



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
215 West 125th Street, 4th Floor—New York, NY 10027
T: 212-749-3105 F: 212-662-4215

CICELY HARRIS
Chairperson

ANDREW LASSALLE
District Manager

Land Use Committee Minutes

Thursday, September 21, 2017 – 6:30pm

Land Use Members Present (7): Cicely Harris; Stanley Gleaton; Kevin Bitterman; Lisa Downing; Charles Powell; Keith Taylor; LaShanda Myers.

Land Use Members Absent (4): Karen Dixon (EXCUSED); George Harrell; Victoria Horsford; Danni Tyson (EXCUSED).

Additional Members Present (5): Marquis Harrison; Charles Johnson; John Lynch; Michelle Booker; Donna Gill;

AGENDA and MINUTES

1. Welcome and Introductions

- a. First meeting of the season; called to order at 6:42 pm with quorum.
- b. Introduction of board members, followed by community members, including residents of 95 Lenox Avenue Tenants Association.
- c. Representatives

2. Board of Standards and Appeals (BSA) Applications

- a. Red Rooster Harlem LLC: The Red Rooster is applying to the NYC Board of Standards and Appeals for a special permit for the cellar Use Group 12 eating and drinking establishment (Ginny's Place)
 - i. Chair Gleaton offered a general introduction on the BSA Process and what it entails. Public information can be found at www.nyc.gov/bsa
 - ii. Lauren Monroe, director of Media for Samuelsson Group, introduced the hospitality concept, business-operating model, and community-based aspects associated with The Red Rooster and its cellar music and dining establishment, known as Ginny's Place. The Red Rooster is approaching its 7th year of operation.
 - iii. Jeremiah "Jed" H. Candreva or Troutman Sanders LLP represents the project and presented the history of Ginny's method of operations, recent renovations, and reasoning behind the owner's request to obtain a letter of support form CB10 their BSA application to continue operations.
 - iv. Site is within a 100 feet of a residential zone (C4-4A), thus requiring city approval for the special permit. Owners have no plan to change or alter the current method of operation. Meals, drinks, and live music are central aspects

of Ginny's method of operation; covers are charged for entrance; slated performance dates, times, and talent will continue to be publicized.

- v. Red Rooster's current SLA license allows for the sale of wine, beer, and alcohol at Ginny's. Establishment claims that no current citations, police reports or SLA violations exist; however, the 28th Precinct provided CB10 with a list of violations, which has since been shared with committee members and Red Rooster Harlem LLC—their representatives will be in touch with the 28th Precinct and will be prepared to answer questions concerning these complaints since Red Rooster Harlem LLC had no prior knowledge of the reports.
 - vi. An acoustic inspection was performed, and enhancements were made. The space is accessible via lobby elevator.
- b. **Next Steps:** Representatives of the project would like present their project and request for support during the October 2017 General Board Meeting. CB10 is currently within the 60-day timeframe to opine the request for consideration.

3. **New Business**

- a. District Needs Statement, in development. Summary of ideas discussed. All members are encouraged to submit Land Use specific requests for consideration to Land Use Chair Stanley Gleaton or Vice-Chair Kevin Bitterman by October 6th. Initial ideas include:
 - i. Surveys of vacant city-owned lots, and the status and history sites controlled by HPD and developers, which have yet to be developed.
 - ii. Increase income targeted programs for affordable residential rental and home ownership opportunities and affordable commercial tenant protections.
- b. Residents of 95 Lenox Avenue have not received an invitation to meet with L&M Development and Management of 95 Lenox Avenue about plans to further develop the existing site. This was discussed as an outcome and next step from the June 2017 Land Use Meeting. Developers are still within the pre-pre-ULURP process. CB10 Housing Committee and District Office will follow-up and encourage that a meeting be scheduled to discuss status of the project.

4. **Voting Items:**

- a. Letter of Support for Red Rooster Harlem LLC's special permit for the cellar Use Group 12 eating and drinking establishment (Ginny's Place).
 - i. Recommendation to include the following stipulations:
 - 1. Owners should post public notice of the presentation during the October 2017 General Board Meeting. Hon. John Lynch, 1st Vice-Chair and Chair of Economic Development Committee, offered to assist with creating the public notice.
 - 2. Recommendation offered that accessibility signage be posted on entrances to Red Rooster and Ginny's place.
 - ii. Motion offered by C. Powell for CB10 Land Use to draft letter of support, based on stipulations mentioned above. Seconded by K. Taylor.
 - iii. Motion passed by committee vote: 7- Yes; 0 – No; 0 – Abstentions

5. **Adjournment at 8:25**

- a. Motion made by C. Powell; seconded by K. Bitterman