



CB9M LANDMARKS PRESERVATION AND PARKS COMMITTEE

Minutes of the Regular Meeting

Wednesday, February 7, 2024

CALL TO ORDER

Co-Chair Heather Jason, called the regular meeting of the CB9M Landmarks Preservation and Parks Committee to Attention at 6:35 PM EST, on Wednesday, February 7, 2024. The meeting was called to Order at 7:02 PM EST. The meeting was held in-person and via Zoom conferencing.

COMMITTEE

Co-Chair Hon. Heather Jason; Co-Chair Hon. Annette Robinson; Hon. April Adams; Hon. Eddy Antione, Hon. Patricia Caldwell; Hon. Daniel Cohen; Hon. Juaniros Ovalle; Hon. Carolina Ramirez; Hon. Hugo Torres-Fetsco; Hon. Elisa Yoo; and Hon. Liz Waytkus

COMMITTEE MEMBERS PRESENT AND IN-PERSON

Co-Chair Hon. Heather Jason; Co-Chair Hon. Annette Robinson; Hon. April Adams; Hon. Patricia Caldwell; Hon. Liz Waytkus; and Hon. Elisa Yoo

COMMITTEE MEMBERS ABSENT/OR VIRTUAL

Hon. Eddy Antoine (absent); Hon. Daniel Cohen (absent); Hon. Juaniros Ovalle (absent); Hon. Carolina Ramirez (absent); and Hon. Hugo Torres-Fetsco (absent)

GUESTS PRESENT IN-PERSON

Corey Ortega (NYWCC/Merchants Association); Ira Gershenhorn (Super Stewards Program, NYC Parks); Jaana Rehnstrom (Kota Alliance); Adam Fields (Montefiore Park Plaza Farmers Market); Claudette Brady (Save Harlem Now)

GUESTS PRESENT VIRTUAL

Leslie Wright (NYC Regional Director, New York State Parks, Recreation and Historic Preservation, Denny Farrell Riverbank State Park (DFRSP)); Mallory Craig (Education Center Manager, The Horticultural Society of New York, DFRSP); Stephanie Caban (North Park Outreach Coordinator, Riverside Park Conservancy); John Herrold (Riverside Park Administrator, NYC Parks); Wesley Hamilton (NYC Parks); Shannon Richards (142nd Street Dog Run); Matt Genrich (NYC Parks); Tapashi Narine (NYC Parks Historic Harlem Parks Administrator); Karen Asner (Friends of St. Nicholas Park); Sherrise Palomino (Director of Advocacy and Programs, New Yorkers for Parks); Scott Oliver, Margarita McGrath and Michael Mattson (norooft architects for Kota Alliance); Yuien Chin (Harlem One Stop); (Nora Cole (Edgecombe Garden Park Sanctuary); Tsehai Alfred; Karl Reynoso; and V. Milu Ellis.

QUORUM

A quorum was established with six voting members present.

ADOPTION OF THE AGENDA AND MINUTES

The agenda was adopted, and the minutes from January 3, 2024 were distributed.



PARKS ANNOUNCEMENTS AND UPDATES:

Denny Farrell Riverbank State Park (DFRBSP): Leslie Wright

- Art in the Park. Movie and Open Mic nights Saturday evenings family friendly performance monologue, comedy, singing, karaoke, and dance between 6pm-9pm. Hosting 100-200 people. Harlem's finest homegrown talent.
- Home of the monthly Harlem Arts Alliance Town Hall meetings in the theater where information is shared by different arts and culture groups. The kickoff was two Saturdays ago and was attended by approximately 200 folks comprising dozens of different groups.
- The aquatics locker room and reception area renovations are on track for summer completion.
- Two capital projects beginning in the fall; renovating the north stair and elevator tower located from the park level to the parking area and Riverside Park. This project in addition to the renovation of the pool filter room will last for a number of months.
- The amphitheater needs to be fully renovated before it can be used, but there are possibly other areas in the park that can be used for outdoor entertainment.

