



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027  
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**HENRIETTA LYLE**  
Chairperson

**ANDREW LASSALLE**  
District Manager

## **Land Use & Landmarks Committee**

Thursday, March 19, 2015 – 6:30 PM

Hon. Brian Benjamin, Land Use Chair  
Hon. Austin Smith, Land Use Vice-Chair  
Hon. Daniel Parcerisas, Landmarks Chair

### **MINUTES**

**Board Members in Attendance:** Brian Benjamin, Daniel Parcerisas, Maria Garcia, Stanley Gleaton, Danni Tyson, Keith Taylor, John Lynch, Manuel Rivera, Donna Gill

#### **Update on the Harlem Renaissance Ballroom**

Chair Benjamin explained why BRP Development Company (BRP) was in attendance. Chairperson Lyle and Chair Benjamin requested that BRP come before the Land Use Committee to present their plans to the community regarding the Harlem Renaissance Ballroom. BRP presented at the February Land Use meeting where community Landmarks preservationist asked to meet with BRP to discuss preserving the Harlem Renaissance Ballroom's façade, which BRP agreed to. As a result BRP redesigned the façade of the building to include elements of the Harlem Renaissance Ballroom which include the first two stories to be identical to the former Harlem Renaissance Ballroom.

#### **Land Use Items**

Principals: Mr. Cesar Ramirez, Mr. Joshua Weissman and Mr. William Bollinger  
Mixed Income Housing at 2395-2405 Frederick Douglas Blvd. Block 1955; Lots 12, 14 and 16 (City-owned)

The applicant is seeking for site control of city a city owned property at Block 1955 Lot 16. The applicant has applied for the ELLA program. HPD is in support of the application. The committee voted to approve the project with a vote of 7-yes, 0-no and 1-abstention.

Principal: Mr. Yiannes Einhorn

Board of Standard of Appeals Variance Case 44-15-BZ – 145 West 110<sup>th</sup> Street (AKA 145 Central Park North) Block 1820; Lot 6

The applicant is seeking a letter of support for a rezoning. The applicant does not have an affordable housing component in the project. The committee voted to disapprove this project with a vote of 8-yes, 0-no and 0-abstentions.

Principals: Mr. Benjamin Barrow and Mr. James Peterson

Macombs Place & West 155<sup>th</sup> Street Redevelopment project Block 2040; Lots 23, 40, 43 and 48 (Includes a rezoning and lot acquisition from DOT)

The committee recommended the applicant reach out to NYPL and DOT prior to coming before the board. The project was tabled until project is further developed.

Mr. Henry Vargas

Seeking a letter of support for site control at 237-239 West 111<sup>th</sup> Street; Block 1827; Lot 14  
Applicant was not in attendance.

**Landmarks Item**

Principal: Mr. Wayne Edelman

Renovations and extension of 2 story alcove at the rear of 249 West 138<sup>th</sup> Street

There were no concerns with the project. The committee voted to approve the project under the condition that Mr. Edelman provide letters of support from the neighboring residents with a vote of 8-yes, 0-no and 0-abstentions.