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CITY OF NEW YORK

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LAND USE

Committee Meeting Minutes

Thursday, October 21, 2021 6:30PM

Hon. Karen Dixon, Chair

WELCOME & INTRODUCTIONS (5 minutes)

- A. CB10 Land Use Committee Members – Hon. K. Dixon, C. Harris, C. Powell, H. Dukes, L. Downing, G. Harrell, K. Taylor
- B. CB10 Board Members – Hon. J. Clennon
- C. Excused - D. Glover
- D. Absent – K. Bitterman, J. Richardson, S. Gleaton

PRESENTATION

1. **BSA Application # 57-11-BZ-11 Planet Fitness @ 208 West 125th Street** – Requesting a 10-year extension on the special permit for Planet Fitness

Presenters

Frank St. Jacques – Akerman LLP

Chase Villafana – Planet Fitness Gym

OVERVIEW: Planet Fitness Gym is seeking to extend the term of their BSA special permit that was initially granted on 8/16/11.

- The special permit is granted by the Board of Standards & Appeals, and is necessary for all gyms to operate in NYC.
- Renewal filed on 3/26/21.
- Term expired on 8/23/21
- Located in a commercial district that has C4-4D & C6-3 zoning (commercial district that allows for physical cultural establishments or gyms)
- Space includes a small reception area on the first floor, with large floor spaces in the basement and on the 2nd floor – 20,504 sq. ft. downstairs and approximately \$17,000 sq. ft. upstairs. Space also includes an elevator.

NEW BUSINESS

1. **Requesting a Letter of support to request funding from NYC to repair the Sea Wall by Esplanade Gardens.**

Presenter

Joshua Clennon – CB 10 Treasurer, Chair of District Needs Subcommittee

OVERVIEW: Request that the City of New York allocate funding to repair and replace the sea wall adjacent to Esplanade Gardens and the Harlem River.

- Sea wall is critical defense for the residents of Esplanade Gardens and the surrounding area.
- The community experienced unprecedented flooding during Hurricane Ida.
- On 9/27/21, Mayor De Blasio released “The New Normal: Combatting Storm-Related Extreme Weather in New York City” stating a commitment to prioritize investments in low-income neighborhoods, immigrant communities, and communities of color with an additional \$2.1 billion in new funding at the Department of Environmental Protection (DEP); \$238 million in accelerated funding for crucial DEP projects.
- Request that newly allocated funding to DEP for FY 2022 or FEMA BRIC 2021 funding be sufficiently allocated to repair the Esplanade Gardens Sea Wall.

VOTING ITEM

BSA Application # 57-11-BZ-11 Planet Fitness Gym @ 208 West 125th Street – The committee voted unanimously to approve the application and provide a letter of support by a vote of 7 Yes, 0 No, 0 Abstentions or Recusals.

Letter of Support to request funding to repair the Sea Wall near Esplanade Gardens – The committee voted unanimously to approve the letter of support by a vote of 7 Yes, 0 No, 0 Abstentions or Recusals

OLD BUSINESS

Chair Dixon informed the group that on Tuesday, October 19, 2021, the MBPO organized a meeting with developer of the One45 Museum of Civil Rights project, city agencies, some CB 10 land use members, and community residents. There were residents from Esplanade, 144th Street Block Association, Drew Hamilton, and other surrounding areas. No city agencies were present.

The community raised the same concerns as in the September Land Use Committee meeting. The developer did not provide updated responses to questions regarding the number of affordable units, transportation/subway, and increased density issues.

Committee member Downing asked if there was any feedback to a previously asked question from our September meeting regarding workforce development, specifically training of community members as part of a community benefit. Chair Dixon reported that no plan was outlined in the 10/19/21 meeting.

Project has not been certified to date

ADJOURNED

Meeting adjourned at 7:05 pm.