



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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HENRIETTA LYLE
Chairperson

ANDREW LASSALLE
District Manager

Land Use & Landmarks Committee

Date 6-18-2015

Location State Office Building

Chair Brian Benjamin

Vice-Chair

MINUTES

Committee Members in Attendance: Brian Benjamin, Mari Moss-Yawn, Henrietta Lyle, Barbara Nelson, Ashley Emerole, Maria Garcia,

Committee Members not in Attendance:

Guests in Attendance: HPD, Department of City Planning

Adoption of previous month's minutes:

Presentation Item:

1. HPD's Director of Predevelopment Planning in the Neighborhood Strategies Department Eunice Suh came to speak to CB10 regarding the MWBE RFQ issued by HPD. They have received interest from developers and they wanted to let us know that the HPD vacant lot on 126th Street behind the Apollo will be available for bids for affordable housing development.
 - a. Former Community Board Member Beatrice Sibblies requested that artist housing be considered for properties such as the one referenced by HPD behind 126th Street. Chair Brian Benjamin said that this request amongst others should be brought to HPD for consideration as they look for bidders for available sites in the CB10 community.
2. Calvin Brown, Department of City Planning
 - City wide Planning presented the City Wide re-zoning that would be taking place and outlined how it would affect Central Harlem.
 - Questions came about from the community regarding:
 - How the zoning would roll out,
 - Parking,
 - Affordable housing/senior housing opportunities,
 - What would happen to the special district of 125th Street in regards to the new zoning laws?
 - How will the culture diversity and legacy of Harlem be preserved within the community?
 - Health issues researched

- Rent regulation culture
 - Environmental review
 - The affordability of Cultural spaces
 - ADA compliance
 - Description of outcome or committee's action on the item e.g. (Resolution, or Letter of Support)
 - Next steps for District Office on item
 - To keep the district informed of the zoning as it is rolled out.
3. Olnick Group, Bruce Simon
- Olnick group presented on their re-zoning concept for Lenox Terrace. It is a 58 year re-development.
 - The project was a 58 year re-development. That would address shortcomings in the community that would address:
 - Lack of green space
 - Increased retail opportunities
 - Including restaurants, grocery stores etc.
 - Increase affordable housing opportunities
 - They plan to bring in 1300 market rate opportunities and 260 affordable housing opportunities in the new development with underground parking.
 - There would be increased community space and the buildings would be at various levels above the hospital next door, with other options
 - Questions came about from the community regarding:
 - Maintenance levels, who will be in charge of what?
 - What is the community getting for 80/20
 - Why should new buildings be built when the maintenance of the current structures have not been properly maintained.
 - How will the construction be handled in regards to the health issues?
 - Residential project is out of scale for the community.
 - Community demanded a refurbishing of the property before the development is to go up.
 - The Community Board unanimously decided to write a letter of support in a stand with the Lenox Terrace Tenants Association in order to request that the Olnick group make repairs on existing residences.

Next steps for District Office on item

- To send a letter to the Olnick group siding with the Lenox Terrace Association against the re-zoning.

Next Committee Meeting / Tentative Agenda Items:

Minutes Prepared by: Mari Moss-Yawn