



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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HENRIETTA LYLE
Chairperson

ANDREW LASSALLE
Assistant District Manager

Joint Land Use/Landmarks And Housing Committee

Thursday, November 21, 2013 6:30 PM
163 West 125th, 8ABC Room

Hon. Barbara Nelson, Housing Acting Chair
Hon. Brian Benjamin, Land Use Chair
Hon. Austin Smith, Land Use Co-Chair
Hon. Betty Dubuisson, Landmarks Chair

Attendance: Brian Benjamin, Austin Smith, Donna Gill, Maria Garcia, Manny Rivera, Stanley Gleaton, Manny Rivera, Keith Taylor, Melvin Christian

1. **Project and Location : Community Garden including a comprehensive composting station at HPD owned lot (Block 1919 Lot 5) at 197 West 134th Street. Presenter: Joshua Hakimi, Harlem Valley Farms, www.HarlemValleyFarms.org**

Project Proposal : HPD Lot Community Garden including composting station; garden, vegetable and flower beds; bike parking (bike rack). Harlem Valley Farms intends to use the HPD lot as an educational tool to promote health, education, and sustainability to engage local youth in the community and outside of the school environment. **Harlem Valley Farms is seeking a letter of support from Community Board 10**

Background: Mr. Hakimi was asked if the supporters of this project understand the possible limitations and regulations associated with the use of an HPD owed lot. Mr. Hakimi stated that the supporters of the project were all aware and in agreement with these restrictions for this site including having to relinquish the use of or access to the lot at any unspecified time in the future. Mr. Hakimi is connecting with the Green Lot Project via Ms. Miriam Sanchez's recommendation. Mr Hakimi presented the committee with 50 community signatures

Recommendations: Project should be presented to the next meeting of the Parks, Transportation and Recreation Committee as well as the General Board meeting in November 2013; contact the district managers office ahead of time; NY Restoration Project can be used as resources for the composting, garden components.

Follow up: Land Use and Landmarks Committee will follow up with CB 10 Parks, Recreation and Transportation Committee regarding the process for requesting a bike rack installation via NYCDOT Bike Rack Program.

Voting Item: Manhattan Community Board 10 votes in favor of providing a letter of support.
Committee 7 yes 0 no 0 abstain to support

Resolution: Request for a Letter of Support for Harlem Valley Farms' Comprehensive Composting Project at Block 1919 Lot 5. At 197 West 134th Street

2. Project and Location : Site Control and Land Disposition at 407, 409, and 415 Lenox Avenue Presenter: Lemor Reality Corporation

Project Proposal : Lemor Reality Corporation (“Lemor”) has submitted an application seeking Community Board 10’s support for site control at 407, 409, and 415 Lenox Avenue for the purpose of developing a mix use facility to include 130 units of affordable residential rental units, and commercial and community space; **Lemor Reality Corporation (“Lemor”) is seeking a letter of support from Community Board 10**

Background: Lemor will offer studio, one, and two, bedroom apartments at an average price range of \$996 to \$1,698, \$1,070 to \$1,823, and \$1,287 to \$2,190 respectively; studio, one, and two bedroom apartments will be offered based on 100%, 80%, and 60% of AMI;

Lemor will offer community space to Street Corner Resources Inc. free of charge; Street Corner Resources Inc. is a community based organization dedicated to reducing gun and gang violence via music, education, job training, and access to employment opportunities;

Lemor has developed over 603 units of affordable housing in the central Harlem community, including:

1. 106 units at West 140th Street and Adam Clayton Powell with an average AMI of 40% in 1998;
2. 97 units at West 123rd Street and Fredrick Douglass Blvd with an average AMI of 60% in 2001;
3. 200 units at West 140th Street and Adam Clayton Powell with an average AMI of 40% in 2004;
4. 49 units at West 145th Street and Adam Clayton Powell with an average AMI of 60% in 2007;
5. 100 units at West 132nd and West 137th Streets, and Lenox with an average AMI of 70% in 2007; and
6. 51 units at West 145th Street and Adam Clayton Powell with an average AMI of 77% in 2013.

Recommendations: Project should be presented at the next General Board meeting in November 2013

Voting Item: Manhattan Community Board 10 votes in favor of providing a letter of support to Lemor Realty Corporation's application for site control at 407, 409, and 415 Lenox Avenue
Committee 7 yes 0 no 0 abstain to support

Resolution: Request for a Letter of Support and vote of the General Board

3. Project and Location: Azimuth Development Group, Inc. – proposed residential development project at 2803-2805 Frederick Douglas Blvd – desires to acquire the HPD owned parcel.

Recommendations: The committee discussed the benefits and affordability for the community of this particular project. The committee will request that the project return at a future time for re-evaluation. The committee also discussed the uses and limitation surrounding HPD owned parcels; the limitations due to their sizes and the ability or not to bundle uses of small plots depending on use.

Voting Item: Committee: 5 yes 0 no 2 abstain to defer discussion and review for a later date.

3) Questions and Answers

4) Announcements

5) Adjournment: 8:30pm