



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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HENRIETTA LYLE
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Land Use & Landmarks Committee Minutes

Thursday, February 19, 2014 – 6:30 PM

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

AGENDA

Board Members in Attendance: Brian Benjamin, Austin Smith, Daniel Parcerisas, Forrest Taylor, Keith Taylor, John Lynch, Manuel Rivera, Donna Gill

ZONING PRESENTATION

At the invitation of the Land Use Chair Brian Benjamin, three zoning experts from Citizens Housing and Planning Council (CHPC) give a presentation on the history and basics of zoning and the ULURP process.

The presenters are Marcie Kesner, Jerilyn Perine and Sarah Watson. It is also disclosed that board member Daniel Parcerisas works for CHPC.

The presentation covers how zoning emerged, the different types of zoning districts, quality housing, the agencies which administer zoning, how changes are enacted through the ULURP process, and what role community boards can play in zoning both in response to ULURP applications and outside of them. The presentation is followed by a question and answer period. The presenters express that they can make themselves available for a second presentation if the Committee would find it helpful.

ULURP

Department of Citywide Administrative Services (DCAS) ULURP application to extend lease for Administration for Children's Services (ACS) at 110 West 146th Street
Department of Citywide Administrative Services (DCAS) ULURP application to extend lease for Department for the Aging (DFTA) at 110 West 146th Street

Both ULURPS are for the same location. Representatives from DCAS, ACS and DFTA spoke on the programs currently offered at the site. The committee asked questions regarding the application and notification process. The committee voted to support the renewal of the lease for 20 years (**9 yes votes, 1 no vote, 0 abstentions**).

SITE CONTROL

Henry Vargas – Seeking a letter of support for site control at 237-239 West 111th Street; Block: 1827, Lot: 14 - **Applicant asked to be postponed till next month's meeting.**

187 LENOX AVENUE – APPLICATION FOR STOREFRONT ALTERATION

Building owner Seth Weissman and architects Jeremy Katich and Lloyd DesBrisay appeared before the committee to request support for a storefront alteration at 187 Lenox Avenue in the Mount Morris Park Historic District.

The proposed alteration would replace the previously altered façade on the ground floor with a subdued glass and steel storefront with separate entries for the commercial space and the residential apartments. The proposal would also replace the existing stairs leading to the entry level with an ADA-accessible ramp.

The applicants have submitted photographs of historic and existing conditions on the site, and renderings of the proposed alterations. They have also provided a detailed description of the façade alterations and posted a notice on the premises announcing this hearing at CB10's Land Use & Landmarks Committee.

Committee members ask if the proposed work could include restoring the missing lintels on the second floor windows, which currently look bare without them. The owner responds that he is willing to restore them.

Two rent-stabilized tenants living in the only occupied apartment in the building announce that they do not oppose the proposed alterations. However, they express other concerns regarding violations in the building –in particular a lack of heat– and nuisance from construction. The owner responds that the company managing the building has been unresponsive at times and that a lot of construction has been to fix many of the problems inherited from the previous owner, from which he bought the building recently. The owner also gives the tenants his contact information and agrees to work with them to minimize the nuisance from construction and ensure the building receives proper heat. The tenants express that they are satisfied with the owner's assurances.

Based on the presentation and the testimony from the tenants in the building, the Land Use & Landmarks Committee agrees to approve the proposal with the following conditions: that the lintels above the windows on the second floor be restored, and those violations (in particular about heat and construction be resolved). The vote passes unanimously (**10 yes votes, 0 no votes, 0 abstentions**).

ELECTRIC LADYBUG GARDEN

Lawrence Terry and John McBride, representatives from the Electric Ladybug Garden, spoke on their concerns regarding HPD's initiative to relinquish community garden lots to developers. They stated there are other lots which can be considered for development before the community gardens. They spoke on several data sets and documents which they have presented to the Parks and Recreation Committee the week prior, e.g. petitions, etc. The committee listened to their concerns and stated they would reach out to HPD to receive an update on the initiative.

Meeting Adjourned