



Hon. 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/>

LAND USE COMMITTEE MEETING MINUTES

Thursday, May 16, 2024 – 6:30 – 8:00 PM

The meeting was called to order at 6:30 pm, Chair Karen Dixon presiding.

Attendance:

Land Use Committee members:

In- Person: K. Dixon, C. Harris, D. Patterson, C. Wykoff, S. Gleaton, C. Powell, D. Points

Virtual: G. Harrell

Other CB 10 Board Members: B. McClure, D. Glover, I. Henry, M. Harrison

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

PRESENTATION

1. Malcolm Shabaz Harlem Plaza ULURP – NYC HPD, Malcolm Shabazz Development Corporation & Procida

Presenters

Melissa Auton – HPD Director, Manhattan Planning Division

Agata Naklicka – HPD, Manhattan Planner

Peter Procida – Developer

Tariq Shahid – Malcolm Shabazz

OVERVIEW: HPD facilitated the ULURP presentation for the Malcolm Shabazz Harlem Plaza. Project was initially presented on 4/18/24 but in order to remain compliant with public hearing notification rules, the public hearing was held today.

- Applicant is HPD with Malcom Shabazz Development Corporation and Procida.
- Certified April 15, 2024.
- Development will be on 4 city lots at 52 West 116th Street
- Two as-of-right residential buildings with 108 units that are 100% affordable ranging from 30% to 80% AMI. There will be one additional unit for onsite superintendent
- Each building will have a separate entrance from the market. Each building contains various amenities including a laundry facility, bike room, multi-purpose community room, and a shared landscaped terrace over the market.

- There will be 24 studios, 45 one bedrooms, 28 two-bedrooms, and 14 three-bedroom units.
 - HPD also provided the income range, number of units, and anticipated monthly rent at each AMI level.
 - Ground floor is a community space that is dedicated to the Malcolm Shabazz Harlem Plaza for the markets.
 - Currently there are 62 vendors that will be temporarily relocated during construction. 36 will be relocated to down the street, while the remainder (tailors) would be relocated to other storefronts in the community that will be identified prior to the start of construction.
-
- New space will have 49 craft stalls and 11 food stalls.
 - Market will be open from 10 am - 8 pm.
 - Security guards will present in three shifts throughout the day.

Comments/Feedback:

- Committee questioned whether there could be housing set aside for teachers
- Committee had concerns regarding the percentage of units that are studios and one-bedrooms.
- M. Auton explained that HPD exceeded the 30% minimum for the two and three bedroom units therefore the balance resulted in a larger number of studio and one bedroom units
- M. Auton clarified community preference and the change in the rules. The project is subject to 20% community preference.
- Board member asked if there is a way to provide preference to the homeless. HPD explained that homeless services provides a borough preference and not a community preference.
- Board members had questions about the rent for the vendors. It was explained that the rent is \$16-\$20/day. It is anticipated that the rent will increase with the food vendors paying a higher daily rate than the craft vendors
- HPD provided additional information on CBOs that support formerly homeless residents get settled.
- Recommended to provide the committee on updates on the relocation of vendors.
- Requested a copy of the application that will be established for the food vendors.
- Recommended that developer explore an organization such as McKissack in order to hire staff and secure MWBE providers.

2. City of Yes for Housing Opportunity (COYHO)

Presenters

Trevor Lovitz, DCP Community Planner

Jose Trucios, Upper Manhattan Team Leader

OVERVIEW: A detailed presentation on the various proposals in the City of Yes for Housing Opportunity citywide text amendment.

- Provided an overview of the history of zoning.
 - Outlined the current housing crisis that includes lowest vacancy rate in history. Historically, upper Manhattan and the Bronx has created the most development for many years.
 - Identified that the text amendment is based on low density, medium-high density, citywide, and miscellaneous proposals.
 - Universal Affordability Preference proposal designed to allow buildings to add at least 20% (increase in FAR – floor area ratio) more housing if the additional units are permanently affordable, including supportive housing at an average 60% AMI level.
 - Updates to Mandatory Inclusionary Housing (MIH) – Option 3 (deeper affordability option) will be allowed to remain a standalone
 - Ending parking mandates
 - Zoning changes for Conversions - Converting office spaces to residential spaces
 - Small and Shared Housing – allowing buildings with only studios and one-bedroom units
 - Campus Infill – allow contextual infill on campuses such as NYCHA complexes, Lenox Terrace, etc. Full public review process would still occur.
-
- Creating new zoning districts – establish two new residential districts, R11 with 15.0 FAR, and R12 with an 18.0 FAR. No areas identified in CB 10.
 - Landmark Transferable Development Rights (TDR) – loosen restrictions on the ability of designated landmarks to transfer development rights to zoning lots in the immediate vicinity
 - Town Center zoning – relegalize housing above businesses on commercial streets in low-density areas.
 - Transit-oriented development – allowing modestly sized, transit-oriented apartment buildings in low-density residential districts. Buildings will be 3-5 stories high.
 - Accessory dwelling units – for low-density areas that allows homeowners to add a garage ADU or a basement ADU.
 - District fixes – helps homeowners in low density areas.
 - Railroad Right-away Special Permit
 - Anticipated that all the proposals will result in creation of more affordable housing throughout the city.

Comments/Feedback:

- Committee expressed concern that the roles of the community and the types of projects that we can provide feedback going forward is unclear in the text amendment. Requested DCP to provide a summary outlining the changes in roles.
- Committee had questions regarding the regulation of ADUs. **Response** - DCP explained that the same tenants' rights would exist, and Department of Buildings (DOB) would still be responsible for assessing the garage or basement ADU created. Committee concerned that there are currently many illegal ADU that are in place.
- Concerned that income restricted units would be in one area in the building in UAP

developments. **Response** – income restricted units would be distributed throughout any development.

- Concerned about the environmental impact on Manhattan as a result of developing housing with greater density. **Response** – the projected number of anticipated new developments was assessed to determine whether the city could withstand the physical impact of the new construction/density.
- Committee questioned why was UAP set at 20%, with deeper affordability. **Response** - DCP stated they tried to find a balance in order to incentive developers to build affordable housing. Adding deeper affordability runs the risk of our targeting certain communities, as well as impacting land value in certain communities.
- Questioned what is the incentive for a developer on the upper east and upper west side to use UAP. Response - Those communities would not use UAP due to their zoning and the lack of space for development. DCP clarified that UAP makes it affordable for all populations instead of only seniors.
- Board member asked how could a developer use COYHO to eliminate existing parking in their developments (i.e. Lenox Terrace development. **Response** - DCP stated
- The scope of the project is huge, the amount of time to deliberate is too short for the community board to review and provide recommendations. Would the city continue extending the review period.
- DCP will follow up on Landmark TDR proposal.
- Suggested that each committee members review the video presentations of COYHO will provide feedback from other community boards throughout the city

There will be another meeting with DCP on COYHO on Thursday, May 23, 2024 during the Housing Committee meeting.

VOTING ITEMS

Malcolm Shabazz Harlem Plaza ULURP – A motion to approve the project was made and properly second. A roll call vote was done and the motion was passed unanimously 10 yes, 0 no, 0 abstention, and 0 recusals. Project will be presented to the Executive Committee.

OLD BUSINESS

Board Member McClure inquired on updates on the One45 4Harlem. There are no updates with the exception of an article by the New Yorker.

NEW BUSINESS

None

ADJOURNMENT

- The meeting adjourned at 9:00 pm.