



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

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Land Use/Landmarks Committee Meeting Minutes

Thursday, May 17, 2013 6:30 PM

215 West 125th Street, 4th Floor Conference Room

Attendees: Brian Benjamin, Henrietta Lyle, Daniel Parcerisas, Betty Dubuisson, Danni Tyson, Donna Gill, Keith Taylor

Agenda:

- 1) Welcome/Introductions
- 2) Presentations
 - a. D/b/a Malcolm Shabazz Development Corporation
 1. Development of 68 West 116th Street
 2. Development of 115 West 115th Street
 - b. Lucille McEwen from Greater Harlem Development Corporation – Development of a vacant lot at 318 West 135th Street
 - c. Abdou Diaw – alteration type 1 to alter building at 56 West 130th Street
- 3) New/Old Business:
 - a. Developer Questionnaire
 - b. “Income Targeted” resolution draft discussion
- 4) Landmarks
 - a. Landmarks checklist
 - b. Update on Mount Morris Landmark Meeting and next steps
- 5) Questions and An
- 6) Announcements
- 7) Adjournment

2. Presentations

- a. **D/b/a Malcolm Shabazz Development Corporation**

Malcolm Shabazz Development Corporation has come before the Land Use Committee to request a letter of support from Community Board 10 to HPD in order to gain site control for two projects at 68 West 116th Street and 115 West 115th Street.

The plan for 68 West 116th Street, to be known as Harlem River Lofts, is to develop housing that will allow local artists to remain in the community through homeownership. The plan includes storefront retail, which will preferably be occupied by a business coming out of the developer's market incubator. There will be 16 residential condo units on 8 floors ranging in price from \$650,000 to \$700,000 approximately (except for one unit which will be priced at approximately \$450,000). Local residents will be offered first preference to purchase the units. The units will range in size from 1100sf to 1500sf and will be larger than the minimum sizes required by HPD. The building will be LEED-certified and apartments will be either accessible or adaptable to people with disabilities.

The plan for 115 West 115th Street is to develop 27 units (20 at market rate and 7 affordable) along with 2 floors of community use and underground parking. Each floor will have two 2-bedroom units and one 3-bedroom unit, all of which will be larger than is required by HPD. All apartments will be either accessible or adaptable to people with disabilities. Local residents will be offered first preference to purchase the units.

The developer's financial partner will be Ian Chang Enterprises, a minority-owned business with experience developing housing in New York. Malcolm Shabazz Development Corporation will offer assistance with down payments in order to assist homebuyers. No real estate tax abatements are lined up for the time being.

The Land Use Committee approves writing a letter of support for Malcolm Shabazz Development Corporation to gain site control for these two projects by 7 yes votes, 1 no vote and 2 abstentions.

b. Lucille McEwen from Greater Harlem Development Corporation – Development of a vacant lot at 318 West 135th Street

The presenters are here to address concerns that were raised during their presentation at the Land Use Committee's meeting of March 21st, 2013 (see March minutes), specifically regarding the economics/affordability of the project and the scale and context of the building.

The presenters explain that the development of the lot at 318 West 135th Street cannot be seen in isolation, but rather as a means of leveraging private money to support non-profit, affordable housing. The sale of the lot to the developer would raise enough money to resolve debt issues for 117 units of affordable housing owned by Greater Harlem Housing Development Corporation (GHHDC) in the immediate area. These developments are typically refinanced every 15-20 years and GHHDC and these were last refinanced in 1994. GHHDC will use the proceeds of the sale of the lot to refinance the debt on the 117 affordable units, which are currently under financial stress. It should be noted that pursuant to a regulatory agreement with HPD Major Capital Improvement (MCI) rent increases cannot be used to pay for any improvements. Overall, allowing the development to move forward would effectively create a "90/10" model where 10% of the units are market rate and subsidize 90% of the units, which are affordable. In addition, the sale would benefit the commercial spaces in the existing buildings which also serve the needs of the community.

The building proposed for the vacant lot would consist of 8-12 condo units ranging in price from \$500,000 to \$900,000. The developer states that park views and subway accessibility

warrant these prices and that there are people in the neighborhood who can afford them. The developer intends to market these units to the immediate neighborhood. Doctors at Harlem hospital and professors at City College, for instance, earn between \$80,000 and \$120,000 and could afford these units. In the case of postal workers or plumbers earning \$50,000-\$80,000 the units would be affordable to dual-income households. Some members of the board challenge these numbers arguing that additional costs such as insurance and condo fees should be factored into the discussion on affordability.

Regarding the scale and context of the building, the presenter provides elevations showing how it compares to the surrounding buildings and where it stands in regards to CB 10's historic district study area. He states that the building would adhere to all zoning requirements as approved by this board and that there would be a setback at 85ft. The building materials have not yet been selected and the façade has not been designed at this time.

This project will be back before the Board for a ULURP action (see March minutes) which the developer will be initiating at the City Planning Commission next week.

c. Abdou Diaw – alteration type 1 to alter building at 56 West 130th Street

The owner of the building at 56 West 130th Street is seeking a letter of support from the community board in order to add a ramp to make the building wheelchair accessible. The building is in a landmarked district on Astor Row and the owner plans to donate the building to a non-profit that will operate a daycare and science and technology programs for local youth. They want to put in a ramp to enable access to people with disabilities and the Landmarks Preservation Commission has asked them to rebuild the front porch of the house to match the one next door and on the rest of the street.

Since the building is in a residential district, the Land Use Committee requests that the owners obtain documentation from DOB showing that the proposed uses are authorized and, if a change in zoning is needed, what action is required of CB10. The Land Use Committee also requests that they gather a petition from local residents showing that there is support for the proposed alteration.

3. New/Old Business

a. Developer Questionnaire

Andrew will put the developer questionnaire in our binder for the Land Use Committee members to refer to during presentations by developers.

b. “Income Targeted” resolution draft discussion

The term “income-targeted” has been proposed instead of “affordable” to describe housing that is not overly expensive, since “affordable” is often used to describe housing that is in fact not affordable to a large number of residents. The committee may want to propose a resolution supporting income-targeted housing and the use of this term by CB10 instead of

“affordable”. A group of committee members will form to study what exactly we would want to achieve with such a resolution and which population we are trying to protect through income-targeted housing.

4. Landmarks

a. Landmarks checklist

We will start putting together a checklist of questions regarding landmarks similar to the developer questionnaire.

b. Update on the Mount Morris Landmark Meeting and next steps

CB10 study areas 2, 3, 4 and 8 will be put forward to the Landmarks Preservation Commission.

With regards to the extension of the Mount Morris Park Landmark District, after talking to homeowners the Landmarks Preservation Commission has proposed an extension that is smaller to the one proposed in CB10 study area 7 (it does not include Adam Clayton Powell Jr. Blvd). CB 10 will need to respond to this proposal.

5. Announcements

There will be a public hearing on 5/22 regarding renaming a street after a police officer.