



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
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**CICELY HARRIS**  
Chairperson

**MANHATTAN COMMUNITY BOARD 10**  
**LAND USE COMMITTEE**  
**September 20<sup>th</sup> 2018**

**Present**

Juanita Anderson  
Lisa Downing  
Stanley Gleaton, Chair  
Victoria Horsford  
Stephen Johnson  
Shatic Mitchell  
Danni Tyson  
Mari Moss Yawn

**Absent/Excused**

Absent: Kevin Bitterman, Dr. Hazel Dukes, George Harrell, Henrietta Lyle, Charles Powell, Jericka Richardson, Keith Taylor, Raquel Vasquez

The meeting started at 6:50 pm.

**112, 114 and 116<sup>th</sup> Edgecombe Avenue**

Javier Martinez from the Upper Group and owner of the proposed site is seeking a zoning change from a R72A which is the current zoning to R8A/C 1-4. This is a preliminary presentation to CB Land Use committee; it is a pre- ULURP. There is no action at this time.

At R72 there are no height limitations. The developer can build 12 stories as of right. 140 ft is the ability to build. The developer is only requesting to build 120 ft which would include inclusionary housing or 23 affordable units. The owner wants to build a quality housing building. This changes the configuration of the building footprint.

The site is comprised of two townhomes and Mount Calvary church.

According to the developer, the church has been vacant for 2 years. The church was experiencing substantial water damage resulting in many structural issues. For example, there were cracks in the exterior of the façade. It was not safe; the chimney was caving in. As a result these issues, it made the church inhabitable; they were no longer able to hold services there. The church has moved to Saint Marks United Methodist church located at 49-55 Edgecombe Avenue. The church subsequently decided to sell the existing Mount Calvary church building. The proceeds from the church sale will go towards paying off debt and building a new church in conjunction with the Saint Marks congregation.

The developer indicated that it has been difficult for both the architect and the church to repurpose the use of the building due to the damage particularly on the West side of the building. They wanted to keep components of the church as part of their design. However, the land is not

big enough. It was not financially feasible to build from inside of the church. They have exhausted their options.

The new pastor of Mt Calvary Baptist church, Lori Hartman was in attendance. She has been on board with the church for about 1 year. At that time the church was already in conversation with the developer about purchasing the space. She confirmed that the church could not sustain itself in its current state. A decision had been made by the former pastor, John Carrington who led the congregation for 35 years to sell. The church now has a legally bound agreement with Saint Marks United Methodist Church. They remain hopeful and prayerful that everything works out in the next phase of the church's life.

### **New Building**

The goal is for the developer to 76 units of housing 20 units will be affordable.

The configuration as it stands will be studios, 1 bed and 2 bed units.

The material used for exterior of the building will be brick.

The building intends to be contextual with the character of the neighborhood.

There will be 12,000 sq ft of commercial space on the ground floor; this will be fresh food grocer.

The Fresh Food component would be part of the fresh food initiative by NYC EDC where developers receive tax benefits in exchange for offering the community fresh produce.

The developer intends to hire locally and will be working with a local nonprofit group to source labor.

According to the developer, they don't want to build a big box building, they want to repurpose and integrate as much of the church possible with the new design perhaps in the form of a museum in the lobby of the building.

### **Questions raised from the community:**

- Affordability
- Amenities – there is a need for storage and meeting room facilities
- Asbestos – the developer is prepared to address this pre demolition
- Quality of Life – Traffic, congestion, blockage of light and air due to height of building
- Pending displacement of existing longtime residents
- Minority vendor for Grocer
- Overall quality of life will be challenged -The proposed height of the building is out of context; it disrupts the life of the community and will displace persons living in the community because other landlords will want to compete with rents.

### **Next Steps/Comments**

The developer will come back to the Land Use committee once the ULURP is filed. The developer will be speaking with the CB 10 housing committee at their next meeting.

