



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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BRIAN A. BENJAMIN
Chairperson

ANDREW LASSALLE
District Manager

Land Use Committee

Friday, April 21, 2017 – 6:00 PM

Hon. Manny Rivera, Chairperson
Hon. Kevin Bitterman, Vice Chairperson

Present: Manny Rivera, Chair; Kevin Bitterman, Vice Chair; Lisa Downing; Charles Powell; Danni Tyson; Donna Gil; John Lynch; and District Manager Andrew Lassalle.

Absent: Stanley Gleaton; George Harrell; and Victoria Horsford

AGENDA

- I. Welcome/Introductions**
 - a. Meeting began at 6:30pm

- II. Board of Standards and Appeals (BSA) Applications**
 - a. 243 W 124th St, Manhattan - The Cliffs at Harlem
 - i. No Discussion—deferred item to future meeting.

- III. Development Project**
 - a. The Studio Museum in Harlem
 - i. Project seeks letter of support from CB10 for the general scope of the project prior to a June 2017 presentation to the Public Design Commission. Project would involve a two-year construction process, beginning in 2018, with proposed opening for the 50th Anniversary year.
 - ii. Museum staff, their community liaison, legal counsel, and architect team from Adjaye Associates presented the scope of a proposed expansion project, which will require temporary closure of the Studio Museum.
 - iii. Operations would continue through the community in off-site spaces.
 - iv. Current site involves a privately owned lot (owned and occupied by The Studio Museum) and an adjacent, city-owned lot (occupied by The Studio Museum's sculpture garden). The current building grants access to both 125th and 124th Streets.
 - v. Project would require Studio Museum to transfer ownership of their privately owned lot to the City, who would then in turn lease the land to The Studio Museum for a term of 50 years. The claim that No URLUP is required; however, they will request a zoning exemption to allow for

- exterior installation areas on the façade to feature sculpture/art work to emphasize the building's function as a visual arts institution.
- vi. Project has received support from the de Blasio Administration, Manhattan Borough President Brewer, and NY City Council. The project is committed to MWBE vendors and workforce, and the building will meet LEED Silver certification and construction will integrate sustainable design.
 - vii. Project leaders commit to offering at least quarterly updates to CB10 and local city officials.
- b. Questions from CB10 Land Use Committee:
- i. Can the project bypass the URLUP Process for the zoning exemption due to the 125th street corridor?
 - ii. The Land Use Committee and Community encourage that the project considers the benefits of working via URURP to adhere to the same level of transparency and community engagement.
 - iii. CB10 mentioned importance of contextual design along the corridor.
 - iv. Can the roof space be made available for non-profit use?
 - v. CB10 needs more info about the scope of the project in terms of union/non-union and the project's commitment and strategy to engage local MWBE workforce, vendors, and suppliers on the project.
 - vi. Resolution vs. letter of support. CB10w will need more in place as per above to issue a resolution with/out conditions.
 - vii. CB10 wants to see more engagement from Studio Museum within Harlem.
- c. Possible Next Steps:
- i. CB10 could explore the possibility of general support for the direction of the project, but needs to be clear that we have not seen the design and full plan. Letter should stress support for the Museum's expansion and commitment to deeper community engagement.

IV. Discussion

- a. CB10 Land Use should table a vote on this proposal. The Board can decide if it wants to support the project as a concept but until there is a formal Land Use issue at play, this is NOT a land use decision.
- b. Our recommendation is that the project follow the URLUP Process given the transfer of land, in which case, the Land Use Committee could play a greater role in recommending action/support.
- c. Land Use, EcoDev, and Arts and Culture committees could explore a joint meeting to discuss the zoning exemption on the condition that we remain engaged in the design process.

V. Announcements

VI. Adjournment