



Hon. Marquis A. Harrison  
Chairperson

# CITY OF NEW YORK

## MANHATTAN COMMUNITY BOARD 10

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### LAND USE COMMITTEE MINUTES Thursday, May 18, 2023 Hon. Karen Dixon, Chair

**The meeting was called to order at 6:35 PM**

#### **WELCOME & INTRODUCTIONS (5 minutes)**

- A. CB10 Land Use Committee Members – Honorable K. Dixon, Board Chair – Marquis Harrison, D. Glover, D. Paterson, H. Dukes, K. Taylor
- B. CB10 Board Members – Honorable B. McClure, S. Brannon, D. Gill
- C. CB 10 Land Use Members Excused/Absent (E/A): Excused - Hon. C. Harris, G. Harrell, C. Powell Absent – S. Gleaton

Chair Dixon asked all attendees for a moment of silence in honor of Councilman Bill Perkins, and in recognition of the two boys that have been missing for almost a week.

Throughout the meeting, members of the committee and presenters shared fond memories of Councilman Perkins and his impact on their personal/professional lives, as well as his advocacy efforts on behalf of the Harlem community.

#### **PRESENTATION**

- I. Presentation on City of Yes Carbon Neutrality Citywide Text Amendment: NYC Department of City Planning (DCP) – Trevor Lovitz

##### **The City of Yes Carbon Neutrality Text Amendment :**

- a. Will implement changes to the City's Zoning Resolution to remove impediments to, and expand opportunities for, decarbonization of projects within all zoning districts, and across all 59 of the City's Community Districts;
- b. Carbon dioxide makes up the vast majority of greenhouse emissions in the United States. Buildings throughout the city contribute to the most carbon dioxide emission;
- c. NYC aims to reduce 80% of greenhouse emissions by 2050;
- d. Carbon neutrality will be achieved by reducing our energy needs, cleaning the electrical grid, and electrifying buildings and vehicles;
- e. DCP partnered with other city agencies, private and non-profit organizations to develop the proposed strategy;
- f. Establishes four goals to be achieved by 2040 –
  - Decarbonize our energy grid
  - Decarbonize our building stock
  - Decarbonize our vehicles
  - Decarbonize our waste streams

- g. Decarbonization of our energy grid will include removing zoning impediments to installations of rooftop solar panels, parking lot solar canopies, creating community solar, allowing some facilities as-of-right energy storage, and creating a tool to review on-shore wind in the future;
- h. Decarbonization of our building stock will include electrification retrofits, building exterior retrofits, fixing zone green, and connecting homeowners to the NYC Accelerator from Mayor's Office of Climate & Environmental Justice (MOCEJ) in order to secure financing options;
- i. Decarbonization of our vehicles will include creating more electric vehicle charging stations in all commercial districts, charge sharing, parking flexibility, create more automated parking outside of Manhattan, and add rules for bike storage and parking;
- j. Decarbonization of our waste system includes ensuring that permeable paving is allowed, updates rules for street trees to accommodate new raingarden prototypes, adds new rules for composting, and add as-of-right rooftop greenhouses.

Board members had the following questions/concerns (answers are bolded):

- How would the power source be brought to the rooftop? **Energy produced by solar panels would go directly into the grid along with new scattered storage systems such as the building batteries. This would be a new decentralized grid.**
- Does this energy add weight to the building? **No, rooftop panels are generally light. Reducing the setback requirement helps with structural integrity. The city will continue to review the permits for solar panels on a case-by-case basis to ensure that the building is structurally outfitted.**
- What role does Con Edison play in this process? **Con Edison is a partner in this as they must comply as well.**
- What is the timeline for projects to begin? When could CB 10 see retrofitting activities? **This is hard to predict because it is not mandated, only buildings that are 25,000 sq. ft. or more that fall under Local Law 97 are required to comply.**
- What are the zoning impediments that will be addressed? **Impediments to height, bulk, and setback.**
- Are there any penalties for failing to comply? If so, what are they and when will they be assessed? **Penalties will be moderate and will be assessed beginning in late 2024 or early 2025 for buildings under Local Law 97.**
- How does building with aging infrastructures comply such as NYCHA developments? **These buildings will be exempt as will some affordable housing developments, and building in landmark districts.**
- What financing options, if any, are available to small homeowners? **The NYC Accelerator has financing options for property owners.**
- Will the cost of retrofitting be passed on to tenants? Is a mechanism in place to protect tenants? **No. It is expected that NYS will contribute \$4 billion to this project.**
- Where will building batteries be installed and is there a safety concern for residents? **The batteries referenced is not the batteries that we are involved in the fires across the city from e-bikes. These batteries will be constantly monitored by FDNY and DOB.**

