

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*