



Marquis A. Harrison
Chairperson
Minah Whyte
District Manager

CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 10

215 West 125th Street, 4th Floor New York, NY 10027
T: 212-749-3105 F: 212-662-4215
Website: <https://cbmanhattan.cityofnewyork.us/cb10/>

CB 10 Land Use Committee Minutes Thursday, March 21, 2024 6:30 PM

The meeting was called to order at 6:40 pm, with Chair Karen Dixon presiding.

Attendance:

Land Use Committee members:

In-Person: K. Dixon, D. Points, S. Gleaton, C. Harris, K. Taylor

Virtual: C. Powell

Excused/Absent Committee Members: H. Dukes (E), C. Wykoff (E), D. Patterson (E), G. Harrell (A)

Other CB 10 Board Members: B. McClure

Chair Dixon welcomed the committee and guests. All committee members introduced themselves.

PRESENTATION

1. The Studio Museum of Harlem

Presenter

Debra Alligood White – General Counsel & Chief Operating Officer

Betsy McClelland – Director of Capital Projects

Jake Gorman – SCIAME

Aissatou Bey-Grecia - McKissack

OVERVIEW: The Studio Museum of Harlem presented an update on their construction project.

- Building construction is 84% complete
- Façade Progress: Pre-cast is completed, windows are completed and final cleaning is in progress
- Interior is 75% complete
- Anticipated completion date is Summer 2024, work hours Mon. – Fri., 7am to 6pm
- McKissack provided an MWBE workforce updates
- 53% of the contracts have been awarded to MWLBE companies
- More than 1100 workers, of which 61% are minorities or local residents
- Ongoing work with community outreach programs for workforce participation or business opportunities (Positive Workforce, Harlem Business Alliance, Pathways to Apprenticeship, NEW, Workman's Circle)

- Project still accepting applications. Job postings are posted on the website of the Studio Museum. Some applicants will be considered for employment in the museum.

Comments/Feedback:

- Land Use Committee commended the Studio Museum/SCIAME/McKissack team for their transparency with the community throughout the life of the project.
- The committee acknowledged that the project exceeded the MWBE goals and offered additional suggestions to engage members of the community.

2. 126th Street Harlem African Burial Ground Memorial and Mixed-Use Project

Presenter

Fernando Ortiz, Upper Manhattan & Bronx Borough Director, Assistant VP of Government & Community Relations of NYC EDC

Sarah Dine-Pierre, Project Manager

OVERVIEW: Fernando Ortiz and Ms. Dine-Pierre provided an update of the Harlem African Burial Ground (HABG) project located in East Harlem

- Located at 2460 2nd Avenue and is city-owned (2023).
- Project goals
 1. Honor and memorialize the HABG with public outdoor memorial on the entire historic footprint of the burial ground and indoor cultural center.
 2. Address affordable housing and job creation needs in East Harlem on the remainder of the site through a mixed-use program yielding 600-700 housing units, of which 80% will be affordable, include commercial and additional community space.
- As of 8/15/23, the project continues the archaeological work, released an RFP for an Education and Engagement effort, and is currently executing a Social Media Campaign. In September, there was town hall for the community.
- As a result of a 2017 ULURP rezoning, the lot will include an outdoor memorial, and indoor educational cultural center, an affordable housing development, and commercial retail complex.
- Site management is with Armand that is subcontracting with AKRF.
- Archaeological work will begin in the bus depot to determine the complete distribution of human remains across the site and to recover, protect, analyze, and restore them. AKRF along with two Black bio-archaeologists (Dr. Rachel Watkins and Dr. Aja M. Lans) will complete the excavation. Workplan to be submitted to the Landmarks Preservation Commission by end of March with work to begin in the summer.
- In 2024, EDC selected Bridge Philanthropic Consulting who partnered with Harlem Cultural Archives to execute the engagement plan. Both are based in the community with expertise in marketing, management, communication, and collecting Harlem's history that includes various street co-naming activities.
- An RFP will be released for the proposed cultural center and memorial later in the year.

Comments/Feedback:

- Committee member Gleaton asked about the demolition of the depot and impact on excavation and redevelopment. EDC responded that locations within the building that are unable to be excavated will be marked so that they can be done in future demolition or redevelopment activities.
- Committee member Points asked whether there would be opportunity for educational visits by schools in the community to witness an in-person archaeological dig. EDC response was that they planned to use technology to share the work with schools and other community members. Committee member Points strongly encouraged the EDC to reconsider this approach for a more in-person experience for students in the community.
- Board member McClure requested that the EDC reconsider whether housing is appropriate for the site in light of the historic nature of the project.
- Community member Baggett asked whether the EDC was familiar with other related projects in the city such as the Flatbush African Burial Ground Redevelopment. EDC is familiar with the Flatbush project as well as lower Manhattan, and Sankofa but shared that they are not EDC projects.

3. DCP – Zoning Refresher

OVERVIEW: Trevor Lovitz, DCP Liaison for Manhattan Community Board 10, provided a zoning refresher training for the committee in anticipation of the upcoming City of Yes for Housing Opportunity text amendment.

- Outlined a history of zoning in New York City that included the 1916 and 1961 Zoning Resolutions. Since there has been at least six city-wide text amendments to the zoning.
- City Charter gives authority for NYC Planning to study, create, and recommend zoning changes, for NYC Buildings to interpret and enforce zoning regulations, and for the NYC Board of Standards and Appeals to grant variances to zoning for hardship or unique sites.
- Zoning regulates what, how much, and where buildings and uses can be constructed
- As-of-right developments make up more the 90% of developments throughout the city.
- Zoning controls land use, bulk and height, streetscape, and parking and loading
- Differentiated between three zoning districts – residential, commercial, and manufacturing. There are 10 types of residential districts and 8 types of commercial zones. Most common residential zone in CB 10 is R72.
- Reviewed Floor Area Ratio (F.A.R.). Each zoning classification has a maximum FAR that limits how big a building can be in relation to the size of the lot it sits on. In NYC, the maximum FAR ranges from 0.5 to 15.
- Maximum FAR for residential areas in the city is 12 and for commercial districts is 15.
- Provided an overview of the ULURP process.

- Recommended additional tools to understanding zoning such as the Zoning Handbook, Equitable Development Data Explore that includes a Displacement Risk Index, and the Zoning Application Portal.
- The Zoning Refresher presentation will be shared with the full board and the community.

VOTING ITEMS

None

OLD BUSINESS

1. City of Yes for Housing Opportunity

OVERVIEW: There are two remaining upcoming informational sessions on the City of Yes for Housing Opportunity listed below. All participants were encouraged to attend prior to the actual certification.

- March 27: Focused on "missing middle" housing types. [Register here.](#)
 - April 17: Focused on the City of Yes for Housing Opportunity proposal. [Register here.](#)
2. **Malcolm Shabazz** project has been filed but not certified. It is anticipated that it will be certified by April 15, 2024. It is anticipated that the public hearing for this ULURP will occur in the April 18th Land Use Committee meeting.
 3. **MART 125** – Fernando Ortiz confirmed that the EDC will return to the committee for the May 16, 2024 meeting to provide an update on MART 125.

NEW BUSINESS

None

ADJOURNMENT

- The meeting adjourned at 8:40 pm.