CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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HENRIETTA LYLE
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Joint Land Use/Landmarks And Housing Committee

Thursday, September 19, 2013 6:30 PM
163 West 125th, 8ABC Room

Hon. Barbara Nelson, Housing Acting Chair
Hon. Brian Benjamin, Land Use Chair
Hon. Austin Smith, Land Use Co-Chair
Hon. Betty Dubuisson, Landmarks Chair

Attendance: Brian Benjamin, Austin Smith, Donna Gill, Daniel Parcerisas, Maria Garcia, Manny Rivera, Stanley Gleaton, Manny Rivera, Lupe Moreno, Keith Taylor, Melvin Christian

New York Public Library, Schomburg Collection – installation of rooftop mechanical equipment at 103 West 135th Street (voting item).

The New York Public Library's Schomburg Center for Research in Black Culture location is located in a landmark building. The library is seeking to install a guardrail on the roof and acoustical baffles to lessen the noise of mechanical equipment on the roof. These items are translucent. The presenters provide photographs of the current condition and the scope and dimension of the proposed installation.
The installation is approved unanimously: 9 yes votes.

Empire State Development/Urban League – Project at 121 West 125th Street.

The National Urban League is developing the Urban League Empowerment Center at 121 West 125th Street, in partnership with The Hudson Companies and BRP. The Urban League was created 103 years ago in Harlem and sees this as an opportunity to return to its roots in the neighborhood. The Hudson Companies is a green retail and housing developer with over 2,400 units developed. BRP has developed over $300 million in projects, including in Harlem. The site is currently owned by New York State and is used a parking lot with some retail along 125th Street.

The proposed development is a mixed-use building that will serve as the headquarters for the Urban League and also host a Museum of Urban Civil Rights, a job training center, a

conference center and community facilities. There will also be a retail component, office space, housing and parking for 200-300 vehicles. 5% of the office space and 5% of the retail space will be reserved for local businesses. The criteria to qualify for this preference still need to be defined, though the presenters say they are willing to discuss the possibility of maintaining existing businesses. They clarify, however, that all current businesses have leases expiring before construction begins and that they will meet with them soon to explore relocation option during construction.

The housing component of the proposed development consists of 114 units, including approximately 40 studios, 34 1BR, 28 2BR and 12 3BR. The residential entrance will be on 126th Street. 20% of the units will be reserved for people earning under 50% (approximately $29k-$33k, depending on household size) of AMI and 30% will be reserved for people earning under 130% of AMI (approximately $80k-$105k, depending on household size). The remaining 50% of the units will be at market rates. Building amenities will be open to all residents regardless of income limits. 50% of the affordable units will be reserved for residents of CB 10, 5% for municipal employees and 2% for people with disabilities. The stages of development are as follows: predevelopment 2013-2015, construction beginning in 2015, and occupancy in 2017. Marketing efforts will begin midway through construction and there will be monthly seminars with local officials and CB10 6 months prior to opening in order to help conduct outreach among local residents. The Committee asks the presenters to come to full board meetings at that time in order to help spread the word among the community about the newly available housing options.

The presenters estimate the project will create 1250 to 1500 jobs per year during construction (70% direct jobs and 30% indirect) and 200-400 permanent direct jobs thereafter. They estimate that after opening the economic impact on NYC will be of $307 million along with $120 million in annual compensation and $4.4 million in new tax revenue. 50% of the workforce during construction will be MWBE in accordance with the RFP and the presenters state their willingness to partner with CB10 for this.

Ayaz Awan – installation of exterior light and surveillance camera at 2350 7th Avenue (voting item).

Applicant is asked to get a letter from LPC specifying exactly what action CB10 is being asked to take and to come back to the Committee next month.

Joseph Aizer – Rehabilitation of 40 West 119th Street (voting item).

The property is located in the Mount Morris Historic District. The owner is a family-owned real estate company that has carried out projects in Harlem before. It is currently converting a vacant SRO brownstone into apartments and wants to extend the back of the building into the back yard in order to add square footage to the floors while still leaving a back yard. The proposed building would consist of 5 1BR apartments, one on the basement level and 2 on each floor. The presenters show photographs of the back of the building in its current condition and plans of the

proposed extension. The extension would be to a depth of 62ft, similar to neighboring buildings and under the 65ft allowed by the zoning ordinance. The extension would not be visible from the street.
The extension is approved by 8 yes votes, 1 no votes and 0 abstentions.

2750 Frederick Douglass Boulevard – Site control from HPD on a parcel of land (voting item).

The developer has presented this project to CB 10 on more than one occasion. It will consist of 37 condo units, retail space and community facilities. 8 of the units will be affordable at 100% of AMI. The Harlem Business Alliance and the Harlem Chamber of Commerce will occupy the community facilities. The latter will operate a business incubator at the subject location.

The applicant is seeking CB10's support to gain site control from HPD. This passes unanimously: 9 yes votes.

4) New Business:

CB10's Statement of Needs for housing is due. The needs are determined to be substantially the same as were submitted in the last Statement of Needs. The Committee agrees to submit it without any changes and to have an ongoing discussion about evolving needs to help shape the next Statement of Needs. The current statement addresses homelessness, affordable housing, Mitchell-Lama, 421-a and J-51, housing stock preservation, homeownership as issues.

5) Affordable Housing Forum

The Committee is planning an affordable housing forum on Saturday, November 9. A proposed schedule and themes are circulated for comments and suggestions. It is proposed that to the extent possible it would be interesting to invite representatives of developers of affordable housing and to discuss funding for transit-oriented development. The working group will take these suggestions into consideration as it continues to shape the event.

6) Announcements

The First Vice-Chair announced that Brian Benjamin will Chair the Land Use Committee. The former Chair, Stanley Gleaton, was thanked for his many years of service, and the Board salutes his continued commitment to Community Board 10.