



Hon. Marquis A. Harrison
Chairperson

CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 10

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Land Use & Housing Committee Minutes

Thursday, January 15, 2025, 6:30 PM

Hon. Karen Dixon, Chairperson

Hon. Irene Henry, Vice

Chairperson; Hon. Dana Points,

Vice Chairperson

Present in person: Chair K. Dixon; Vice Chair I. Henry; D Boyce; D Glover; D Josma; L. Tyson; C. Wykoff

Present online: L Davis (virtual); L. Lark; D. Points

Excused: S. Gleaton

Absent: A. Bah; D. Gill; C. Harris

Other board members present: B McClure; D. Perkinson

The chair called the meeting to order at 6:33 pm.

Committee members and guests introduced themselves. Guests of note included Trevor Lovitz of DCP; Yanek Zdanowicz from Safety Net Project, a group demanding Food, Housing and Healthcare for All (yzdanowicz@urbanjustice.org or phone# 646 923 8345); and Noëlle Lilley, a reporter with CBS News New York covering Harlem (noelle.lilley@cbs.com or at 929-8819-6578)

Uptown Tenants Coalition Update

Raynard Gadson and Nyasha Foy, shared updates on their upcoming meeting on January 31st and their efforts to connect with government agencies and elected officials. The coalition, which includes tenant associations from various developments in Central Harlem, aims to provide support and resources to other tenant organizations. Karen expressed interest in having the coalition participate in an upcoming Housing Forum workshop on organizing and community building.

Housing Forum Update

The Chair confirmed plans for a housing forum on April 25th at Thurgood Marshall Academy, with a Google Doc deadline for feedback the following day. The Chair emphasized the importance of reviewing and contributing comments to the shared Google document.

Esplanade Gardens Status Update

CB member Brianna McClure provided updates on Esplanade Gardens, noting \$2 million in funding secured, with \$1 million each for Building 6's gas issues and repairs. The group agreed to research building materials and maintenance requirements for future developments, with Manhattan planning to meet with vice chairs to strategize outreach to DOB and HPD.

African Market Status

Community members also queried the status of the African Market on 116th St. The Chair noted that the market is temporarily relocating due to the development of an approved affordable housing development and future state-of-the-art Market location on the site. Vice-chair Points shared the Community Board's letter of support for the project in the chat.

Noëlle Lilley, a reporter for CBS News New York, introduced herself and expressed interest in covering Harlem, offering to discuss community concerns and positive developments. The Chair encouraged Noëlle to promote an upcoming housing forum on April 25th, 2026.

MTA Q Train Expansion Concerns

Community member Sandra Heath raised questions about the status of 116th Street developments and the governor's proposal for a crosstown Q train. The Chair said that the subway extension plan may be discussed in the Transportation Committee's next meeting. Discussion focused on concerns about the MTA's plans for the Q train expansion and its potential impact on the community, particularly around 125th Street. Community members expressed worry about the rapid development and lack of community input, emphasizing the need for further discussion during the election year. The group also addressed the upcoming World Cup and its potential cultural corridor implications, as well as the need to advocate for more federal support for affordable housing and childcare in Harlem. Trevor Lovitz from DCP suggested involving the congressman in discussions about affordable housing, while the group acknowledged ongoing challenges with federal funding and program cuts.

Lovitz also announced the delay of the Urban Design presentation due to restructuring and shared two important documents: the Manhattan Plan, which outlines strategies for

creating 100,000 new housing units in Manhattan over 10 years, and the 2025 zoning handbook.

Community member Nicole M. raised concerns about the closure and potential sale of the Cotton Club on 125th St.

Stacey Marius announced additional funding for Esplanade Gardens obtained by State Rep. Al Taylor and his upcoming town hall listening tours.

Yanek Zdanowicz invited community members to join the "No More Crowns" action, a movement fighting for stronger safety net programs. The conversation ended with a reminder for self-care in light of the evolving news landscape.

The meeting was adjourned at 7:33 pm.

The following relevant items were shared in the chat:

<https://newrepublic.com/article/165931/esplanade-gardens-harlem-new-york-harlem-housing>

https://manhattanplan.nyc/wp-content/uploads/2025/12/20251220_The_Manhattan_Plan_Pages.pdf The Manhattan Plan

2025 Zoning Handbook <https://www.nyc.gov/assets/planning/downloads/pdf/about-us/publications/nyc-zoning-handbook-2025.pdf>