



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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**HENRIETTA LYLE**  
Chairperson

**ANDREW LASSALLE**  
Assistant District Manager

## **Land Use/Landmarks Committee Meeting Minutes**

Thursday, June 20, 2013 6:30 PM  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor Conference Room

**Attendees:** Brian Benjamin, Betty Dubuisson, Daniel L. Parcerisas, Forrest Taylor, Keith Taylor, Jennifer Jones, John Lynch, Donna Gill

Excused: Pamela Bates, Maria C. Garcia

### **Agenda:**

- 1) Welcome/Introductions
- 2) Presentations
  - a. HCCI and L&M Development Partners – 260 West 153<sup>rd</sup> Street Apartments
  - b. Joseph Aizer proposed plans for 40 West 119<sup>th</sup> Street
  - c. John reddick – 200 West 138<sup>th</sup> Street, minor modifications to a newsstand
  - d. Ayaz Awan – 245 Lenox Avenue sign installation
- 3) New/Old business
  - a. Joshua Schuster from Northpark Companies – 2750 Frederick Douglass Boulevard
- 4) MMPCIA letter
- 5) LPC letter
- 6) Update on affordable housing task force
- 7) Questions and answers
- 8) Announcements
- 9) Adjournment

### **2. Presentations**

#### **a. HCCI and L+M Development Partners – 260 West 153<sup>rd</sup> Street Apartments**

Housing Congregations for Community Improvement and L+M Development Partners are proposing the construction of 51 units of affordable housing, a 10,000 sf daycare facility and a new 6,000 sf central office for HCCI at 260 West 153<sup>rd</sup> Street. The site currently consists of

two vacant lots owned by HPD which are adjacent to a lot with a two-story building that houses HCCI's Family Life Center. The project would require the building's demolition in order to merge the lot with the two HPD lots.

In 2004 CB10 unanimously voted in support of a ULURP application for a 20,000 sf daycare project on the site. The ULURP application was approved by the Manhattan Borough President and the City Council and the project was designated an Urban Development Action Area. In September 2012, HCCI and L+M presented the project to CB 10's Land Use Committee to get a site control letter from HPD and the general Board voted in favor (21 yes, 8 no). In May 2013 the project was awarded 9% tax credits from HCR. The site now needs to go through the ULURP process again to include the affordable housing component, which was not included in the original proposal.

The affordable housing component of the project will include 7 studios, 34 1-bedrooms and 10 2-bedroom apartments (total of 51 units). 43 units will be affordable to people earning 50% of AMI (approximate income ranges will be \$23,897 to \$42,950, depending on the size of the unit) and 8 units will be affordable to people earning 30% of AMI and reserved for formerly homeless families. Approximate rents will for the 50% AMI units be \$641 for the studios, \$689 for 1-bedrooms and \$836 for 2-bedrooms. The daycare facility will serve approximately 150 children.

The developer states that it is financially stable and that its revenues have increased over the last few years and are projected to continue increasing. In addition to the tax credits, the project will also receive funds from HRA and Section 8 vouchers from HCR.

This presentation is for informational purposes. The developer expects to seek ULURP certification in the fall.

### **b. Joseph Aizer proposed plans for 40 West 119<sup>th</sup> Street**

The subject building is located in the Mount Morris Historic District. The presenter states that the building is an 18-unit single room occupancy. He is proposing an extension to the rear of the building to add 6 more units as well as removing two green awnings on the front of the building.

The presenter is encouraged to start the application process with the Landmarks Preservation Commission and to come back before this committee with more information and more visuals after getting the necessary information from LPC.

### **c. John reddick – 200 West 138<sup>th</sup> Street, minor modifications to a newsstand**

This is a corner building at 138<sup>th</sup> Street and Adam Clayton Powell Jr. Blvd. in the Saint Nicholas Historic district (Striver's row). The corner of the building has a newsstand documented since 1907 which is currently unused. The owner has a local vendor who wants to re-open the newsstand for business and is seeking to replace the signage.

The owner has provided pictures of the existing sign, which was put up by the previous owner and has warranted a violation by LPC because it does not conform to the old pictures of the building in its files. The owner is proposing a green sign with writing and a drawing of a horse-drawn carriage and is seeking this Committee's support for a Certificate of No Effect from

LPC. The Committee generally expresses that it likes the design of the proposed sign but has concerns regarding its size. The owner is asked to submit its application to LPC and return to this Committee with more detailed information regarding the size of the proposed new sign and how it compares to the sign that is currently in place.

