



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
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**CICELY HARRIS**  
Chairperson

**SHATIC MITCHELL**  
District Manager

**General Board Meeting Minutes**  
**Wednesday, November 6, 2019**

**Meeting Started: 6:16PM**

Attendees:

Cicely Harris, Shatic Mitchell, Marquis Harrison, Charles Powell, Donna Gill, Karen Horry, Deneane Brown-Blackmon, Stephanie Palmer, Stephen Johnson, Dr. Hazel Dukes, Lisa Downing, Joshua Clennon, George Harrell, Safiya Mann, Mari Moss, Kevin Bitterman, Jamilah Clark, Christina Curry, Karen Dixon, Deborah Gilliard, Keith Taylor, Shanelle Washington, Cheryl Smith, Jerika Richardson, Delsenia Glover, Victoria Horsford, John Lynch, Eboni Mason, Carlene Pinto, Tiffany Reaves, Charles Johnson, Stanley Gleaton, Tahanie Aboushi, Gregory Baggett, Michael Downie, Tamara Martin, Staci Ramos,

Excused:, Deborah Yates, Raquel Vazquez, Derek Perkinson

Absent: Marcia Awobuluyi, Michelle Booker, Daniel Nathan Clark, Troy Gethers,,Dominique Mejia, Thomas Moore,, LaShanda Myers, Barbara Nelson

Public Announcements

Dr. K. Samuels - What happened to the money that was set aside for Harlem in the Hudson Yards development? Looking forward to the Manhattan Borough President Gale Brewer's explanation of the turn of events .

Commented on what she views as the disrespect shown by the board to the community. Dr. Samuels has drafted a list of points which she distributed to those interested. She remarked that the board has drafted a 10 page resolution for Lenox Terrace, however, could not find the time nor resources to support a poor, black, public library in north Harlem. She claims that the Board Chair and the Chairperson of Landuse Committee were underhanded in the handling of this project.

Do a search on YOUTUBE Ms. Liz Brock open meeting floor and sanitizing minutes, and members of the board should be at the general board meetings

Ms. Pessum, Volunteer for the ACPJ Art Gallery, works with Greg Mills, Gallery curator

Discussed the art displayed in the second floor art gallery, some of which is 30 -40 years, created by local and indigenous artists, and will be rotated through the gallery. The art pieces are from a collection housed in the basement of the Adam Clayton Powell Jr State Office building. The art which is on display can be viewed from now until "Black History" month.

There was a concerted effort by the art gallery to display the art, however, multiple letters, telephone calls and emails to the office of Governor Andrew Cuomo seemed to have fallen on deaf ears as there was no activity nor movement. There has been no recognition of Greg Mills, curator of the gallery, which has been on site for 25 years and his credentials and capacity were questioned by the powers that be.

Finally, there was a silent coup after 17 months, as to why we could not display art, there was a meeting called at the last minute on October 30th with Commissioner Destito which was to have been a short 10 minute meeting that lasted 90 minutes, and the artisans and representatives from the community were heard loud and clear as to their displeasure with the operation and functioning of the art gallery. No conclusion was reached at the end of the meeting

The art gallery will be on display on Fridays from 4:00PM to 7:00PM. Available for bus tours

On October 30th there was an opening night of the art gallery, that was not well publicized for the Harlem community residents. Those in attendance were predominately gentrifiers of the community.

Ms. Pessum's final remarks were a quote from Frederick Douglass "The limits of tyrants are prescribed by the endurance of those whom they oppress, find out what people will submit to, and you will find out how much injustice and wrong which will be imposed on them, until they resist with words or blows or both".

Nilsa Torres - "Shop Healthy Harlem" - a program under NYC Department of Health and Mental Hygiene promoting community wellness. The program covers 41 stores in Harlem, from Madison Avenue to 135th Street to Malcolm X Blvd. The Health Department is here with three representatives, working with community organizations, doing presentations at libraries and schools on health and wellness. Distributing free shopping bags through participating merchants have a distinct logo promoting "Shop Healthy Harlem".

Dana Montazir - Abyssinian Baptist Church

Collaboration with the Center for Care and Advocacy and the "American Baptist Women Ministries", this event is being presented titled "Follow the Light" in recognition of Domestic Violence Month. Join us for an amazing evening of renewal, healing, wholeness

and growth, as we co-create our sisterhood in the healing circle through Christian principles and testimony from survivors. Come hear dynamic speakers who turn their misfortune to fortune for themselves. Come be a part of a circle of women that lift up and empower each other.

