



Manhattan Community Board 9

Housing Land Use and Zoning Committee Meeting Minutes Tuesday, February 13th 6:30 P.M.

Committee Members:

April Tyler Co-Chair(absent): Signe Mortensen, Co-Chair (present)
Annette Robinson(present), Walter South(present), Barry Weinberg (absent) Ilana Mercado(excused)

Other CB Members:

Anthony Carrion

Public Members:

Olga Salcedo

Other:

Yvonne Thevenot – WHDC

Grantee- StemKidsNYC

German Ramirez

Walter Mavin

Rene Stewart

Noretha Stewart

Cynthia Howells

Chris Perrodin

Ellen Handy

Hector Vazquez

Kim Truong

Karen Ward-Gamble

Christopher Therkorn

Zoe Landers

Minutes

- I. Call to Order- 6:50p – Call to attention – no quorum
- II. Adopt Agenda – call to attention
- III. Adopt Minutes – call to attention

IV. Introductions/Presentations/Announcements

a) Khary Lazarre-White – Brotherhood Sistersol

Co-founder of Brotherhood Sistersol, youth community services non-profit organization, provide youth development since 1995, comprehensive training in the arts, education and career services as well as social justice policy work. They own brownstone on 143rd btw Hamilton Pl/Broadway, but have outgrown it. They are temporarily leasing 3 store fronts btw 143/44 st @ 501 W 143rd St HDFC, which were long unused store fronts, while they knockdown their original brownstone and rebuild a larger space. They run the Hamilton Heights farmers market from May to Nov, and the development will include renovation of the community garden, including installing a greenhouse. Gale Brewer and Mark Levin provide funds for this environmental education renovation. This will be an 100% community use space with art spaces performance spaces, studios for music and a black box theater that can hold 220 people for community events. Project will break ground in the spring. 5.2 million for the project came from Melissa Mark Viverito and other elected former and current officials and some from private sources. EDC is overseeing the management of the money. In the Spring they will move out of the brownstone to the rental space and in two years they will move back into the new renovated space

April wanted to know why knockdown 1903 brownstone, why not precede it.

Khary said there were a lot of issues with the building, it was in bad shape, was a crack house at one point before they bought it and it had a lot of damage so it had to be rebuilt, it was gutted. There was

nothing but the exterior that was left from 1903. Now the floors are falling apart from that 1999 reconstruction and there is no office space. They currently rent space from Children's Art Carnival so they needed more space.

This will be a 14million dollar building. They are still a small organization, so it will be a massive undertaking.

b) Walter Mavin – 730 St Nicholas Ave

Landmarked building

A Non-profit bought it and the first three floors will be a medical facility with residential use above it. They have to make it ADA compliant and accessible. There is a 4 foot difference between the front and back building and had to marry both with a handicap lift. These additions will only be visible in the back.

Anthony from Landmarks committee asks if the client is Argis community inc. He says Landmarks has had issues with the intended land use because Reverend Thomas has worked with them and she said she suspected they will have supportive housing for drug rehab. The medical facility would be a rehab clinic. Walter Mavin says they don't know the use of the building, only that it is residential. They are just dealing with architectural aspects of the project.

April was concerned w zoning. HLUZ and Landmarks will reach out to the non-profit as to the actual use.

D) Announcement by WHDC grantee:

Yvonne Thevenot - founder of STEM Kids NYC, a pre-k through 12 organization that teaches kids how to code, and also science, engineering and design in schools in Harlem. They want to also have 18 to 24 yr old program to help under skilled and under employed youth and will prep them to attain jobs. The program will be 20 weeks and they received Youth Hub grants from the District Attorney's Office and WHDC. Currently use space at JCC Harlem and Columbia but they need their own space. Signe says any help reaching out to the community, HLUZ can do.

V. Old Business

a) NYCHA Update

There will be four NYCHA forums coming up from March to June. The first three are the last Wednesdays of the month. The first is Wed March 28th from 7pm to 9pm. Location TBD. Topic will be maintenance and repairs. Second one will be on April 25th from 7pm to 9pm, location TBD. The topic will be garbage and sanitation. The third will be on Wed May 30th from 7pm to 9pm, location TBD. The topic will be security and safety. The last forum will be on Sat June 30th from 11am to 1pm, location TBD. The topic will be succession rights, etc. when you died does your next of kin get to go on the lease. Also, last meeting CB9 passed a resolution for a city appointed, city wide NYCHA task force for transparency.

b) MHCC Update- Forum on Feb 8, Walter gave a recap.

Morningside Heights Community Coalition is working on a rezoning to prevent development of luxury towers. MHCC formed two years ago. The City asked them to look at a zoning plan. The Feb 8th forum had a big turnout at corpus Christi church.

MHCC has designated parcels and made recommendations for height and contextual use. They are not ready to go to City just yet as they are just getting to the commercial overlay. The only way to stop the tall buildings is to change the zoning before the foundations go in. Right now it's as of right. The Jewish Theological Seminary building will probably go up, but they can try to stop future tall buildings from happening.

c) HDFC Update

HDFC history recap. New regulatory agreement was a one size fits all agreement and not the best for everyone. This year HPD is doing 84 foreclosures. Owners will become renters etc if they are foreclosed and the properties usually are sold to a corporation. No one present to give update.

d) Hamilton Theater Forum Update – Anthony C gave update

On Jan 20th HLUZ and Landmarks Committee have an envisioning workshop for the mixed zoned property in response to the developer asking the community what they wanted. Over 100 people came. As of now Landmarks is trying to set up a second meeting with owner and develop information on the theater on the CB 9 website. They will have an email where people can submit comments and questions and will have feedback from the envisioning workshop surveys on the website as well.

e) 421a Application – 17 Convent Ave

The last meeting on Dec 28th the developers applied for 428a tax credits from the city for affordable housing. The developer started building as of right on 122/23 st. They built luxury condos, but then they applied for the 428a tax credits and want to put the affordable housing in the Bronx. We want it in our area. A letter possibly went out from the CB9 District Office to put the Mayor, etc. on notice of what they are doing. If you see development happening in CB9, send us an email at cb9m.org or mcb9housing@gmail.com. Will follow up if letter went out.

f) Morris Community Center

The developer wants to knock down the community center to build condos. Somewhat good news as (they?) stalled the contract at Attorney General's Office and a letter was sent to the Borough President's Office. Church members were concerned about leadership of church not listening to the congregation. The community center is landmarked. They moved the senior center to the church but it's not ADA compliant so they lost seniors. The Pastor made these decisions. They did not have a meeting with the majority of church members, just a few board members. The community center was life saver for youth in the 70s 80s. Etc.

HLUZ' s position is that these issues keep popping up where a church needs money so they sell land because they have smaller congregations.

We want to have Reverend Thomas at an HLUZ meeting in the future to discuss how churches can keep land and invest in it and develop it, so they don't have to sell. How can we connect them with money and funds so they can do that going forward.

VI. Action Items

a) NONE

VII. New Business

a) NONE

VIII. Adjourn Time: no quorum

Next Meeting: Tuesday, March 13th, 2018 6:30pm – 583 Riverside Dr- 7th Floor