



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

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HENRIETTA LYLE

Chairperson

ANDREW LASSALLE

District Manager

Joint Land Use/Landmarks & Housing Committee

Thursday, May 15, 2014 – 6:30 PM

215 West 125th Street, 3rd Fl. Conference Rm.

Hon. Brian Benjamin, Land Use Chair
Hon. Austin Smith, Land Use Vice-Chair
Hon. Daniel Parcerisas, Landmarks Chair

Hon. Melvin Christian, Housing Chair
Hon. Barbara Nelson, Housing Vice-Chair

AGENDA

1) Welcome/Introductions

Land Use Chair Brian Benjamin opened the meeting welcoming new board members and explaining some of the work this Committee has been engaged in.

2) Landmarks:

a. Storefront alterations at 249 Lenox Avenue

Mr. Sergo June is the owner of the brownstone at 249 Lenox Avenue, in the Mount Morris Park Historic District, between 122nd and 123rd Streets. The top floors consist of occupied apartments and the street-level floor is a vacant commercial space with two doors separated by a centerpiece. Mr. June would like to remove the centerpiece between the two doors to create a wider doorway that would make the space more appealing for a potential café. This presentation is being made for informational purposes and to get the feedback from this Committee. The owner has a meeting with LPC next week to further discuss his plans and will present a proposal to be voted at a future Committee meeting.

Mr. June's architect presents photographs of the historic and current condition of the building and of other storefronts along Lenox Avenue in the same Historic District which have undergone similar alterations. Also presented are preliminary renderings of the proposed alterations. The proposal would restore the detail on the upper corner of the windows and would paint the façade of the commercial space in a uniform color matching the rest of the building and the block. The new door resulting from the alterations would have a wood frame, keeping in context with the wood window frames on the upper floors. A roll down gate for the commercial space would be

installed on the inside of the doorway so that it is not directly on the façade and is not visible from the street.

Committee members requested that when the proposal is finalized the applicant include more detailed renderings of the alterations, preferably in color, including of the proposed frame for the new doorway. In addition, Committee members alerted the applicant that using the space as a café may require some form of ramp or elevator to make it wheelchair-accessible, which could require additional review by this Committee (the commercial space is below grade).

3) Old Business/New Business

a. AMI Resolution

Discussion continued on the draft AMI resolution, which calls for affordable housing programs to target lower income populations. Friendly amendments were made regarding the wording of the title and some paragraphs, adding specific figures in one paragraph and making a mention to homeownership.

The resolution, as amended, passed unanimously with 10-yes votes, 0 votes in opposition and 0 abstentions.

4) Announcements

The Committee continues to working in consultation with HCCI to organize an event around financial literacy which could help pave the way towards homeownership. More information will be announced as it becomes available.

On 5/14/14 there was an orientation meeting to welcome the new Housing Committee members. At this meeting we discussed the Mayors Housing Plan for Five Boroughs-10 Year plan, we discussed the need for committee members to become more engaged in the process and how we look forward to further discussing the new TIL Program. We also identified the benefits of keeping the Housing and Land Use committees jointly due to planned zoning changes which will facilitate new housing initiatives.

5) Adjournment

The meeting is adjourned at 8.30.