The event is to be held on Thursday, November 14th, 6:30PM at the Abyssinian Baptist Church located at 132 Odell Clark Place, Harlem New York. Flyers are available promoting the event.

Bela Dacoutou - Community Pride part of the Harlem Children's Zone

Provide community resources for Harlem residents, assist block associations and referrals. Provide assistance with GED preparation, refer candidates for assistance, hosting health and wellness hiring event which will be held at 135 East 135th Street, Distribution of free healthy produce 10:00AM - 12:00PM.

Cyril Innis - The Black Panther Party

Proposing to name the site where the Black Panther Party had its location back in the day on Adam Clayton Powell Jr. Blvd, between 122nd Street and 123rd to "Black Panther Way" The site is where many residents in Harlem came for the free breakfast program, testing for Sickle Cell Anemia, and other services provided to residents of the community.

Three representatives from the CUNY School of Public Health

Vik Nish - Nutrition in NYC public schools, 40% of NYC school children are obese, and need to focus on healthy meals, teach students to eat healthy foods, promoting Bill 1678 food waste prevention plan,

Kadra - promoting Bill 1681 -to reduce food waste and energy, food handling, share tables, CITY HARVEST, making healthy choices with food consumption.

Chrystal McKay - Librarian and Supervisor at New York City Public Library - 125th Street branch (between 2nd/3rd Avenues)

The branch will be showing a documentary film focusing on the juxtaposition of racism and gentrification in Harlem. The date is November 7th at 5:00PM. Open to the public. The filmmaker is Jessica Chanesky, a resident of Harlem since 1992, and in attendance at this evening's board meeting.

The New York City Public Library is issuing free library cards to Harlem residents with no address required, this is tentative with the full rollout in January 2020. If there are organizations that would like to have their members or residents avail themselves of these card contact Chrystal McKay.

Iashia Sekko Street Corner Resources

Over the last 3-4 weeks, there has been a single shooter active in the 139th Street area, there have been multiple shootings during the day time, and the person doing this has been seen riding a bicycle. On Halloween there was a shooting at 2:15PM in broad daylight.

Street Corner Resources has an event the last Friday of every month that is held at the "PEACE CAFE, this is a community engagement event where discussions are held, networking opportunities, sharing resources, and information. There is pediatric care for young people that are being jumped in the community,

"PEACE BEAST" - is active and rolling through Harlem neighborhoods, this is an RV used to spread the word and promote de-escalation of crime in the community.

Thomas Patterson - "NAN" - National Action Network

Spoke broadly on issues impacting Harlem

## **I. ELECTED OFFICIALS**

Calvin Salomon, Special Narcotics Prosecutors Office

Under the new law, bail reform taking place January 1, 2020, over 400 crimes will require mandatory release. Release regardless of the defendant's criminal history, past violence, absence of local/community ties, likelihood not to return to court or flee, the judge will have no discretion to set appropriate bail.

A flyer regarding bail reform provides an extensive list of crimes that will be was distributed for information purposes for the public .

City Comptroller -Scott Stringer -Representative Nina Saxon

Report issued by the City Comptroller's office focusing on the Creative Economy Art and Culture in New York City, spurs \$110 billion in

economic activity and 300,000+ employees in the arts and entertainment sector.

Shout out to Vy Higgensen, she assisted the City Comptroller and others in gathering the information and data for the report.

For a copy of the report, text your request to 646 245 4114 or send an email to nsaxon@comptroller.gov

New York State Attorney General Office

Adrienne Felton

Upcoming panel discussion focusing on housing harassment scams that are taking place, to be held at the Kennedy Center on December 9th from 6:00PM to 9:00PM. Income source discrimination, Charles Powell of CB #10 will be a panelist along with lawyers to discuss your rights as renters/tenants..

Inez Dickens - New York State Assembly Woman -

Community Liaison Nina Norwood

Bills recently passed in the New York State Assembly that are being pushed into law, namely A3235 record, identifying the performance and ranking of banking institutions and whether they are meeting the credit needs of local communities. This allows for more MWBE's to apply for insurance and contracts.

