



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, September 18, 2014 – 6:30 PM  
215 West 125<sup>th</sup> Street, 3<sup>rd</sup> 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

### **COMMITTEE MINUTES**

#### **1) Welcome/Introductions**

#### **2) District Needs Statement (DNS) – Board Members Ashley Emerole and Kevin Bitterman**

Board Member Ashley Emerole reviews DNS she and fellow board member Kevin Bitterman worked on. Reviewed data sets provided by Department of City Planning for an overview of Harlem – something added to the previous DNS. Suggestions given: identify what kind of mix of housing the board is advocating/seeking for; a risk section for Mitchell Lama Housing; housing data on how many apartments; condos; brownstones etc. are in the district; (Chair Brian Benjamin) data on how much of housing stock is market vs affordable - in affordable housing stock, how is it distributed according to AMI. Concern raised that census data from 2010 may not be up to date enough to reflect what is currently going on. Regarding affordable housing section – it was stated that DeBlasio's plan does not push us ahead in affordable housing but is catching us up, bringing us to par. Chair Brian Benjamin: we should make sure CB10 residents knows about the affordable housing opportunities and its deadlines. Board Member Lupe Moreno: Create an environment where applicants can come into CB10 for hands on assistance; perhaps a fact sheet on how to fill out applications. Lucian Reynolds, Urban Planner at the MBPO, stated this is a timely discussion with all the affordable housing opportunities coming in. Committee will look to expand the section on homelessness and incorporate a special section for seniors

#### **3) Old Business/New Business**

##### **a. Storefront alterations at 249 Lenox Avenue**

Mr. Sergo June is the owner of the brownstone at 249 Lenox Avenue, located between 122nd and 123rd Streets in the Mount Morris Park Historic District. This presentation is to

follow up on an informational presentation given to this Committee in May 2014 (see minutes: <http://www.nyc.gov/html/mancb10/downloads/pdf/LULM-Minutes-5.14.pdf>). The work being proposed is on the facade of the vacant commercial space on the ground floor of the building. Mr. June's original presentation had proposed removing the centerpiece between the two doors to create a wide doorway, but after conversations with LPC this alteration is no longer being proposed. The proposed alterations include:

- Converting the existing windows on the ground floor to doors, which will be in wood and painted black (any gates would be inside, behind the glass, and not directly visible on the facade).
- Removing an electrical conduit on the facade above the right window on the ground floor.
- Restore the detail on the upper corners of both ground floor windows
- Installing signage for a future business above the windows on the ground floor, which will be black in golden letters similar to the signage at Harlem Haberdashery (245 Lenox).
- Removing the paint on the facade of the ground floor and restoring the original color of the stone, in keeping with the upper floors of the building

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, as well as renderings of the proposed alterations. He also presents color photographs of the type of doors and signage being proposed.

Committee members note that using the space for commercial purposes may require a ramp or elevator, as well as widening the doorways, in order to make it wheelchair-accessible. Such alterations would require additional review by this Committee. The applicant states that LPC has recommended a separate application for such items, which he will make if required at a later date.

The Committee feels that the proposed work constitutes an improvement over existing conditions and enhances the Historic District, and votes unanimously to approve the items listed above **(11 yes votes, 0 no votes, 0 abstentions)**.

#### 4) **HDFC Conversation**

Committee held a discussion with Mark Matthews, Asset Manager at NYC HPD. Harlem has a high population of HDFCs. There are 1100 left. The committee asked Mr. Matthews to come back for further discussion.