

*Minutes,
Harlem Piers, Economic Development
& Waterfront Committee
June 6, 2006*

Citarella: Representatives from Citarella did not attend nor did they contact the committee regarding their absence. The Committee used their time to review the preliminary draft plan for the Citarella property on West 126th Street that was submitted at the May meeting. It was pointed out that it seemed likely that Citarella is considering condos rather than straight rentals since in this preliminary plan has 51% 1 bedrooms, 9.8% studios and 4% 3 bedrooms. This doesn't address the general apartment size mix that is needed in this community. Members were also concerned that the project be a green building with greenery on the roof.

Regarding Community space, it was stated that these rooms should be fully equipped with kitchen, bathroom, storage area, delivery entrance, etc., and be able to function independently of the larger building. It was also suggested that the second egress, (which would be required), would open into the proposed garden area in the back of the building. Some proposed uses for the larger community rooms would be a satellite 1-stop business incubator, green technology including art projects, conference and meeting rooms.

Once again, the issue of special discounts for Columbia University students and residents of Morningside Gardens were brought before the Committee. The committee has been asked to specifically invite Mr. Ray Payne of Citarella, and Mr. Roger Fortune of NYC Economic Development Corp to our July meeting to address the issue of Citarella's marketing practices. The committee is requesting a report of the results of their recent marketing discounts as they pertain to the General Ulysses S. Grant Houses and Manhattanville Houses.

It was reported that Citarella appears to have a brisk catering operation at the 125th Street location and this maybe why they are not concerned about the store being empty of shoppers.

Harlem Piers: Mr. Len Greco of EDC gave us an update on the work at the Piers. The reef balls that are to be placed in the rivers to allow the fish a place to rest and to spawn have arrived. Mr. Greco also brought pictures of three proposed signs that would be placed along Marginal street in the work. It was decided that was sign would not be used at all. Of the remaining two signs, it was requested that Piers project be placed in the larger white lettered area, that the CB9 Logo be included on all signs, and that agreed upon wording be used.