



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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CICELY HARRIS
Chairperson

SHATIC MITCHELL
District Manager

Transportation, Historic Preservation, and Landmarks Committee

Tuesday, November 20, 2018 – 6:30 p.m.

Hon. Raquel Vazquez, Chair
Hon. Lisa Downing & Hon. Maurice Sessoms, Vice-Chairs

In attendance: Raquel Vazquez, Lisa Downing, Keith Taylor, Karen Horry, Barbara Nelson, Daniel Clark

Excused: Maurice Sessoms, Crystal Shipp, LaShaunda Myers

Not excused/Absent: Troy Gethers

MEETING AGENDA

- 1. Welcome/Introductions**
- 2. Discussion Items:**

MTA/DOT:

- Letter to DOT, MTA, and Dept. of Sanitation re. lack of adequate snow storm preparation and response – We will have this ready to share at the December 2018 committee meeting.
- Letter to MTA re. lack of accessibility at train stations in CB10 – We will have a presentation at the December 2018 committee.

LPC:

1. Historic Districts Council Six to Celebrate for recognition of historic preservation in Central Harlem – application is due December 3rd. We will prepare an application for Central Harlem.
2. 53 West 119th Street
 - Presenter: Kyuonmin Seo, Principal, SEO Architect
 - Proposed scope of work: Conversion from 10 units SRO (single room occupancy) into 2-family dwelling, vertical (penthouse) extension, and rearward extension
 - The applicant provided two letters of support – from the West 119th Street (Fifth Ave-Lenox Avenue) Block Association and the Mount Morris Park community Improvement Association (MMPCIA)

- Although the letter from MMPCIA expressed support of this project, the association's president, Syderia Asberry-Chresfield, expressed concern that the modern design including balconies and glass windows, which she stated was uncommon in the Mount Morris Park Historic District. Ms. Asberry-Chresfield also had an issue with the rear yard extension, addition, and questioned whether the lighting in the rear balconies would be out of context for the block. Despite her concerns, the neighbors are supportive of the proposed work.
- Due to lack of quorum at the time of voting, we were unable to vote on this item. This item went to Executive Committee. At Executive Committee, there was also no quorum, so this item will be presented at the December 2018 general board meeting on December 5th.

3. Lenox Avenue Cluster

- Presenter: Norman Williams, Director of Real Estate Development, Hope Community
- Proposed scope of work:

100% new windows throughout.

Two new handicap units to be introduced at first floor, at former commercial spaces, directly accessible from the sidewalk.

Two new ramps to be built at front,

New fiberglass cornice at roof level.

New fiberglass fascia between first and second floors.

Building to receive new roof.

- Hope Community Inc. is working with the NYC Department of Housing Preservation & Development to develop seven sites (53 units) under the Affordable Neighborhood Cooperative Program (ANCP). The first site under development is 135 West 132nd Street, located in the newly LPC-designated 130th-132nd Street Central Harlem Historic District. All other sites in this development are located along Malcolm X Boulevard.
- The proposed scope of work for this project will entail the substantial rehabilitation of the building, which is currently sparsely occupied (27-unit building). The current tenants will be relocated temporarily and are anticipated to return back to the building after the rehabilitation is complete. This building, through its participation in ANCP will be an HDFC building.
- As CB10 and its Housing Committee has been very involved in HDFC regulatory policy discussions, we decided to call Housing Committee Chair Charles Powell to get his perspective on this ANCP project and recommended that the development team present to the Housing Committee the following week. We decided that we could reconvene at Executive Committee to discuss the LPC application following the presentation at the Housing Committee.

Proposed Street Co-Namings:

- Basil A. Patterson – The presentation will be made at the December 2018 committee meeting.

3. New Business

4. Adjournment