CB9 Landmarks Preservation & Parks Committee
Meeting Minutes
November 7, 2018

Called to Order: 6:45PM

369 Edgecombe Avenue - Jon Meyer, OCV Architects
- Project involving CLOTH (Community League of the Heights) and OCV Architects
- There are 3 adjacent buildings (363, 365, and 367 Edgecombe) with a similar facade but unlike those buildings this one did not have a portico entrance (small porch with roof supported by columns) at the time of its landmark designation within the Hamilton Heights/Sugar Hill Historic District
- Instead of the portico entrance the design features engaged columns called pilasters which is a vast improvement over the missing architectural details in the entrance
- The entrance also features historic lighting, concrete cast stone treads and black metal railings
- ADA Compliance not required given that it is a minor rehabilitation - it is handicap accessible but not wheelchair accessible

Morningside Park Farmers’ Market - Michael Steigman, Down to Earth Markets
- Farmers’ market established in 2005 and has been in operation ever since
- Has received letters of support from Community Board 9 in the past
- Requesting 5 additional spaces - from 9 to 14 parking spaces
  - The 5 additional parking spaces would be divided between 2 corridors - Manhattan Avenue and the north side of 110th Street
  - The additional parking will facilitate the sustained growth of the market
  - The parking request is for a year round permit for Saturdays only, from 7:30AM to 6:00PM
- Market caters to the community, accepting EBT, cash, and other kinds of payments
- The lack of adequate parking spaces interrupts traffic flow as vendors are forced to double park to unload - vendor loses time circling the neighborhood for parking

RKO Hamilton Theater: 4 Development Proposals - Dan Cohen, LP&P Committee Member
- The RKO Hamilton Theater, located at the corner of 146th Street and Broadway, is zoned for residential use, not commercial
- Ashkenazy, a multi-billion dollar real estate acquisition corporation, is the owner of the site and also the owner of the adjacent parcel (currently empty) on 147th Street - Ashkenazy has proposed a grocery store on the ground floor and offices on the upper floors which would be constructed in the theater
- At the Community Envisioning Workshop held in January 2018, an idea was proposed to allow Ashkenazy to build a denser/taller building on the adjacent empty parcel on 147th Street using the unused air rights of the Hamilton Theater in exchange for gifting the theater as a multi-disciplinary community arts space
- The Landmarks Preservation & Parks (LP&P) Committee created financial models and renderings of 4 proposed massing scenarios
- Option 1 is an as-of-right scenario that leaves money on the table as it doesn’t use the air rights of the Hamilton Theater
- Option 2 has an extension that covers a third of the theater and utilizes all of the air rights - no affordable housing
- Option 3 also utilizes all the air rights but features a 30% bump for an affordable housing component - it is much larger, covering 49% of the Hamilton Theater lot but it is only 8 stories tall
- Option 4 also utilizes all the air rights and features a 30% bump for an affordable housing component - it is much larger, covering only 22% of the Hamilton Theater lot but it is 12 stories tall - not contextual
  - 145th Street corners were upzoned and could potentially be 12 stories
- In all 4 scenarios the Hamilton Theater would be a community arts space
- The 74-711 provision that makes possible the above scenarios allows the following
  - Landmark would have to be restored to its original condition, including cornice, etc.
  - Only the exterior would be restored, not the interior
  - Provision begins in the community board and requires community board consent - community board could compel the developer to do what they said they would do at the very beginning of the process - no surprise at the end
  - You could potentially ask for a 40% affordable bump instead of just a 30% bump
- Non-profit would be responsible for the interior fit out and would also program the space
- Ashkenazy says “come back to us” - waiting to hear back from Community Board 9