



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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**CICELY HARRIS**  
Chairperson

**ANDREW LASSALLE**  
District Manager

**Land Use Committee Minutes**  
Monday, November 13 2017, 6:30pm

**Board Members present (5):** Stanley Gleaton, Chair; Michelle Booker; Karen Dixon; Donna Gill; George Harrell; Cicely Harris, CB 10 Chair; Seitu Jemel Hart; Keith Taylor

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

**160 West 124<sup>th</sup> Street**

Representatives from Harlem Park Associates, LLC 160 West 124<sup>th</sup> Street came to provide the Committee with a preliminary proposal on their pending development located at 160 West 124<sup>th</sup> Street. This is not an action item for the November 2017 meeting but an informational presentation to Board. The proposed use is health and educational facility. Plans for this site were filed April 2016. The developers intent for a vertical enlargement of an existing 4 story building to a 9 story building changing the use from a public parking garage to a health and educational facility. Under the proposed designated zoning of Community Facility, the developers can build up to 77,514 sq. ft.

The intent is to lower the existing floor heights to accommodate a 5<sup>th</sup> floor; presently the parking facility has a 15 ft floor height. The request is to have permission to build approximately a building 50 ft. taller than as of right.

Based upon the proposed use for the building and the DOB regulation that require setbacks after the 6<sup>th</sup> story, the developers are requesting relief from these proposed restrictions to achieve the goals established for its intended use. The developers are seeking a variance from the BSA; a waiver of 30 ft. comprised of a front yard waiver and a back yard waiver intended as the “set back”. Upon approval, the floor plates for this building will be approximately 7,500 to 8,000 sq. ft.; they are seeking full lot coverage for 3 additional stories.

**Tenants/Partners – Services/Use and Proposed Sq. ft.**

- Mount Sinai – Cares Program 5-6k
- Small High School – Trains students in behavioral sciences and health care
- Spencer Cox Program - Pharmacy 10 K
- Dental office
- Children Family First 7500 – 8000
- Institute for Advanced Medicine – services and treatments to HIV patients –relocating from 119<sup>th</sup> Street
- Adult Care 30K

All the health services provided will be outpatient services.

## **Why Harlem?**

Mount Sinai's data shows that HIV is greatest among women living in the Central Harlem area; there is demand to serve this population.

Mount Sinai is losing space at its main campus; its buildings are not up to code. They have decided to vacate space rather than bringing the buildings up to code. They have secured a long term lease at this 160 West 124<sup>th</sup> Street site; in addition, they have acquired air rights from 2067 Adam Clayton Powell Jr. Blvd.

## **Parking**

The owner of parking garage was present at the meeting. It is unclear at this point in the development if and how many parking spaces will be salvaged as a result of this development.

## **Community Concerns**

It was recommended by the Land Use committee that the owners speak with the condo owners (and other residents on the block) get their buy-in and also to make the same presentation before the CB 10 Health and Human Services committee.

The community's "concerns" were that they were several facilities in that block and the surrounding neighborhood that offer the same services including Harlem Hospital. The committee has asked that Mount Sinai reach out to these facilities to discuss duplication or combination of services.

## **The West 127<sup>th</sup> Street Residence, Center for Urban Community Services "CUCS"**

Representatives from the West 127<sup>th</sup> Street residence came to present at the meeting. A full synopsis of the organization and the proposed development can be found in the June 2017 meeting. This was the 3<sup>rd</sup> presentation made before CB 10; the group presented to the CB 10 Health and Human services committee in May 2017. The developers were certified for ULURP in October 2017. It is anticipated for construction should commence in June 2018.

The 2 actions presented before the committee were as follows:

Disposition of 2 HPD lots:

- 1) A UDAP designation to authorize the disposition of the 4 City owned vacant lots – which will yield approximately 30- 40 units out of the total proposed 117 units; and,
- 2) To use these lots as designated Community Facility space.

The key issues of concern for the Land Use committee are as follows:

- The recruitment and selection of residents – the Committee wants to ensure the maximum efforts are made to include as many CB 10 residents in the selection process to include: reaching out as many Harlem based service providers (including homeless shelters) so that they can inform their clients and assemble their paperwork (2010 Es) in advance; the goal should be to have 1 and every 3 applicants in the pipeline from Harlem.
- AMI -presently as the model is proposed, the target is no more that 60% AMI. In speaking with HPD and City Planning staffers in attendance, it is possible to for a lower AMI to better meet the income needs of the community. The Committee wants to shoot for a target of

30%. The developer hopes to take the monies received from Section to offset the rental cost to the tenant.

**Other Community Concerns:**

The Land Use Committee has requested that the developers reach out to their neighbors including: the church, the residents at the Balton housing complex and the business establishments to inform them of the proposed project and to report back to CB 10 with the feedback.

**Key facts about the project**

- All residents will have access to the services provided through the integrated supportive housing model;
- This is a permanent facility for residents; this is not transitional housing;
- Residents will be offered 1-2 year leases; leases will be recertified annually;
- Tenants rent will be approximately one-third of their income;
- 100% percent of the units are rent regulated;
- Based upon lease renewal, everyone is entitled to stay. Residents can only be evicted by cause;
- The size of the rooms will be HPD standard –minimize hallways and maximize room space; and,
- CUCS has a 1% turnover rate in all their projects to date

The Committee voted on the 2 actions above: 8 approved 1 abstention.

Committee Chair, Stanley Gleaton, recused himself during this presentation due to conflict of interest. Secretary Lisa Downing led the discussion and the vote on this project.

Meeting Adjourned at 9:00pm.