A3242 provides for the review of assessing real property owned which must be disclosed for low income and homeowners in comparison to other neighborhoods which has helped resulting in gentrification.

A2102 - allows for tenants to offset against future rental payments emergency repairs made that the landlord is unwilling/unable to make within a 24 hour period. The tenant must provide to the landlord a list of itemized repairs and associated costs.

Congressman Adriano Espaillat

Michele Booker - Deputy District Director

The Congressman honored the family of Pvt. William Blount, for having fought during the Vietnam war, and upon leaving the service he did not receive an honorable discharge. The family received the Congressional

Record, an American flag, and proclamation for the service given to his country.

Congressman had a bill passed for the Small Business Administration growth acceleration fund competition for small businesses and entrepreneurs, authorizes \$2,000,000 to be used for the education and growth of small businesses.

On November 25th, the Congressman will be honoring veterans of all services in the art gallery of the Adam Clayton Powell Jr. State Office Building.

Hosting a flu shot clinic at Taino Towers on Friday, November 8th from 10:00Am to 1:00PM.

On November 12th, there will be a press conference with the Northern Manhattan coalition for immigration rights regarding DHS versus Regents of California which is in the Supreme Court.

#### Manhattan Borough Gale Brewer's Office

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Athena Moore, Director of the Manhattan Borough President Gale Brewer's Harlem office, and Natalie Espinino.

Application for rezoning of Lenox Terrace, as part of the Borough President's response there will be a public hearing on November 18th at the Kennedy Center, located on 134th Street, with the entrance on 135th Street. Speakers wanting to make comments at the public hearing will have 2 minutes, and must provide hard copy of their statement.

On November 25th, there will be discussion focusing on religious facilities/ real estate task force hearing 1 Center Street office

Community Board reappointment application will be available shortly for board members to reapply. If you are unsure if it is time for you to reapply contact Natalie Espinino.

November 12th there will be a town hall meeting from 6:00PM -8:00PM with the Taxi and Limousine Commission and taxi drivers, as they are facing mounting issues which will be discussed at that time, such as race and discrimination issues.

Lisa Downing, Chair and Karen Dixon, Vice Chair of Land Use Committee

Brief announcement regarding committee meetings for the month of November and December. The Housing Committee and LandUse Committee will have joint meetings, as construction in Harlem is the subject of the day, we will have speakers come out to address the committees regarding issues that are impacting our community.

Lisa Downing, Chair extended an invitation to the Seth Shocket, President of the Olnick Corporation to address those in attendance, which he accepted. Mr. Shocket began by introducing himself and thanking CB #10 for allowing his presence at the monthly general meeting. "We appreciated the handwork and thoughtful approach that everyone has taken into consideration for the Olnick Corporation's proposal. This is not the end to the discussion, we will continue to work with you in the coming months to demonstrate that the project ultimately voted by the City Council addresses the concerns expressed in the Community Board's resolution. Thank you for having us and we look forward to working with you".

For the past two months the Land Use Committee has been working on the ULURP application and today is voting day. Lisa Downing provided a recap of why today's meeting is important, and pointed out that the Olnick organization has is requesting the following in the ULURP application.

- 1.The rezoning of the current R7-2 C 1- 4 with commercial overlay to C 6-2 designation, which allows for the second floor and certain uses of the retail space over 10,000 sq. feet.
2. Mandatory inclusionary housing for 25% of the units, which is approximately out of 1,600 units project, 411 - 493 units of affordable housing, of 60% of the AMI.
3. Special permits for large scale general development, ZR 74 -743 will provide height and setback relief and will control the envelope of buildings and permitted usages and square footages.
- 4.Special permits to reduce the parking of affordable housing and the authorization to require curb cut requirements.

For those in attendance at the last Land Use Committee Meeting, we presented a frame work of how we wanted board members to think about, and how to vote on this very important topic. So as community board members we are the front line, we are the eyes and ears for the Manhattan Borough President, for the Department of City Planning and the City Council. They are the ultimate decision makers with respect to what happens with this application

So, if you wrap your mind around four boxes, as it was presented to us. You have "YES", You have "YES with conditions", You have "NO", and You have "NO" with conditions. we

opposed the ULURP application how it was presented to us with 21 out of 23. We would not support the motion as it was presented.

