



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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BRIAN A. BENJAMIN
Chairperson

ANDREW LASSALLE
District Manager

Land Use Committee

Thursday, March 16, 2017 – 6:30 PM

Hon. Manny Rivera, Chairperson
Hon. Kevin Bitterman, Vice Chairperson

Members Present: Cicely Harris, 1st Vice-Chair; John Lynch, 2nd Vice-Chair; Manny Rivera, Land Use Chair; Kevin Bitterman, Land Use Vice Chair; Lisa Downing; Donna Gill; Stanley Gleaton; Victoria Horsford; Danni Tyson; Raquel Vazquez; and Andrew LaSalle, District Manager, CB10.

Members Absent: George Harrell; Charles Powell (excused)

AGENDA

I. Welcome/Introductions

II. Board of Standards and Appeals (BSA) Applications

a. 26-28 Edgecombe Avenue - New Hope SDA Church

i. Discussion:

1. Representatives and Architect presented their situation and request for CB10's affirmative advisory opinion to support their request for waiver from BSA.
2. Due to reported filing and reporting errors by the Dept of Bldgs., the New Hope SDA Church's plans to complete their renovation and merger of two buildings to expand their interior sanctuary Church has been on hold since a stop order was issued due to the Dept of Bldgs. loss of the plans, despite permits having been issued, despite proper permits having been issued.
3. During a second audit of the project, the Dept of Buildings lost plans for the second floor of lot 28; which is necessary to make room for the sanctuary of the church (~600 sq ft.). Owners added the rear structure, above a single level garage, to enhance the two story structure—this was approved, but now the expanded level surpasses the lot coverage.
4. Building has not been operational since the 2011 stop order; thus requiring the church to lease another location to deliver its services

and resulting in reduced services for the local community and higher operating expenses for the church.

5. Community Members cited concerns associated with the abandoned site; owners are not maintaining the area, and it has become a magnet for vandals, blight, and rodent issues. Also, there are concerns about the fire egress for the building and neighboring buildings.
6. Community wants to know if the developer has sufficient funding to finish the building. Owner says they do, and the plan is to select a contractor, asap so that the project can be completed with 3-6 months from now.

ii. Action Items: Two Issues to address:

1. Deal with the request of variance for BSA
 - a. Danni Tyson made motion to vote in favor for the variance. Second by John Lunch. 9 yes; 1 recusal; 1 abstention.
2. Ensure that fire safety and safe site management and egress issues
 - a. Acknowledgment from Attorney and Deacon that they have an obligation to maintain the safety of the site, and will explore the possibility of a night watchman, but it might not be financially feasible. They will explore ways to maintain the space better. And will come back to the neighborhood block associate and CB10 with suggestions.
 - b. Motion made that all parties will return within 3 months to provide us an update. Second motion by Stanley G. All parties will meet in the interim to resolve issues. Seconded by Donna Gil; 9 yes. Same vote.

b. 120 Lenox Avenue aka 46 West 116th Street – I Love Kickboxing

i. Discussion

1. I Love Kickboxing is an operating physical fitness studio located on the ground from of a HFDC building.
2. Current zoning is as of right; however, fitness studios need to file for a special permit to continue operations since the site is zoned as a “culture site” vs. a physical cultural establishment.
3. Community is upset that the business is coming to the BSA and CB10 after they have already opened; however, the city process allows for this.

ii. Action Items:

1. Recommendation to Eco Dev to provide information on our website so that future small business are away of the importance of community engagement earlier in the process, even though it is not always required to receive a certificate of occupancy—perhaps as the BSA to make a presentation on their process for CB10 and the community at large.

2. Recommendation that the resolution should include point of reference that the establishment is currently open and functioning
3. Motion made by John Lynch is to support the request. Seconded by DT; 9 yes, 1 opposed ; 1 recusal

III. **New Construction Project**

- a. Northern Manhattan Equities (NME III) Project at 207-209 West 140th and 304 West 150th Streets

- i. **Discussion**

1. Two HPD sites in discussion; project hasn't entered pre-URLURP. Purpose of presentation to CB10 is to present project and receive a letter of support from CB10 so that NMN III can proceed with conversations leading up to the URLUPP process.
 2. Project is targeted to middle-income and lower income housing. 57% of AMI to 130% AMI; majority of the units are at 97% AMI.

- ii. **Action Items:**

1. Board Members are concerned by the lack of lower AMI options, but we understand that not all projects will offer units at lower AMI range.
 2. Motion to issue letter of support made by by John Lynch; Second by Danni Tyson; 10 yes. 1 recusal. No abstentions.

IV. **Announcements**

- a. **Let the Youth Speak Event**
- b. **Stone-faced Documentary**

V. **Adjournment at 915.**