association demonstrating impact to the community garden and to the buildings located to the rear (residents of the next block came to express concern about the development and impact to sunlight).
- The expediter, architect, and owner agreed to schedule a separate meeting with CB10's Landmarks and Transportation Committee, MMPCIA, and the block association to discuss all of the changes that should happen. This meeting should occur by the end of September.

b) 238 West 139th Street

- There are significant renovations proposed to the facade, cellar, basement, 1st floor, planters, and exterior stairs.
- The architect did not provide a complete set of plans, so we did not get a clear understanding of the proposed work scope. We asked the architect to submit an electronic copy of plans, along with a color rendering and plans.
- The block association and CB10 Landmarks & Transportation committee have concerns with the inclusion of bluestone in the front of the house.
- There were also concerns about the permanent planter bed. The block association referenced several properties on the block that had mobile planters, rather than permanent planter beds.
- The actual block association was not notified of this application. They only found out via a public hearing notice that we asked the applicant to post prior to the meeting. The architect and property owners agreed to establish communication with the block association and satisfy their requests. They will submit their revised materials to the community board once they become available.

C & D) 272 West 139th Street & 273 West 138th Street

- The applicant scheduled a hearing with LPC prior to even contacting Community Board 10, obtained LPC approval, and already started work on the property without proper DOB approval.
- USPS came to the CB10 General Board Meeting on 9/6 to inform us that they planned to relocate the College Station post office on West 140th Street to 273 West 138th Street.
- This development team did not follow proper protocol and created a lot of confusion by pushing for LPC approval without community board consent. They also had not mentioned to us that the planned use of the space was a post office. We have many concerns about the truck deliveries on Striver's Row. They have completely ignored our planning process,

working with the block association and other local groups, understanding transportation impacts of relocating a post office branch to a main thoroughfare, and disrespect to the Striver's Row historic blocks and the residents by neglecting to do any type of community engagement prior to their appearance at the committee meeting.

- The project team acknowledged that they did not follow proper protocol and committed to appearing before CB10's Landmarks & Transportation Committee at our next meeting on October 10th. The project team will be joined by the USPS for this meeting.
- The project team offered to give approximately 1,000 SF in community space (adjacent to their garbage room in the cellar in one of these buildings) to the block association or community board. This was a highly inappropriate addition which they sought to gain community support that we did not tolerate.

5. Discussion Items:

- a. FY 2019 District Needs Statement & Budget Request – due in October 2017
- b. Faith-based preservation and development conference with a focus on capacity-building and preservation support for local churches – scheduled for November 2017
- c. Public surveys on transportation needs – the survey is live and included in the September updates flyer from this committee.
- d. Plan the bike helmet giveaway event with Council Member Perkins' office and DOT – scheduled for Saturday, October 21st
- e. LinkNYC Locations – review and provide feedback. No feedback on locations. A walkthrough would be necessary.

6. New Business

7. Adjournment

Minutes prepared by Raquel Vazquez