



**CICELY HARRIS**  
Chairperson

**SHATIC MITCHELL**  
District Manager

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

**Land Use Committee Meeting**

Thursday May 20, 2021

Hon. Karen Dixon, Chair

Hon. Kevin Bitterman, Vice-Chair

**Join Zoom Link:** <https://bit.ly/3crRqk>  
[Meeting Folder Link](#)

**MINUTES**

**I. Welcome & Introductions**

- A. Introduction of CB 10 Land Use Committee Members & other CB 10 Board Members in Attendance (5 minutes)

**II. Presentations**

**A. FRESH II – The Food Retail Expansion to Support Health Text Amendment - DCP 6:40PM**

1. Jose Trucious from NYC Planning presented an overview of this proposed zoning text amendment, which is an update to the existing zoning. The proposed expansion of the FRESH program includes the following:
  - a) Expansion of the FRESH boundary to additional neighborhoods of the City that illustrate a high Supermarket Needs Index [SNI]
  - b) Mechanism to stall saturation of supermarkets
  - c) Modification to the glazing requirements for conversions
  - d) Modification to parking relief
  - e) Minor zoning text clean up
2. Certification began in May 2021, CPC Vote will occur in Fall 2021 with City Council Vote in Winter 2021. This item will be on the June CB10 agenda for vote.

**B. Citywide Hotel Special Permit 6:55PM**

1. The proposed text amendment would create a new special permit for hotel
2. development citywide. It is intended to create a consistent framework for hotel development and ensure that hotels do not negatively affect the surrounding area.
3. Questions: Downing will send her question to Committee Chair Dixon for review by Jose. Gleaton inquired about how this may impact current hotel developments in motion; this permit would be applicable to hotel developments pre 2015. Glover expressed concern about impact of density on the district and if the hotels under this special permit allows transition to transient housing; the answer is no

**C. Red Rooster BSA Application 7:15PM**

**\*Please note that the time allocation includes presentation and discussion**

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1. Jeremiah ("Jed") H. Candreva presented on behalf of Red Rooster which is seeking extension of term under the existing special permit to operate the cellar level, known as Ginny's Place. The request is to renew support for another three-year term, no change in the method of operation. No violations against the property, as reported by petitioner's representative.
2. Seeking opinion from CB10 to approve the extension of the BSA Application.

**D. 302 W. 128th BZ Application 7:30PM**

1. Frank Chaney presented on behalf of the project which is requesting a modification of (a) the requirement of ZR §23-692(d)(2) to allow the Project to exceed the maximum allowable street wall height by 6.07 feet, and (b) the requirement of ZR §23-62(g)(3)(i) to allow the elevator and stair bulkheads to exceed the maximum allowable area for permitted obstructions by 148.64 square feet.
2. Site has been vacant for over 50 years and neighbors two affordable housing developments; proposing 286sq ft commercial, and 9,431 sq ft of residential spanning 7 floors of residential units, one unit per floor. All units would be market rate, condos with no community preferences as of yet. Pricing plans have not been released. No tax abatement is being contemplated. Site has been acquired by the Owner/Developer. Anticipate development cost is \$9.8M. Favorable approval would allow one extra story, and one extra dwelling unit.
3. Stefan Nartinovic (Owner/Developer) has had conversations with the community about the benefits of activating the site; there are opportunities for the ground floor commercial unit to be determined - could be of interest to a small, local business owner. This is their first development project in NYC.
4. Committee had a robust conversation about CB10's interest in hearing more from the owner/developer about possible community benefits and mitigation efforts to reduce noise, rodents, and impact on the immediate neighborhood. Committee also asked for a developer's plan to work with local contractors so as to benefit the local community.

- E. **HHCI: Malcolm Punter presented with Shachi Pandey on the work of HHCI** - they will return in June for a full proposal on a new large scatter-site project. Charles Powel encouraged HHCI to present at the Housing Committee, too, on this project at the June Housing Meeting.

**III. Voting Item**

**A. FRESH II – The Food Retail Expansion to Support Health Text Amendment - DCP**

1. Discussion: Decision due July 27. Motion by Glover to defer this decision to June for further information and discussion. Seconded by Dr. Dukes. Decision deferred to June for a second presentation.
2. Vote:   7   Yes -   0   No -   0   Abstain -   0   Recusal. Motion passes.

**\*Please note that the time allocation includes presentation and discussion**

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**B. Citywide Hotel Special Permit**

1. Discussion: Decision due July 12, 2021. Motion by Glover to defer this decision to June for further information and discussion. Seconded by Dr. Dukes. Decision deferred to June for a second presentation.
2. Vote:   7   Yes -   0   No -   0   Abstain -   0   Recusal. Motion passes.

**C. Red Rooster BSA Application**

1. No discussion. Motion to approve by Dr. Dukes; second by Powel.
2. Vote:   7   Yes -   0   No -   0   Abstain -   0   Recusal. Motion passes.

**D. 302 W. 128th BZ Application**

1. Motion to approve by Powel, seconded by Dukes.
  - a) Discussion: Glover acknowledges that developing a vacant lot is one issue, but this development is not something that the community needs, especially without a stated benefit to the community. Opinion that we should have more discussion about how this project will benefit the community first, before the developer.
  - b) Vote 1:   3   Yes -   4   No -   0   Abstain -   0   Recusal. Motion failed.
2. Motion by Gleaton for the developer to return to Committee in June with recommendations in response to CB10's calls for community benefits, including street clean-up, beautification of tree pits, opportunities for local business to ease commercial space, and for consideration that at least two units be considered as part of an affordable homeownership program. Chair Harris encourages the developer to consider local hiring programs for Harlem contractors and workers to be part of the construction process. Seconded by Dukes.
3. Vote 2:   5   Yes -   2   No -   0   Abstain -   0   Recusal. Motion passes.

**IV. Old Business**

- A. None

**V. New Business**

- A. **One45 Lenox Avenue – Civil Rights Museum** - scoping meeting was held with little notice. Chair Dixon reached out to DCP to know when this would come to CB10 - and it will likely come before CB10 in October/November 2021. The following is a link to the scoping for review by committee and community about this significant Land Use Action that will soon be before us in September as June agenda is full. Committee and board members are concerned about the late notice of this project. You can find more information on how to give comments on this application through our NYC Engage portal:

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1. <https://www1.nyc.gov/site/nycengage/events/index.page>
2. <https://www1.nyc.gov/site/planning/applicants/scoping-documents.page>

## VI. Adjournment at 8:41pm

- A. Motion to adjourn by Dukes, seconded by Glover.

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