Denny Farrell Riverbank State Park - Greenhouse & Education Center: Mallory Craig

- Spring season starts in March. Celebrating February black history month in our family "farmacy" program every Saturday, from 10:30 AM to 12 PM, for all ages, and family-friendly.
- Last weekend we celebrated the life and work of George Washington Carver.
- This weekend we'll celebrate the life and work of Annie Van Reid. She contributed to our understanding of flower morphology, or the shapes of flowers.
- Each Saturday we're going to be looking at a black botanist or horticulturalist, and how they've shaped our history in terms of plants and gardening.
- Looking at the rich history of folks who sought freedom through the great Dismal Swamp, and the rich habitat of wetlands through the lens of the Underground Railroad by creating some herbalism products on Saturdays when we have free public programming.
- There is a sensory alchemy class tomorrow night for art making at 5 PM where we explore our senses by working with specific plants. It's lavender tomorrow. All of our senses are being awakened, and then that'll follow up with an artful seeding workshop.
- Seeds were ordered at the greenhouse. Learn or take out seeds from the seed library.
- Visit if you want to look at our learning garden plants, or what we'll be seeding.
- In late March there will be a seed celebration with free giveaways, food art and games.
- Please see our website: www.thehort.org/events and email programs@thehort.org.
- The greenhouse offers free field trips to all schools in MCB9 and affordable rates for other folks. Please spread this information to your kids' schools. We work within the existing curriculum.
- Launching our Spring Hort Greenhouse internship for high school age young people on Fridays.
- Film series including the meeting and conversation between Martin Luther King and Malcolm X in the theater with 800 seats. There is plenty of room for everyone.
- <https://www.explorableplaces.com/places/the-horticultural-society-of-new-york>
- [Copy of Winter FY24 Postcards \(7 x 5 in\).pdf - Google Drive](#)
- [Public Events | The Horticultural Society of New York](#)



Riverside Park and West Harlem Piers Park: Wesley Hamilton and John Herrold

- Crews are preparing maintenance planning for spring, summer and our horticulture programs.
- There are lots of volunteer opportunities throughout the district.
- The stairs at Riverside Drive and West 148th Street that crosses over Amtrak, from Ten Mile River Playground to the Palisades Playground have exhausted its time span. Engineers and blacksmiths have been unable to make the repairs. The stairs must be closed. As an alternative, use the stairs at the 151st DFRBSP Bridge, or the stairs at West 145th Street to enter the park which may not be as convenient. This will be a long term capital project and has lead paint.
- Working to receive funds, repaired and improved as soon as possible. This may take some time.
- Shannon states there is the stairway tower and elevator at West 148th Street for ADA access.
- 142StDogRun@gmail.com Instagram: @dogrun142

Riverside Park Conservancy: Stephanie Caban

- Volunteer Coordinator for the northern section of the park between 120th and 181st Streets.
- Stephanie@riversideparknyc.org, 646-899-5694 (call or text!) for volunteer opportunities.
- Partnered with High School of Math, Science & Engineering and Ralph Ellison Island in the 150s.
- Hopefully starting a new partnership with the community to do trash pick-up, weeding and general maintenance between West 143rd and 145th Streets.
- Teen Corps is starting again for CB9M high school residents. The application became live two days ago. This is a paid internship for July and August with a stipend of \$1,000 to be paid at the end of the summer in August similar to The Hort internship.
- Teen Corps 2024: Paid youth internship this summer – application here: <https://riversideparknyc.org/youth-opportunities/>
- Partnering with Latino Outdoors, New Yorkers for Parks and GrowNYC to have a parks advocacy event on February 27th between 2 PM to 4 PM located at the Field House at 101st Street.
- We'll have Latinos Outdoors Riverside Park Sustainability team who work on compost initiatives, GrowNYC and New Yorkers for Parks. They will both table in English and Spanish about ways we can be involved in advocacy work for community composting and "One Percent for Parks."

