

*Minutes,
Harlem Piers, Economic Development
& Waterfront Committee
May 2, 2006*

*“Thank You” to the committee members who joined me at the
125th Street River-to-River meeting which was held
on the same date and time as our meeting.*

It was agreed that our meeting would start at 6:00PM rather than at 6:30PM; that it would be brief meeting; and that members would then attend the 125th Street River to River meeting at the State Office Building.

Citarella: The Committee had requested a preliminary draft plan for the Citarella property on West 126th Street. Mr. Eric Bluestone of the Bluestone Corporation informed us that Citarella had engaged SLCE Architects for this project. The plan was to provide the committee with some idea of what could be done with the property; what building heights were being considered, what apartment mix, etc.

A copy of the first preliminary draft plan indicated that there would be a need to request residential/mixed zoning. The plan included 254 apartments ranging in size from studios to 3 bedrooms distributed over 12 floors. There would be parking for 209 cars and there would be no retail space in the building. There are three areas designated for community use. The two larger areas, which have street frontage, could support various community activities. The smaller area, which does not have street frontage, could be reserved for tenants only.

It was agreed that at the June meeting there would be further discussion and information regarding the development of this major space. The committee was asked to review the plan so that they could offer additional input at the June meeting.

Harlem Piers: Mr. Len Greco of EDC informed us that he had visited the Harlem Piers project that morning and it appeared that all was going well. He indicated that there was no problem with Fairway at this time and that DEP and Con Edison were on Board.

Landscaping for the area will require a new contract and that contract is currently up for bid. The committee asked for an opportunity to visit the pier project and a date of Saturday, June 17th at 10:00AM. Because of security and insurance concerns, the tour will be for members of the Committee only.

125th Street River to River Study: The 125th Street River to River study proposes a zoning framework that would support a Special District. It would double the FAR on 125th Street between Fifth and Eighth Avenues. It would support building heights of 160 FAR, with a R7A commercial overlay. There would be a 33% inclusionary housing for bonus for 20 % of new housing. There was much discussion about building heights and changes as buildings rapped around to the side streets as well as what type of housing, if any, should be included on 125th Street. The full presentation will be available on their web site in the near future.

Next meeting is **Thursday, July 6, 2006.**