**d. Ayaz Awan – 245 Lenox Avenue sign installation**

The subject building is located in the Mount Morris Historic District. The owner has applied to LPC for permission to put up a sign for a commercial tenant and to replace the 6 ft-tall railing for a lower one, such as the ones on the rest of the block. The presenter shows photographs of the current state of the façade and renderings of the proposed sign. The proposed sign will be 10ft 6" long by 16 and  $\frac{3}{4}$  inches tall. It will be made in wood with engraved lettering. The writing will be 12inches high. The sign will not protrude from the building.

The Committee votes unanimously to approve the proposed sign as well as the modification to lower the railing.

**3. New/Old business**

**a. Joshua Schuster from Northpark Companies – 2750 Frederick Douglass Boulevard**

The site consists of three lots along Frederick Douglass Boulevard at the corner of 146<sup>th</sup> Street. Two of the lots are privately owned and currently consist of vacant land and a boarded up building. They are separated by the third lot, which is also vacant and is owned by the City. The developer is proposing to merge the lots and build a mixed-use development consisting of 37 condominium units, commercial space and community facilities. The commercial space would be retained by the current owner as a condominium. The community facilities would be deeded over to CB10 and house the Harlem Business Alliance.

The 37 units would be distributed as follows: 5 studios (550 sf), 20 1-bedrooms (700 sf) and 12 2-bedrooms (950 sf). The 2-bedroom units would also have two bathrooms. The residents would enjoy a gym, a terrace, in-unit washer and dryer and other amenities. 8 of the 37 units would be affordable to people earning 100% of AMI (3 studios, 3 1-bedrooms and 2 2-bedrooms). The developer's original proposal had been to make 4 units affordable at 80% of AMI and 4 units affordable at 125% of AMI, but this was changed after this Committee expressed concern that not enough units were available for people with truly low incomes. The price for the affordable units would be approximately \$180,000 for the studios, \$220,000 for the 1-bedrooms and \$270,000 for the 2-bedrooms. Maintenance costs are factored into the price of the affordable units. Of the 8 affordable units, CB10 residents will be given priority on 4 units. The finishes for the affordable and the market-rate units will be the same.

The building will be 75ft high (7 floors) at its highest point at the corner (below 80ft maximum height permitted under R72 zoning). All apartments will have 9ft ceilings. The building will only be 6-floors high where it abuts the adjacent buildings in order to match their

height. The façade will be in brick and have decorative details. The entire Avenue frontage will consist of retail, with the residential and community facilities entrances located on 146<sup>th</sup> Street.

The building will be energy efficient under the NYSERDA Multifamily Performance Program. It will also qualify for 25-year 421-a property tax abatements, which will be passed on to the final purchasers.

This presentation is for informational purposes. The developer will probably seek a letter of support from CB10 by the end of the year.

#### **4. MMPCIA letter**

The Mount Morris Park Community Improvement Association (MMPCIA) has expressed concern that imminent construction at the vacant lot at Lenox and 125<sup>th</sup> Street will result in a displacement of rodents towards the Mount Morris neighborhood. This Committee shares this concern and has learned that the developer is required to bait the area prior to initiating construction. Brian Benjamin will contact the developer to learn about its plans for baiting the area prior to construction.

#### **5. LPC letter**

The Historic Districts Council recently supported LPC's proposal to extend the Mount Morris Historic District, with some minor amendments. We are proposing that CB10 write to LPC a joint letter with MMPCIA also supporting their proposed extension of the Mount Morris Historic District with amendments. LPC's proposal would designate the area from the south side of 118<sup>th</sup> street to the south side of 123<sup>rd</sup> Street, between Adam Clayton Powell Jr. and Lenox Avenues. Our amendments would include the southwest and northeast corners of 118<sup>th</sup> Street and Lenox, the remaining non-designated portion of 119<sup>th</sup> street between 5<sup>th</sup> Ave and Lenox (on both sides), and the north side of 123<sup>rd</sup> street and south side of 124<sup>th</sup> street between Adam Clayton Powell Jr. and Lenox Avenues.

The Committee also proposes to send study areas 2, 3, 4 and 8 to LPC for possible inclusion in future historic district designations.

The Committee unanimously votes to support the letter to LPC as well as submitting study areas 2, 3, 4 and 8 to LPC for further study.

#### **6. Affordable Housing Task Force**

As decided at the last meeting, the Committee has formed a task force to study the issue of affordable housing as it relates to the presentations developers make to us. Specifically, the Committee will study whether "income-targeted housing" would better define the type of housing Harlem needs and what our goals should be in this area. A forum will be organized to begin these discussions, probably in the late summer or fall.