



Serving Hamilton Heights, Manhattanville and Morningside Heights

## Chair's Report

### June 2017 General Board Meeting

As Chair I would like to say welcome to all the new board members who are taking their seat at the most local form of government in these United States. Thank you for choosing to be part of a diverse body, that represents many cultural, ethnic, economic, educational, geographic and entrepreneurial interests. As a member of the board you will face a variety of issues that range from our interaction and procurement of services and funding under the Community based agreement; the numerous housing issues that range from the NYCHA needs to affordable housing and increased housing density; environmental issues around the Water Treatment at the Riverside State Park and the need for an upgrade to the turbines for cleaner technology and less gas release; to maintaining the cultural vibrancy and spurring its growth that speaks to the history and notoriety that is Harlem. We welcome your bright ideas, your new energy, your valued opinions, your humility, your knowledge of Harlem and its many intricacies that only the people that knows know. With your full participation, CB 9 will be well served as we deal with the above issues and more while at the same time maintaining a level of civility and respect to our fellow board members and the great people of CB9 that we represent. Welcome!

The following are items the Board office is closely following and want you to be aware of.

#### **Pride Month**

CB 9 will celebrate June as pride month by participating in the NYC LGBT Pride March on Sunday, June 25<sup>th</sup>. This is an invitation on behalf of The Mayor and First Lady. Would like to invite you to march with them in the. The plan is to line up at 10:30AM at 35th Street and 5th Avenue. Step off is at noon. Our group will be one of the first to step off. Additional details and updates will be provided to all who sign up.

If you would like to join us, please sign up here: <https://goo.gl/forms/4eCbxFMKk5LiR5G33>

For groups, please fill out and return the attached spreadsheet to Matthew McMorrow at [mmcmorrow@cityhall.nyc.gov](mailto:mmcmorrow@cityhall.nyc.gov).

Please feel free to share this invitation with family, friends and colleagues. We look forward to marching down 5th Avenue with you. It promises to be a fun celebration!

#### **Maintain Mayoral Control of the Schools**

Rally calling on Albany to pass an extension of mayoral control of the NYC school system.

Mayoral control has delivered results for NYC students and is too important to be part of Albany horse-trading.

Elected officials, parents, teachers, advocates, labor unions, clergy will all be in attendance.

Monday, June 19th at 11AM City Hall Steps

#### **Negative Declaration**

Department of Environmental Protection (DEP) has given a negative declaration for the proposed Dance Theater of Harlem project in the Harlem neighborhood of Manhattan, Community District 9. The proposal involves a request from the project sponsor, BRP DTH Development LLC., for construction financing to facilitate the development of 39 units of affordable housing with community facility space. The proposed project would be developed through HPD's Neighborhood Construction Program.

#### **Statement of No Significant Effect**

*Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the City of New York Department of Housing Preservation and Development (HPD) assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto,*

which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

### **Reasons Supporting this Determination**

The above determination is based on information contained in this EAS, which that finds the proposed project: Dance Theater of Harlem, 17HPD063M, would not result in any significant adverse impacts.

The proposal involves a request from the project sponsor, BRP DTH Development LLC, for construction financing from HPD to facilitate the development of a new affordable housing building with community facility space in the Harlem neighborhood of Manhattan, Community District 9. The proposed project would be developed through HPD's Neighborhood Construction Program. The project site is located at 847 St. Nicholas Avenue (Block 2067, Lot 20), bounded by West 153rd Street to the north, St. Nicholas Avenue to the east, West 152nd Street to the south and Amsterdam Avenue to the east. The privately-owned project site measures approximately 7,069 square feet in area and is currently vacant. The project site is located within the National Register-listed (NR) Sugar Hill Historic District. The proposed action is therefore considered a Type I action under SEQRA/CEQR. Under the proposal, the project site would be developed with a new 7-story residential building containing 39 dwelling units of affordable housing and approximately 700 square feet of community facility space in the form of a dance studio. All units would be rented to households earning up to 60% of Area Median Income. The proposed project would be built in conformance with the existing R7A district and is expected to be completed and operational in 2019. As part of the proposed project, a vapor barrier membrane (minimum thickness of 20 mil) will be installed below the building's foundation and along any subgrade walls.

The proposed project would be implemented in conformance with the following provision to ensure that there are no significant adverse impacts.

The provision is as follows:

#### *Historic and Cultural Resources:*

Construction of the proposed project would occur in accordance with a Landmarks Preservation Commission (LPC)-approved Construction Protection Plan (CPP). The CPP has been prepared to avoid inadvertent construction damage to nearby historic buildings during construction of the proposed project. LPC approved the CPP on May 11, 2017. Implementation of the LPC-approved CPP will be required through the Regulatory Agreement between HPD and the project sponsor. In addition, the proposed project would be constructed in compliance with a Certificate of Appropriateness issued by LPC, as required by the Department of Buildings (DOB) for sites within historic districts seeking new building permits. No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York

### **Harlem Palante Housing Conference**

We wanted to make sure that you are aware of our upcoming housing conference scheduled to take place June 28-30, 2017.

Demystifying Housing is a 3-day event: legal clinic, round-table talks and over 30 technical and poster sessions on cutting edge issues for renters and homeowners that are free and open to the public. The conference also offers participants the opportunity to meet with one on one with housing, labor, state planning, or immigration lawyers. Be sure to RSVP to any of the sessions by calling us at (212) 491-2541 or by visiting us online . Also, attached is the flyer and conference agenda. Please be sure to 'pay it forward' by letting your neighbors and others know about this FREE and timely conference. Attached you'll find the conference flyers.

### **Demystifying Housing 2017 Conference Details**

Date: Wednesday, Thursday & Friday, June 28 – June 30, 2017

Time: 9:00 AM– 6:00 PM

Location: Harlem State Office Building- 163 West 125 Street – 3rd Floor. Please see attached the letter from the BP in reference to securing space for CB offices. We are especially appreciative of this letter as we try to finalize our move to a more accommodating and permanent space.