



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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CICELY HARRIS
Chairperson

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MANHATTAN COMMUNITY BOARD 10
LAND USE
January 23, 2020

Present

Lisa Downing, Chair of Land Use, Karen Dixon, Stanley Gleaton, Cicely Harris, Victoria Horsford, Mari Moss, Charles Powell, Chair of Housing, Staci Ramos, Keith Taylor, Shatic Mitchell

Absent/Excused

Dr. Hazel Dukes, George Harrell, Jerika Richardson, Derek Perkinson, Donna Gill

Presentations:

New York City Department of Health and Mental Hygiene (NYC DOHMH) – Harlem Hospital Public Health lab

The Economic Development Corporation is requesting a letter from CB 10 Land Use Committee confirming that a presentation of the Public Health Lab design was completed. NYC DOHMH, Architect Scott Habjan, and Dan Colangione of the EDC presented and overview of the Public Health Lab design. The building is designed as follows:

- 10 stories, 230,000 sq. ft. with green roofs.
- Maintains scale in size and tonal qualities of other building in the area.
- Construction to last for approximately 30 months beginning in 2021.
- Training lab for high school and college students to encourage them to pursue a career as a lab technician and other related occupations.
- Auditorium is free and open to the public or community-based organizations.
- Harlem Express – sexual health lab that will provide same day test results for sexually transmitted infections (STIs)

Committee and community members had questions related to the lab safety and the biosafety level (BSL) for the space. Other comments included a recommendation to preserve the existing structure because of its alleged historical significance.

The group will return in February to the General Board meeting,

NYC Department of Housing Preservation & Development (HPD) - NCP Clusters, Open Door Carrier

Kevin Harris, HPD, presented on NCP Clusters. It is anticipated that this project will begin ULURP in

March 2020. Iris Development, Kenyatta Morrison of Lemor Development Group, and Curtis & Ginsberg Architects are all part of the project that includes the following:

- 12 infill lots, of which 11 are located in CB 10 and 1 is in CB 11.
- Sites are for multi-family uses and are narrow.
- There are 4 four story buildings, 7 six story building, and 1 ten story buildings.
- Total development is 132,000 sq. ft.
- 9% Tax credit requested and approved in order to lower the AMI. According to HPD, the numbers are not yet final.
- Open Door Program from HPD encouraging affordable home ownership with AMI's between 80% - 130%
- HPD funds the Neighborhood Construction Program (NCP) for small new construction affordable housing projects. The AMIs range from 27% - 77%.
- NCP program will have 72 apartments while the Open Door program has 48 units for home ownership.

The Committee and the community had concerns regarding the size of the apartments, the number of studio apartments, and the AMI. Lemor Development Group explained that the narrowness of the lots and the installation of elevators in eight of the buildings utilized the space resulting in 31 studio units. Apartment sizes are also in compliance with HPD regulations.

The Committee recommended that the exterior of the buildings maintain the same color as other buildings in the community.

New York City Department of Housing Preservation & Development – Malcolm Shabazz Harlem Plaza

HPD is seeking a letter of support for the Malcolm Shabazz Harlem Plaza for the disposition of city owned property. Veanda Simmons, Director of the Manhattan Division of HPD and James Hull, Malcolm Shabazz Development Corporation (MSDC), and Peter Procida of Procida Construction presented on the Malcolm Shabazz Harlem Plaza. Mr. Shabazz provided opening remarks on the history of the African Market in the community and their efforts to secure permanent spaces for the vendors for the last 12-13 years. The proposed project is as follows:

- Zoning is C4-5X or R7X, FAR 5.0, and can build up to 14 stories.
- Proposed project area: 52-58 West 116th Street and 73 West 115th Street.
- Two new 9-story buildings with 109 affordable units with 50-100% AMI, with units for formerly homeless individuals (20% of the units).
- Mix of studio, 1, 2, and 3-bedroom units
- Dedicated laundry space in each building and community rooms. All spaces are ADA accessible. There is also a shared rooftop terrace.
- New indoor vendor market with food and community facility space
- Temporary vendor relocation plan throughout construction

C. Powell, Vice Chair of the Board and Chair of the Housing Committee suggested out that these projects should also be brought to the Housing Committee and recommended that this particular project be presented to the Economic Development Committees as well. Cordell Cleare, District Leader, stated her support for the project and the opportunities it provides the community.

BSA Application No. 322-98 BZ and 10-08 BZ – applicants did not attend the meeting as scheduled.

Old Business

Lenox Terrace – LT-ACT

Savannah Washington, Vice President of LT-ACT reported that tenants received a letter from Olnick stating that they are no longer seeking a C6-2 but will amend their application to a R8. This means that the commercial overlay will be restricted to smaller retail spaces less than 10,000 sq. ft., with no 2nd floor usage. The number of proposed new buildings remains the same. The vote by the City Planning Commission on the ULURP application is scheduled for 2/3/2020. The District Office will send an email blast to notify the community of the upcoming meeting.

Ennis Francis

President of the Tenants Association reported that Carthage Construction failed to clean up garbage and debris. On 1/9/2020 a stop work order was issued due to the violations. According to the tenant's association, the project received multiple fines until 1/15/2020 when they began clearing the debris. NY1 aired a story documenting the issues faced by the tenants of Ennis Francis. The tenants thanked Land Use Chair Lisa Downing and District Leader Cordell Cleare for their support in helping them address their concerns.

Voting Items

HPD is seeking a letter of support for the Malcolm Shabazz Harlem Plaza for the disposition of city owned property. The committee approved the conditional letter of support unanimously **Yes 8 No 0, Abstentions 0.**

New Business

Board member Stanley Gleaton stated that additional conversations should occur to request that the City Planning Commission (CPC) notifies community boards when they have modifications to the initial ULURP application.

The meeting was adjourned at 8:55 pm.