Friends of St. Nicholas Park: Karen Asner

- Planning our programming season from April and ending in December with the tree lighting.
- Become involved with Friends of Santa Claus Park, if you want to do more than "one off volunteering" or regular volunteering. We're always happy to add to our ranks of leadership.
- The Center for an Urban Future had an interesting program this morning about the publication they issued called "Paying for the Growing Needs of NYC's Parks: Twenty Fresh Ideas to Fund Parks and Open Spaces." [Paying for the Growing Needs of NYC's Parks: 20 Fresh Ideas to Fund Parks and Open Spaces | Center for an Urban Future \(CUF\) \(nycfuture.org\)](#)

NYC Parks and Historic Harlem Parks: Matt Genrich

- The 112th Concessionaire work will mobilize on the building in Morningside Park starting on Friday. Next, the work will start to renovate the bathroom at the 112th Park House. The bathroom renovation is expected to take 3 months and be ready this spring. The rest of the concessionaire work is expected to take a total of 6 months and start operations by summer. This is the plaza area above the ball field.



- The handrail restoration should start this March in Morningside Park.
- St. Nicholas Park paths are open after repaving and were completed a month or two ago. We're waiting for some pipe rail to be completed at the West 141st Street entrance as well as the West 139th Street staircase. The staircase at West 137th and West 140th was too complicated for the work. There was some staircase work at West 136th Street that replaced the landing treads and a small staircase along the lower path at West 138th Street, but the other staircases for landing treads we are working on funding through alternative funding.
- Tapashi Narine is our new Historic Harlem Park Administrator. She oversees Morningside and St. Nicholas Parks in CB9M and Marcus Garvey as well as Jackie Robinson Parks in CB10M.

NYC Parks and Historic Harlem Parks: Tapashi Narine

- Tapashi.narine@parks.nyc.gov
- Jana La Sorte is now the Northern Manhattan Park Administrator which is north of 155th Street.
- The New York City Park Rangers are hosting a historic black woman of Harlem activity for Black History month in St. Nicholas Park on West 135th Street February 25th from 1 PM to 2:30 PM.
- St. Nicholas Black History Month event: <https://www.nycgovparks.org/events/2024/02/25/black-history-month-historic-black-women-of-harlem>
- Construction on the W 130th Street handrails and landing in Morningside Park will begin around March 4th.
- In reference to the 1968 Columbia University Gym protest commemorative sign proposed by Friends of Morningside Park: New York City Parks has been trying to reduce the number of signs in all our parks. Signs are subject to weathering and frequent vandalism. A historical sign was damaged that referenced the 1968 protest and we are in the process of a replacement. Today we installed one of the replacement signs that references the protests on West 123rd Street and Morningside Avenue. Another one will be installed at West 114th Street and Morningside Ave. There was a meeting with CB9M and the Friends group. The review process starts first with the Parks Sign Committee, Landmarks Preservation Committee and then the Public Design Commission. It is recommended that the Friends Group and CB9M contact Jonathan Kuhn, Director; Art & Antiquities NYC Parks.

NEW BUSINESS, PRESENTATIONS, AND DISCUSSIONS

New Yorkers For Parks, Sherrise Palomino, Director of Advocacy and Programs

- Independent citywide organization that advocates for quality parks and open spaces for all New Yorkers established over 100 years ago. Champion equitable development, distribution, and maintenance.
- In the 1970s Parks receives 1.4% of the City's operating budget annually. Today, it remains at just 0.6%.
- NYC spends less on Parks than other major cities. Parks staffing has decreased since 1976. NYC Parks have one gardener for every 114 acres. San Francisco and Chicago have one gardener for every 18 acres. L.A. spends 2.8% of its budget on parks with 16,000 acres of parkland while NYC spends .6% with 30,000 acres.
- NYC Parks Workforce Development/Parks Opportunity Program (POP) in collaboration with NYC Human Resources Administration/Department of Social Services (HRA/DSS): POP Workers gain paid work experience cleaning and greening parks throughout NYC, and earn \$15.45/hourly for a 40 hour week. As part of their job, POP Workers receive in-house Career Coaching Services to complement their on-the-job training. This program may lead to permanent job placement.