They (Olnick Corporation) as of right can build what they want, by the Department of Building, they can go to the DOB,

We did not want that, we wanted to inform and educate the various agencies on what the issues are and what does not work for us with regard to this proposal.

That is how the motion carried. There are questions for the developer, we have been back and forth, giving them all of your concerns. There is the reality that you can wake up one day and all of Harlem is "WHITE". This is gentrification, you have money coming into the community from all over the world, and you have to be prepared for the inevitable.

Sixty years ago when Lenox Terrace was built what was unique were the suited doormen with the circular driveways, that was the cachet that the property had.

Since then, the property has begun to look down trodden and the services to residents/tenants are found wanting.

Make Lenox Terrace part of the historic district registry of New York State

With regard to public health there is concern with the construction and its impact on the residents and community. The community already is experiencing higher rates of respiratory issues than other parts/neighborhoods of New York City.

We want the developer to take greater concern with where they are building and the precautionary measures that must be put in place to prevent and alleviate/eliminate the contamination of the environment.

PM 2.5 and PM 10 can affect the air quality of people in these areas, have requested test prior to, during and following

Schools, traffic and larger broader community minded participation

State Senator Brian Benjamin stated that until the residents get the respect that they deserve we cannot move forward with rezoning items where we just said no.

Red Flag - Pending Litigation - There is a settlement being negotiated with Olnick around some misunderstanding which all landlords deregulating rent stabilized apartments and still getting a tax break for that

Board member Shanelle Washington raised the question: When you have open market apartments in a community like Harlem what happens to the surrounding community, collateral damage per a midst of a wave of gentrification, and a second wave? It is not going to stop.

Increase in rents in the surrounding communities, property values and taxes, and the owners of brownstones living in the community that are on fixed incomes and the impact on them.

The physical content of our neighborhood, Olnick has asked for a special permit to allow height and setback relief to control the envelope of their buildings. which will alter the contextual landscape of the area which we know.

For example we applaud the Victoria Theater project on 126th, for they adhere to the African American plurality in the area of keeping the housing market at 50/20/30.

We wanted to educate and inform some agencies as to what will and would not work in the community.

Question raised "Who is equipped to carry on our legacy.  
Community Board #10 - "We are the first step in the ULURP process"

Karen Dixon: The vote that the board is, the question can be answered with an amendment, NO with conditions, is no with dissenting opinions. No, no rationale behind it.

We are still requesting questions

Dr. Hazel Duker

I am a resident of Lenox Terrace, that was not born there, I was not born in Harlem Hospital Its my home, my aunt was the first tenant in 1945, so I had a chance to grow .I would sat that we need a lot of things done in Lenox Terrace. I would say we need it before rezoning or anything that happens. we heard from Barbara Askins about roaches, rats taking over Harlem, we have a school across from Lenox Terrace that I call 311 just about everyday regarding their garbage and rodents walk across into our facilities.

We have maintenance problems, we do need Speaking as a resident and a member of CB #10. When I joined this board, I did not hear anybody talking about Lenox Terrace and its conditions. Some of us who live there should be respectfully enough to speak up. I say we need a lot of things, "yes" we need upgrades. If you are getting tax credits, you ought to be able to give back to the people that pay their rent and want to live in a decent and loving community that we have in Lenox Terrace. Its a great community, we don't want it destroyed , we don't need Saks or Macy's.

I need a shoemaker, I need a hardware store. I have to go to 96th Street and Broadway to get a nail. We don't have cleaners, the necessity of things. We don't have a supermarket with fresh produce, milk. Those are the things we need. I am a senior citizen, and I need to be able to get my medicine at 1200AM/Midnight. If I get sick, I don't need to get a go

downtown for what I need. I am fighting for services in my community. I am not intimidated, I am a grown woman, fully grown.

Questions were taken from the community.

Michael ?

First question:

Given the board's experience with the Renaissance which is worst than what they approved, which was suppose to be a rental and which is now co-ops, which was suppose to be affordable housing, the cheapest unit is now \$300,000.00, Why do you think that by saying "yes" or "no" the conditions that the history will turn out any different?

