



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027  
T: 212-749-3105 F: 212-662-4215

**CICELY HARRIS**  
Chairperson

**LAND USE COMMITTEE MEETING MINUTES**  
**Monday, September 17, 2020 6:30 PM**

**SHATIC MITCHELL**  
District Manager

**1. Welcome & Introductions**

- a. Introduction of CB 10 Land Use Committee Members
- b. Introduction of other CB 10 Board Members in Attendance

**2. Presentations**

a. HEHURP ULURP Application - Veanda Simmons HPD (20 minutes)

i. Veranda Martin-Simmons, James Hull, and Arielle Goldberg of HPD presented the 16th Amendment to the Harlem East Harlem Urban Renewal Plan, which would extend the duration of the current plan, subject to ULURP. Proposed amendment was certified and entered ULURP on 9/14/20. Original plan was created in 1968 and will expire in Dec. 2020. HPD seeks a vote of approval to support the proposed amendment from CB10.

ii. The Urban Renewal Area is generally bounded by East 106th Street to the south, FDR Drive to the east, Madison, Park, Lexington, and Fifth Avenues to the west, and the Harlem River Drive at East 132nd Street to the north. Only Site 108 is located in CB10, which was acquired and conveyed by the City in 1981 and is currently being used as a faith-based institution. All other sites fall within CB11.

iii. Primary goal of this Land Use application is the preservation of site-specific design controls that currently exist within the plan for an additional 40 years. No substantive changes or projects are proposed as part of this application.

iv. It was reported that CB11 received similar presentation from HPD and they had several questions about what it means to extend the plan, details related to the design controls, and received a presentation from a consultant on the potential implications for the site if the plan were to expire or remain in place. CB11 will use its next mtg for due diligence to determine their vote based on a better understanding of the height and design controls, open space, and preservation of density. NOTE: Many aspects of this proposed Amendment are in line with the East Harlem Neighborhood Plan.

v. Member Clennon encourages CB10 to dialogue with CB11 regarding their questions and concerns before issuing a resolution from CB10. This appears to have a limited impact on CB10, but we should be mindful of impact for CB11.

vi. Community Member Baggett inquired whether there was a neighborhood conservation plan in place to protect some of the assets from urban renewal projects. HPD did not have details for a reply. Baggett also called for CB10 to create a community-based plan for CB10.

b. Balton Commons– Early Start Variance (20 minutes)

i. Balton Commons requests letter of support from CB10 for early start, site located at 8 W. 126th Street. Letter is required from DOT to grant permission.

ii. Lemor Development was asked to provide CB10 with letters of support from the community – specifically, the neighboring school and residents regarding the early start time and use of crane during construction.

iii. Current crane operation permit is in effect until March 2021 from 9am to 6pm. Developer requests support for crane set up as early as 7am to expedite work for earlier date of completion. General Contractor attempted to survey residents, but many did not want to participate.

iv. Two additional letters were provided. CB10 remains concerned that letters are an insufficient representation of the neighboring tenants and local businesses. Chair Dixon requested a better indication from Developer of their understanding of the residents to inform CB10s decision. Member Clennon expressed disappointment based on the lack of additional information presented.

v. Community Member Baggett reminded the Developer that they had time to respond the issues and requests made by CB10—and that they should consider Community Benefits to obtain support from the community, including the local school and DOE, for this project as it relates to safety and impact.

c. Studio Museum of Harlem Update - (10 minutes)

i. Presentation by Evans Richardson – after a brief COVID delay, demolition is now complete; excavation will soon begin. The Museum remains in open dialogue with the 124th Street neighbors and Block Association – vibrations have been felt on the site, and project leaders are monitoring carefully to keep quality of life descriptions to a minimum. Accessibility via sidewalks around the site is of great importance to the

project and continues to be managed and assured. Foundation should be complete by Spring 2021, followed by Façade work. PowerPoint presentation available with projected plans for street and sidewalk closures, including use of routed options for pedestrians and vehicles, including ADA Compliance. Noise mitigation plans are in place, along with vibration monitors. CDC policies are also in place. MWBE goals remain central to the project – 48% of contracts awarded thus far are MWLBE; 106 workers on site, of which 71% identify as minorities and 20% are local residents. Construction should be complete by end of 2023.

### **3. Voting Item**

#### **a. HEHURP ULURP Application**

i. Motion made by Harrison to postpone vote for CB10's Letter of Support until we consult with CB11 as part of our due diligence and consider the potential impact 40 years from now. Seconded by Dr. Dukes. Voted by common consent. Voted by common consent: All in favor, no objections, no abstentions. Motion carried.

#### **b. Balton Commons– Early Start Variance – Letter of Support**

i. Motion made by Dr. Dukes to hold on issuing letter of support until we have sufficient documentation and community feedback on use of crane and early hours for construction. Information is needed by October 7th 2020 for presentation to Land Use Committee – detailed list of required documentation to be provided by Committee Chair. Seconded by Harrison. Voted by common consent: All in favor, no objections, no abstentions. Motion carried.

### **4. Old Business**

#### **a. Ennis Francis Construction Committee and Carthage 124th LP - (10 minutes)**

i. Kim Smith was scheduled to present on the status and conditions associated with the site construction. Chair Dixon will reschedule with her.

### **5. New Business**

### **6. Adjournment**

a. Motion made by Glover at 7:53pm, seconded by Harrison. Meeting adjourned at 7:53 pm