- **What 1% of the NYC Budget would mean for Parks:** A 21st Century parks system that meets New Yorkers' needs; Clean and well-maintained parks throughout the year; Safe parks with staff building relationships with community members; Quick repairs, avoiding longer closures and ensuring accessibility; Comprehensive access to 10,000 acres of natural areas and trails; Protected vulnerable wetlands amid a changing climate; Cleaner air and heat relief provided by a protected urban forest; Faster responses to 311 service requests for trees; Free cultural and recreational programs for New Yorkers of all ages; and Improved safety and conditions for workers.
- **Measurable Benefits of Parks:** **Public Health;** \$1.14 billion annual reduction in healthcare costs. **Environmental;** \$681M storm water diversion and carbon capture. **Economic;** \$17 billion in tourism spending annually + \$600 million in recreation spending annually in parks.
- Who Supports 1% For Parks? Mayor Adams, 44 Council members (no council members are opposed), 14,000+ petition signatures. Letter of Support was requested by March.
- <https://secure.ny4p.org/a/1-percent-for-parks-petition> (Petition)
- [Mayor Adams: Fund NYC Parks at 1% of the City Budget \(ny4p.org\)](https://www.nyc.gov/newsroom/2018/03/2018-03-08-mayor-adams-fund-nyc-parks-at-1-percent-of-the-city-budget)
- www.playfair.nyc (Events)

The Kota Alliance, Inc. - 43 St. Nicholas Place, NY, NY 10031, Michael Mattson, noroof architects and Jaana Rehnstrom MD MPH, Founder and President

- **LPC-24-07671** application for egress bulkhead, windows and doors.
- The property is located in the Hamilton Heights/Sugar Hill Historic District and built circa 1895 in the French Northern Renaissance style. Presenter does not know LPC permit type or hearing date, but it was indicated that the permit type should be a Certificate of Appropriateness.
- Nonprofit founded in 2015 for gender equality and women's empowerment. Acquired this building two years ago. The focus is on women's advancement: economic empowerment and health/wellness.
- Started by offering classes and courses in digital literacy and financial learning and then last year they also developed some Arts programming for West Harlem artists.
- Collaborate with local organizations with similar missions and welcome individual or institutional members and partners.
- The plans focus on fire safety; means of egress or a second exit through the roof per code. Secondly, energy efficiency; and thirdly ADA accessibility; reopen the former central doorway to create an accessible entrance in the facade while preserving historic features.
- The bulkhead scope includes a proposed stair up to the rooftop above the existing building stair to meet egress requirements. Currently there is only ladder access to the roof with a hatch door. Full stairs, not a ladder are required for more than three floors.
- Rooftop activity is problematic for noise complaints from neighbors. Recreational activity such as yoga is secondary to fire safety egress requirements. It is required that neighbors are notified.
- The visitor entry renovation proposes a door at the center opening, which will be accessible when that door opens onto a vestibule and the grade is lowered. This permits access to an elevator at the service core of the building, and will make the public floors fully code accessible.
- Distinguishing features of the block include bow fronts and bay facades that create this very rich language of projecting elements at the roof.
- This heavy rusticated base, which spans across all of the units, and ties them together as well as the strong logic of primary entrances or primary apertures in the facade.



- Restore main entrance to the center location, but not the stoop which was approximately 32" in height to accommodate accessibility concerns.
- A portion of the non-historic iron fencing will remain for storage of strollers and bikes.
- New simulated double-hung window with lunette above consistent with entry configuration.
- Propose to replace the service door which is currently the only entrance, with a glazed unit that will match the proposed primary entrance unit as well, and replace the window on the side with a more historic wood window. Removing the non-historic window, and metal panning at the jamb extensions. The non-historic security grille installed at each opening and will install new window or door units.
- Scale back the iron fence will make the proposed doors more accessible to the public.
- Historic label mold and lintel to be preserved over proposed service entrance door.
- Aluminum clad sill, jambs & head to be removed. Original limestone surrounds to remain.
- Existing rock face limestone masonry and sill, painted. Strip paint and restore as needed.
- Bulkhead details: 13' x 12,' 9'-7" height of bulkhead from the exiting parapet and 9'2" from the ceiling inside. Standing seam aluminum roofing over rigid insulation, dens glass rated sheathing and light gauge metal framing. Batt insulation at interior structure and GWB sheathing. Future deck paving material on pedestals over existing roof assembly. The purpose of the bulkhead is to provide egress and access to the roof to be used for programming by Kota because they're hosting public events.
- There is no second means of egress from the rear yard to the street. It is totally enclosed.
- It was suggested that the proposed bulkhead can be reduced in height and moved to align with the neighboring northwest building wall inclusive of the existing hatch door to reduce its visibility.
- Kota wants to preserve the existing staircase footprint and not utilize space that can be used for other programming or core services. It will cause a loss of 30-40% of floor space to support the mission of Kota.
- There is no study provided by Kota to show the location of the stairs if the bulkhead which can easily be pushed back to be hidden by the adjacent building.
- A fall distance greater than 22 feet requires a guardrail. Three sides of this bulkhead does not. The concern is that 3'6" guardrail would be required.
- If a 2.5 per foot slope is incorporated, then the requirement to create a bulkhead is alleviated and a green roof is not required. The resulting height is actually less bulky than doing a flat roof with roof protection.
- If the roof is not sloped, then a green roof would be required to satisfy new local law 97 requirements, and protection for maintenance.
- The lack of railings allows bulk to be reduced and give it the sculptural form that relates to the angles that can be seen with the existing roof. Kota has attempted to solve this from a code, safety, and aesthetic perspective in order to produce a cohesive solution.
- Existing double-glazed aluminum frame windows are non-historic. The proposed wood window frames feature thicker, historicizing profiles, producing reductions in clear area.
- Changing window to door, while wood doors and windows to be installed at ground floor entrance.
- Energy upgrades include window replacement work can be approved at the LPC Staff level.
- Tabled for committee and community members to visit the space, Kota must notify neighbors by letter and posting of the proposed changes including future outdoor activity on the roof, and confirm the bulkhead code requirements. The minimum bulkhead roof height was requested.