Additionally comments expressed concern that the increased cost of electrical power will impact low income households although the move from gas stoves to electric

ones will help reduce the environmental factors that contribute to health disparities in the community such as asthma.

- II. Presentation from Ed Poteat, President of Carthage Real Estate Advisors, on Marcus Garvey Plaza located at 124<sup>th</sup> Street between Adam Clayton Powell, Jr. & Frederick Douglass Blvd. Carmen Neely, President & CEO of Harlem Pride, along with her team – Dr. John Martin-Green, and James Felton Keith presented the Harlem Center that will be located in the building. Finally, Rohan DeFreitas and Christian Perez of Crescent Consulting presented as well.

- a. Carthage Real Estate Advisors is an MBE.
- b. Goal is to share the benefits of the project with the community.
- c. The rooftop terrace will be named after the late Councilmember Bill Perkins and can be used by Manhattan Community Board 10 for outdoor events or for performances as in CB 11.
- d. There is a second building under construction and will be completed in December 2023. This building has 170 deeply affordable units with AMI levels ranging from 15/15 to 67%. The first building is market rate.
- e. Carthage is intentional in their approach to provide employment opportunities to the community.
- f. The Harlem Center will provide culturally affirming programs and services. Members of the LGBTQIA are marginalized and experience discrimination within society. Thus programs and services are rarely developed to meet the needs of the community.
- g. Harlem Center will have activity and multi-purpose rooms, office space and conference rooms, free Wi-fi, an open lobby with work stations, a health and wellness suite, quiet rooms for after school study, and potentially space for a retail partner.
- h. The Harlem Center will also provide health, mental health, and supports for seniors in a stigma-free environment.
- i. The Center will have up to 20,000 sq. ft. of space, will be opened from 6 am – 8pm, and will be staffed by 30 people.

Rohan DeFreitas is a Principal at Crescent Consulting, a MBE, that recruits individuals for employment opportunities in construction.

- a. Crescent Consulting will be working with various contractors to identify workforce needs, with a goal of creating employment opportunities for members of the community.
- b. Crescent also plans to implement a minority and women business enterprise initiative for the community.
- c. Crescent and Carthage seeks the assistance of the community board to spread the word about the opportunities with an intent of creating a legacy and commitment to economic accessibility and stability.
- d. Members of the committee suggesting sharing all communications, flyers, etc. with the District Office for distribution in the weekly email blast. It was also suggested that outreach to non-profit and community-based organizations, as well as the Greater Harlem Chamber of Commerce can help promote the program. Finally, it was recommended that a paid internship should be considered for students to assist with the promotion of the program and employment opportunities, especially as summer is approaching.

## **VOTING ITEMS**

The committee discussed the City of Yes Carbon Neutrality Citywide Text Amendment. The project is not a ULURP therefore only committee members could vote. The committee had

quorum and the text amendment was approved with recommendations. The actual vote was 5  
-Yes, 0- No, 0- Abstentions, and 0 – Recusals.

**OLD BUSINESS** - None

**NEW BUSINESS** - None

**ANNOUNCEMENTS** -None

**MEETING ADJOURNED: 8:24 PM**

Prepared by Land Use Committee Chair Karen Dixon