Second question, in terms of landmarking, the Landmarks Preservation Commission turndown the tenants associations proposal to landmark Lenox Terrace saying that it was not architecturally distinguished enough. But they have buildings all over the city, the Louis Armstrong's house, even Adesleigh Park where the homes in comparison to other homes in the city, they are architecturally distinguished, the most important Black people lived in those houses, and the same should be done to landmark Lenox Terrace.

We have the political power to get the Mayor, who we elected to get the elected officials to landmark this damn housing

Lisa Downing interjects that we need a question from Michael ?

We were able to have the African Burial Ground landmarked why not Lenox Terrace?

We had two public hearings to discuss the Lenox Terrace rezoning.

The question is there anyway that landmarking can be done for Lenox Terrace?

that is not in the scope of this

Lisa Downing remarks that the conditions

What we are asking is how do we hold them accountable resident councils in place, and legally binding community agreements, and tenant agreements,

Given the board experience with Lenox Terrace, which was suppose to be a rental which is now a co-op.

Lead in the water, test were performed

We are aware of the lead situation referring to lead in the water. The city is testing the water, the landlord is aware. We want the landlord to be responsible.

Representative from Olnick organization, responded to the lead in the water, My name is Ethan Gooden, urban planner with Fox Rothschild and served as the main presenter at two hearing prior to this evening's meeting regarding Lenox Terrace. Approximately thirty days ago, a single tenant conducted a test of the water in her apartment using a city provided test kit, that lead test came up with two responses and test results. One test was performed at the initial turn on of the water, and the second test was performed after the water was allowed to run for one minute. The initial test of lead levels came up above "0": came up at a level of 22 parts per billion, the city has said if the test result was 15 part per billion they will send out a supplemental kit to retest the water, that would be the initial test of the water. Flush test secondary 0

The day after the results were found we started our own testing through out Lenox Terrace, and that testing continues up until today. We will continue to report test results to Lenox Terrace and Community Board #10.

Karen Dixon, responded to a question from the floor regarding the outcome of the previous general meeting's vote which was regarding rezoning. The motion that was made was to approve the rezoning, and the motion that was voted down unanimously "NO". There was a motion, "NO with condition" and NO - no condition.

There was a third motion, that was approved that was brought to the board.

Vice President Marquis Harrison, raised the question beyond CB #10's providing recommendation and resolutions" What is going to be done with the City Council to ensure that the correct information is given to the public. Summaries are being put out in the public that are factually misleading as it is thought that the lead is coming from the building's plumbing systems. Whereas the source of the lead is the faucet and not the plumbing system. They haven't told tenants that they are going to test everyone's faucets for lead. "This an issue!" What is going to be done to ensure that the next board bosses follows up on these issues.

Dr. Hazel Dukes - The Community Board cannot put pressure, it is the community people who need to go out and vote.

Lisa Downing - We encourage all members of the community to attend the hearing and meetings.

Ethan Gooden - the last thing I want to do is take over this meeting or your time, however, I think it is time. As part of this project we continue to hear about 4,000 people. Don't forget when you are talking about affordable housing you can not just go into a community and

build affordable housing without making something economically feasible and bringing in families.

Reinvestment into the community, the investment in this project will be \$500 to \$700 million dollars, that investment can be spent inside the local community to hire local contractors, vendors, construction workers, we are committed to standby city and state MWBE levels of contracting, maybe people don't like the level of percentages of our commitment, but we have committed to hire from the community, and presented a plan to the hire and spend hundreds of millions of dollars to work and lift up the community.

Resounding chant of No means no, No means no from the meeting attendees.

The motion on the floor is to disapprove the rezoning application Lenox Terrace.

Is there discussion? I would like to make a motion that we disapprove the rezoning application for Lenox Terrace.

A request for the Parliamentarian to speak regarding the change in the motion.

Joshua Clennon spoke regarding the motion he made at the last public hearing where he proposed "No" with no conditions and the reason for doing so.. He stated that he was skeptical about giving conditions but after reviewing the actual language of the resolution which everyone has read or should have read, it is essentially the same thing. The major part of the conditions is that the zoning will remain as is and there is no rezoning. That is what we need to understand.

The conditions are there to provide a rationale for the other agencies that will review this resolution after Community Board #10.

Vote for "Resolution disapproving rezoning application of Lenox Terrace with conditions"  
Yes - 20

No - 15

Abstain - 1

Absent - 10

Recuse - 10

Meeting adjourned at 8:57PM.