



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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HENRIETTA LYLE
Chairperson

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Assistant District Manager

Joint Land Use/Landmarks & Housing Committee

Thursday, February 20, 2014 – 6:30 PM
215 West 125th Street, 3rd Floor Conference Room

Hon. Brian Benjamin, Land Use Chair
Hon. Austin Smith, Land Use Vice-Chair
Hon. Betty Dubuisson, Landmarks Chair

Hon. Melvin Christian, Housing Chair
Hon. Barbara Nelson, Housing Vice-Chair

Attendance: Brian Benjamin, Melvin Christian, Barbara Nelson, Ibrahima Diafoune, Donna Gill, Knox LaSister, Daniel Parcerisas, Maria Garcia, Betty Dubuisson

1) **CB 10 HCCI Home buyer collaboration initiative**

HCCI has approached CB 10 to organize a joint workshop for first-time homebuyers in April, coinciding with Financial Literacy Month. This is a topic of great interest to CB 10. The Housing Committee will meet with Reverend Butler of HCCI to get more details and begin working on organizing the workshop.

2) **Harlem Reddick & Harlem Lofts: seeking approval to install an awning at one of the doorway entrances to building at 272 Lenox Avenue (non-voting item)**

John Reddick has been hired by Harlem Lofts to apply to LPC to restore the awning that used to exist on the building at 272 Lenox Avenue but is now gone. The property is located in the Mount Morris Park Historic District and is the site of GGG's Photo Studio.

The owner intends to restore the awning in front of the residential entrance to the building and shows the Committee photographs of where the awning used to exist when GGG's was still in operation.

Mr. Reddick is making this presentation for informational purposes and to get the Committee's feedback. He will come back before the Committee after submitting the application to LPC.

3) **Steve Selman: Handicap ramp at 241 Lenox Avenue (voting item).**

241 Lenox Avenue is located on the North West corner of Lenox Ave and West 122nd Street, within the Mount Morris Park Historic District. It is a mixed-use building with 3 residential units, a doctor's office on the 2nd floor and a vacant commercial space on the 1st floor. The owner recently renovated the building according to plans approved by DOB, but then received an order from the Mayor's Office for Persons with Disabilities to provide ADA-compliant access to the commercial space, which is located below grade. This requires making alterations to the exterior of the building, which requires an LPC application.

The solution that the owner is proposing is to install a ramp along the side of the building on West 122nd Street from the sidewalk down to the front yard level. The yard wraps around the side of the building, where the ramp would be installed. The proposal is for a metal ramp that would be textured and painted to match the existing wrought metal railing (the applicant shows the Committee pictures of the existing railing, the proposed ramp and plans of the installation). Per a request by LPC, no elements of the ramp would be bolted into the façade of the building, thus preserving its integrity.

A section of the railing would have to be cut to provide access to the ramp. The proposal is to use the existing railing as a gate accessing the ramp in order to maintain its continuity and minimize visual impact.

The Committee approves the proposed installation unanimously (9 yes votes, 0 votes in opposition and no abstentions).