



CICELY HARRIS
Chairperson

SHATIC MITCHELL
District Manager

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
215 West 125th Street, 4th Floor
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Land Use Committee Minutes
Thursday, February 18, 2021 – 6:30PM

Hon. Karen Dixon, Chair

Hon. Kevin Bitterman, Vice Chair

Join Zoom Meeting <https://bit.ly/3crsRqk>

Meeting ID: 979 9813 9983 Password/Participant ID: 622069

One tap mobile (929)205-6099

AGENDA

Welcome/ Introductions

Committee Chair Dixon called meeting to order at 6:35pm. CB10 2nd Vice Chair Powell led a moment of silence to honor the recent passing of Ms. April Tyler, who was co-chair of the Housing, Land Use, and Zoning Committee of Community Board 9, had an extensive background in tenant and community organizing, and worked in real estate in Brooklyn and Upper Manhattan. Her leadership and service will be missed by many.

CB10 Land Use Members introduced themselves: Karen Dixon; Kevin Bitterman; Charles Powell; Jerika Richardson; Stanley Gleaton; Delsenia Glover; and Marquis Harrison. Members at large Donna Gill and Derek Perkinson were also present. District Manager Shatic Mitchell introduced Jasmin Heatley as the recently hired Community Assistant with CB10 -- Welcome Jasmin!

Guests and members of the community included: Jose Trucios who serves as a City Planner at NYC Department of City Planning; Amparo Madera; Brian Anthony Phillips; Nicole Couturiaux; Dr Kay Samuels; Gregory Baggett; Jamie Baez; and Desiree Thomas

I. Presentations

No voting items - Committee Chair provided updates on recent items and ULURPs.

- a. Review of Public Health Lab (DOHM, EAS Report): All CB10 members received a detailed environmental assessment report (200+ pages) regarding the public health lab that is scheduled to be built on the Harlem Hospital campus. The Economic Development Corporation (EDC) and the NYC Department of Health and Mental Hygiene presented to Committee almost a year ago; several issues of concern remain:
 - i. Impact to transportation during construction and operation: construction will last several years. Anticipated increase of traffic and subway usage is significant and should be studied in more detail.
 - ii. Noise and impact to the air quality during construction: anticipate that noise levels will be above what is considered normal. The noise study indicates that, in the first year of construction, as they are working on the foundation, the foundation component would last about six months. Harlem is home to a disproportionate number of people with respiratory illnesses and the project requires sustained construction.



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- iii. Site is surrounded by residential buildings -- with some commercial buildings-- but more residential buildings will be affected. Also, proximity to school on the corner of Fifth Avenue warrants concern. A playground also exists between the hospital and the school; Lenox Terrace is also across the street.
 - iv. Committee Chair Dixon recommends that CB10 invite EDC back to present on the project -- specifically to address the aforementioned concerns and to discuss the process of notifying the community of the construction and lasting impact from the facility. Board Member Gill agreed.
 - v. Community Member Dr. Kay Samuels recommends that CB10 call a meeting with the community and the Department of Health and Mental Hygiene to discuss this project. She also expressed concern about the historical nature of the facade of the building.
 - vi. District Manager Mitchel reports that the CB10 Health Committee meets with representatives from the Department of Health and Mental Hygiene every month - and that they've provided CB10 with updates on the public health lab.
- b. Updates on past ULURP Applications
- i. The Harlem/East Harlem Urban Renewal plan was approved by the City Planning Commission on February 3 2021. It went before the City Council on Feb 9 for review. Chair Dixon will keep us updated as we learn more. As a reminder, only one parcel of land within this project falls within CB10.
 - ii. Harlem NCP Land Infill Scatter Site by Lemor and Iris Developement - was approved by CB10 and the City Planning Committee vote is still pending.
 - iii. City-wide Zoning Text Amendment for Coastal Flood Resilience voted on by CB10 in January, pending next steps at the city level.
 - iv. Community Member Bagget inquired about the status of the NYC Charter Reform requiring District Managers be more engaged during the pre-ULURP process. DM Mitchell is seeking verification of this being implemented as part of the City Charter reform.

2. New Business

- a. On October 1, 2020, buildings over 25,000 square feet in New York City received their first [energy efficiency grades](#) from the City Department of Buildings ("DOB"). Buildings must post the grade "in a conspicuous location near each public entrance to such building" by October 30, 2020. Failure to do so will result in a fine of \$1,250. Committee Vice Chair Bitterman raised the question if Land Use and Housing Committees should compile and review a list of less energy efficient buildings to monitor which developers are building and maintaining energy efficient buildings. This could become part of our due diligence when developers present before CB10 on new construction - we also need to understand which management buildings are being responsive to poor grades and reported maintenance issues. Bitterman deferred this to the next joint House and Land Use Meeting.
 - i. Community Member Madera feels that this is a good idea, as part of the green movement, and both Management and Tenants need to be more conscientious of their energy consumption.



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- b. March Land Use Committee meeting will be a joint meeting with Housing Committee - we anticipate having members from REBNY (Reggie Thomas) and a member of Council Speaker Corey Johnson's staff present on outcomes from the recent Housing Forum that was held in December - specifically as it relates to Speaker Johnson's proposed legislation for a new Ten-Year Comprehensive Planning Cycle for New York City.
 - i. Committee members voiced concern - from a tenant advocacy point of view - about having REBNY speak since they are the lobby group for developers; Member Glover recommended that if REBNY is to speak, they should present on the REBNY Fellows Leadership Program
 - ii. Community Member Baggett encouraged CB10 to invite Thomas Angotti to join the conversation -- as he is considered a veteran on the topic of comprehensive planning, played a major role in creating the 197-A model, and was instrumental in the formation and reform of community boards.
 - iii. Housing Chair Powell is in support of the joint meeting and will strategize with Land Use Chair Dixon on agenda. Member Glover advocates that we focus on real issues during the conversation vs. presentations, ie: Fair Housing and Equity in Development. Member Gleaton also raised concern about issues of equity as it relates to many BIPOC Real Estate members who are not recognized by REBNY - which creates inequities within the sector. Community Member Baggett reminded CB10 that there are other active, grassroots movements and leaders working actively on this topic and they should be included in these conversations - not just REBNY and elected officials. Dr. Kay Samuels agrees with Mr. Baggett. Member Gill encouraged us to consider inviting Paimaan Lodhi, formerly of Manhattan Community Board 10, who now serves as Vice President of Urban Planning at REBNY given his history within Harlem. Member Glover concluded by encouraging the Committee to consider community comments tonight and let that inform the direction for the next Joint Housing and Land Use Committee meeting with invited guests on the topic of Housing and Land Use in Harlem.
3. **Old Business**
 - a. None
4. **Announcements/Adjournment at 7:30**
 - a. Motion made by Blttermann, seconded by Glover.