



**CICELY HARRIS**  
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District Manager

CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
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# Land Use Committee Minutes

Thursday, April 19, 2018 – 6:30 PM

**Board Members present (6):** Stanley Gleaton, Chair; Keith Taylor; Karen Dixon; Donna Gill; Michelle Booker; Lisa Downing

**Board Members Absent/Excused (6):** Kevin Bitterman (Absent); George Harrell (Absent); Victoria Horsford (Excused); Charles Powell (Absent); Danni Tyson (Absent); LaShanda Myers (Excused)

The meeting was called to order at 6:30 pm.

## I. Welcome/Introductions

- a. Introduction of board members followed by community members.

## II. Presentation

### a. **Jeremiah Candreva, Troutman Saunders LLC, Mt. Sinai Hospital and Educational Building at 154-160 West 124<sup>th</sup> Street**

- **Owner: Harlem Park Associates**
- **Tenant: Mount Sinai Health System**
- Request for 2 waivers:
  - Rear yard waiver
  - Height and set back waiver (front yard)
- 3 Story addition : consistent to CB recommendation in 197a plan
- 33 year lease (owner positions) & option to renew
- Proposed vs As of Right:
  - Proposing additional 3 stories with the same structural design of existing floors vs 12 smaller stories as of right
- Hospital/ Medical/ Education center
- Hospital:
  - HIV programs
  - Behavioral Health
  - All outpatient services
  - All relocations from following 3 locations: 1249 5<sup>th</sup> Avenue, 411 West 114<sup>th</sup> Street, and 440 West 114<sup>th</sup> Street
- Mt.Sinai has meet with Harlem hospital and will try to obtain letter of support
- Target Date: End of 2019
- Outreach done as of today: pre-construction survey

It was decided that in order for our committee to approve this BSA waiver request there are some issues that need to meet our satisfaction in order for us to move forward. We are willing to issue a letter of no objection/ letter of support on the conditions that were discussed at that meeting. Letter is being sent to Mr.Candrea with committee recommendations. Our recommendations are as follows:

- Mount Sinai Hospital create a proactive plan for community outreach to community based organizations, residents and businesses specifically on that block between Adam Clayton Powell Jr. Blvd and Malcolm X Blvd. This plan should include receiving letters of support from the above listed and collecting signatures on the immediate block.
- We also need the research done regarding quality of life issues and study of foot traffic and vehicular traffic as a result of this new construction and the tremendous impact it will have on this corridor traffic.
- Once the committee is satisfied we will be able to move forward and honor the request.
- We are hoping to put this project on the agenda for the May Land Use meeting to discuss and vote.

### **III. Adjournment**

Meeting adjourned 8:15 PM.