



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027  
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**HENRIETTA LYLE**  
Chairperson

**ANDREW LASSALLE**  
District Manager

## **Joint Land Use/Landmarks & Housing Committee**

Thursday, May 21, 2015 – 6:30 PM  
163 West 125<sup>th</sup> Street, 8ABC Room

Hon. Brian Benjamin, Land Use Chair  
Hon. Austin Smith, Land Use Vice-Chair  
Hon. Daniel Parcerisas, Landmarks Chair

Hon. Barbara Nelson, Housing Chair  
Hon. Donna Gill, Housing Vice-Chair

### **MINUTES**

**Board Members in Attendance:** Brian Benjamin, Daniel Parcerisas, Stanley Gleaton, Forrest Taylor, Keith Taylor, Danni Tyson, Henrietta Lyle, Mari Moss-Yawn, Lupe Moreno, Barbara Nelson, Kevin Bitterman, Ibrahima Diafoune, Ashley Emerole, Donna Gill

**Committee Members not in Attendance:** Austin Smith, Knox LaSister, Derrick Graham, Marquis Harrison, Earl Keller, Shanelle Washington

### **Guests in Attendance:**

- President Delsenia Glover and Members of the Lenox Terrace Association of Concerned Tenants
- Members of the Electric Ladybug Community Garden

### **Adoption of previous month's minutes:**

Minutes from April's meeting were circulated via email prior to meeting. Due to the nature of the 5/21/15 joint meeting, and list of speakers, a motion was made to forgo approval of minutes since Members needed additional time to review the minutes in electronic format.

### **Presentation Item:**

#### **1) LT-ACT Request for Letter of Support**

- a) President Delsenia Glover from LT-ACT requests that CB10 issue a letter of support to preserve the residential character of the Lenox Terrace and the surrounding neighborhood, as well as the Central Harlem community as a whole. Specifically, the LT-ACT is against Olnick Organization's proposed rezoning of the Lenox Terrace from the current Residential R7-2 to a Commercial Zone C6-2. A copy of LT-ACT's request, dated 5/21/15, and their summary of the proposed zoning change, dated 3/11/14, is on file with CB10.

- b) CB10 Committee discussion addressed concerns that Olnick Organization has not presented their plans to CB10. Chair Lyle suggested that CB10 invite Olnick to meet with CB10, LT-ACT, and all community groups to hear about the proposed construction plan for development before the anticipated Fall 2016 ULURP process for the site; however, LT-ACT Members urged CB10 to separate the proposed construction plan and the proposed rezoning change, thus underscoring their request that a letter of support be issued to prevent the commercial rezoning first.
- c) MOTION: CB10 Member Manny Rivera made a motion, which was seconded, that CB10 table issuing a letter, with the understanding that:
  - i) CB10 will invite Olnick Organization to a special summer session meeting with all community members, including Members of LT-ACT, prior to the June CB10 General Meeting. CB10 should not issue a letter without attempting to hear from the developer.
  - ii) At this meeting, CB10 hopes that Olnick can clarify its intent for the proposed rezoning and development, which can then inform CB10's decision whether or not it should issue a letter of support.
- d) Outcome or committee's action on the item: SEE VOTE BELOW
- e) Next steps for District Office: Schedule special session and issue invites to stakeholders before the June CB10 General Meeting.

## **2) Letter of Support for Community Gardens**

- a) John McBride and Paul Ribadeneira from the Electric Ladybug Community Garden request that CB10 issue a letter of support to preserve three community gardens (Electric Ladybug, Harlem Valley Community Garden, and Harlem Grown Greenhouse) by removing these sites from HPD's RFQ list, which is used to invite developers to submit proposals to develop affordable residential projects.
- b) Petitions from community members in support of this request, along with letters from Council Member Dickens, Borough President Brewer, and Executive Director Aziz Dehkan of New York Community Garden Coalition are on file with CB10.
- c) CB10 Committee discussion addressed the committee's ongoing concern that HPD has not been transparent with its intent to develop vacant city-owned lots, including those with community gardens. Several Members questioned whether CB10 would rather see the development of new affordable housing or the preservation of community gardens, which were always intended to be offered to community groups for temporary use. Other Board Members believe that without specific HPD guidelines for the selection of vacant lots, HPD should first consider lots that do not operate as community gardens.
- d) MOTION: CB10 Member Horry offered two motions, which were seconded by Committee Chair Benjamin, as follows:
  - i) CB10 should issue a letter of support for the three gardens by requesting that they be removed from the HPD list of lots for future development, with an explanation that CB10 supports the use of vacant lots for affordable housing developments;
  - ii) Second, CB10 should issue a letter of concern based on HPD's lack of transparency about their work within the District, especially as it relates to the selection of sites for developments.

- e) Next steps: Committee Chairs Benjamin, Nelson and Horry will draft a letter of support for the three community gardens, while CB10 Member Emerole will draft letter of concern to HPD.

**Discussion Item:**

- District Needs: Committee Chair Benjamin offered Members and Community a brief summary of the District Needs process, and invited community to submit comments and concerns before June 1, so that Committees can discuss items during the June session, prior to the August 1, 2015 submission deadline.
- Potential Landmarks Forum: Landmarks Chair Parcerisas and Member Tyson suggested that CB10 host a Community Forum in the Fall of 2015 on the process and importance of Landmarking buildings. They will consult with District Office on possible dates.

**Business Session/Voting Items (in order of vote):**

- Voting Item: Letter of Support for Community (See Amended Motion Above)  
YES   14   NO   0   ABSTAIN   0
- Voting Item: LA-ACT Request for Letter of Support (See Amended Motion Above)  
YES   9   NO   0   ABSTAIN   0

**Announcements:**

Next Committee Meeting will be held on Thursday, June 18, 2015 at 163 West 125<sup>th</sup> Street, 8ABC Room

Agenda Items will include District Needs Statement

*Minutes Prepared by Kevin Bitterman*