- The developer still wants to speak with HPD to talk more specifically about the affordability piece.
- There will be laundry on every floor and a laundry hook up in each unit.
- Asbestos has to be removed before demolition

### **124<sup>th</sup> Street Development Carthage Advisors**

Marcus Garvey Village

Third phase Ennis Frances House

Carthage Advisors purchased site from Abyssinian Development Corporation in December 2017

CB 10 has been involved in all phases of the projects

Project is a Joint Venture with 2 MWBEs organization -- Carthage Advisors (Developers) and Apex (Builders)

300 units mixed use 18 stories

Building 1 A will be 100 % affordable 170 units, 9'8 ceilings ranged in income from 30 to 70K

Building 1B 40% market rate rentals and Condos 60% affordable total 150 apartments

### **Commercial Tenants**

Job Training and workforce development

LGBTQ Center is the tenant – many homeless youth have been pushed out of Chelsea and moving to Harlem. Program will offer GED programs and other social services

Job training will be a model program for CB 10 will specialize in all trades – Participants will work on site

### **Building**

Set back is 15 ft will be landscaped

Community facility space 700 sq ft for job training

Parking (44 cars)

Color – Grey Brick

Same windows will be used in both buildings

Common roof top terrace and private terraces

Environmentally friendly, lead rate decrease carbon foot print

Community room and laundry in the building

Garden outdoor deck

### **Community Questions/Concerns:**

Backyard neighbors from 123<sup>rd</sup> Street were present at the meeting.

- The character of the neighborhood will be ruined
- The height of the building is too high - Cast a shadow over our backyard
- Underground digging –to protect the surrounding building we will provide insurance for all the homeowners
- a rich building and a poor building - Kalahari was a mixed income building and it was very successful
- Aesthetics – Don't like grey color brick too dark
- Parking not enough – Developer not required to offer parking as location is in transit zone
- Impact building will have on local schools
- Employment candidates need to be trained and certified at least 6 month prior to construction so they can be included in the contract

The developer has agreed to meet with the West 123<sup>rd</sup> Street block association to discuss their issues and concerns.

### **225 West 122<sup>nd</sup> Street**

Both DCAS and Park Department are seeking site selection and acquisition of privately owned property to preserve the lot as open space and expand the preexisting Joseph Daniel Wilson Memorial garden. The garden is adjacent to the proposed site. The Manhattan Borough Presidents office has been involved in negotiating the private land on behalf of the city with the title owner of the property.

The 30 year old JOSEPH DANIEL WILSON MEMORIAL GARDEN came to CB 10 Parks Committee in June 2017 seeking a letter of support concerning its preservation. The established garden is a community mainstay and was founded in 1985 on vacant unkempt lots on West 122nd Street between 7th and 8th Avenues. The 0.15 acre garden spans Manhattan Block 1928, lots 22, 23, 121 and 122. The lots alternate as follows; 22 (public), 121 (private), 23 (public) and 122 (private). The titular owner of lots 121 and 122 is seeking reclamation for the purpose of sale or development. A letter of support was issued by CB 10 garden committee in June 2017.

The mandate from the DeBlasio administration is that gardens must be preserved. The co-applicants are seeking a letter of support from CB 10 in keeping with that mandate to approve the City acquisition of the property to be an extension of the existing garden. From an agency standpoint, DCAS has to make the acquisition but the property will be under the auspices of the Parks Department once the property is transferred.

The Manhattan Borough President is supporting the Joseph Daniel Wilson Memorial Garden and has allocated \$300,000 towards purchase costs in addition to continuing to explore possible avenues of relief to the matter of the garden's preservation.

ULURP starts Monday September 24<sup>th</sup> 2018.

**The committee voted 6 in favor and 0 opposed.**

### **223-227 St Nicholas**

Presently this property is pending new ownership. Both attorneys for the former owner and current owner were present at the meeting. The property is currently in contract.

The owners are looking to eliminate the designated community facility space for more residential use. The 2<sup>nd</sup> floor was planned to be a day care; the buyers do not want to use this space as day care. They want to make larger apartments. The total number of apartments will decrease from 166 to 127. The new design configuration for units will be 2 and 3 bedrooms.

The current owners (the sellers) were unable to complete the application to submit this change before they lost the site to bankruptcy. The 421 A tax abatement had expired. They intended to include 20% affordable units.

On behalf of the new owners (buyers) the sellers are in need approvals from BSA and City Planning Commission to move forward.

Approval is required to change the intended use of the property for this site and the former owner needs to reapply in anticipation of the new owner's desires.

### **Action**

Renewal of authorization of the application with pending changes described above.

In addition, the sellers/owners have a Fresh certification from 2013. They will renew this application as well.

**Meeting was adjourned at 9:22 pm**