2024 Preservation Conference, Saturday, March 9, 2024 - City College – Yuien Chin

- The specific location to be announced in Mid-February in either the Great Hall or NAC building.



- West Harlem Community Preservation Organization is Co-Sponsoring the Preservation Conference with the Historic Districts Council. \$25 ticket fee includes breakfast, lunch and walking tour of the campus. There is a \$15 ticket fee for CB9M residents and seniors.
- The full day conference is from 9 AM to 3PM. Focus on City of Yes. Re-Zoning for Economic Opportunity, and Government’s Impact on Neighborhood Character and Cultural Identity.

Discretionary Funding Deadlines: City Council (Due 2/20/24), Borough President (Due 2/22/24) and City Council Capital (Due 3/21/24)

Montefiore Park Plaza Farmers Market at West 137th Street and Broadway– Adam Fields

- Working with Michael Palma and GrowNYC to establish a farmers market. Community requested presentation from GrowNYC. Letter of Support was requested.
- A previous request for a Farmers Market with art exhibit at Johnny Hartman Plaza was denied. GrowNYC indicated that there was no funding available and they were not doing new farmers markets.

Save Harlem Now!: Financial Benefits for Homeowners in Historic Districts, Saturday April 6, 2024 8:30am -3pm, Friendship Baptist Church, 144 W 131st Street, www.saveharlemnow.org – Claudette Brady, Executive Director

- The State Office of Historic Preservation- Tax Credits, Landmarks Preservation Commission- Income Eligible Grants, Landmarks Conservancy- Technical Assistance and Loans, HPD and more will be participating. In the future will provide various district outreach meetings.
- Spoke with John White and with Stephen Thompson regarding LPC violations. There is a violations database that will be sent out monthly to the community.
- We’re working with LPC and DOB to map Harlem buildings deemed at risk for demolition by neglect. We just lost two buildings recently. At risk Buildings are buildings that have been vacant for an extended period of time will be sent out to the community.

NYWCC/Merchants Association – Corey Ortega

- Introduced himself. Received grant from Small Business Services to revitalize Merchants Association for the New York Women’s Chamber of Commerce. Starting from the ground up.
- Met with Michael Palma regarding the farmers market and supports this initiative.

OLD BUSINESS UPDATES

West Harlem Historic District and Other LPC Updates – Yuien Chin

- A follow up letter to LPC Commissioner Carroll will be submitted regarding NYC designation. Proposed district has state designation and spans W 135th to W 155th Streets from Amsterdam to Riverside Drive.

ANNOUNCEMENTS

The next meeting will be held on March 6, 2024 at 6:30 PM EST.

ADJOURNMENT

The meeting was adjourned at 9:00 PM EST.

Minutes respectfully submitted by Heather Jason.