



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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HENRIETTA LYLE
Chairperson

ANDREW LASSALLE
District Manager

June 26th, 2015,

Ms. Delsenia Glover
President
Lenox Terrace Association of Concerned Tenants
PO Box 822
Lincolnton Station
New York, NY 10027

Dear Ms. Glover:

This letter is provided to notify the Lenox Terrace Association of Concerned Tenants (LT-ACT), New York City Department of City Planning (DCP), the Olnick Organization and all other interested parties that Manhattan Community Board 10 understands the Olnick Organization plans to propose a commercial rezoning of their property, known as Lenox Terrace (Lenox Avenue between West 132nd Street and West 135th Street), to the New York City Department of City Planning.

This rezoning proposal will modify the current zoning from residential to commercial allowing for increased residential density, retail space and green space. It will include a proposal for 80% of the units to be market rate and 20% to be affordable housing.

A presentation was made by the Lenox Terrace Association of Concerned Tenants (LT-ACT) at the May 21st Land Use and Landmarks Committee Meeting expressing opposition to the rezoning. On June 19th, 2015, a presentation of the rezoning proposal was made by the Olnick Organization at the Land Use and Landmarks Committee Meeting.

After discussion and deliberation, Community Board 10 supports the Lenox Terrace Association of Concerned Tenants (LT-ACT) opposition to the Olnick Organization commercial rezoning as proposed.

While we are open to further discussion and a review of modified proposals from the Olnick Organization, we emphasize our belief that affordability extends beyond 80% market rate and 20% affordable units; that the Olnick Organization must address outstanding concerns expressed by its current residents including: rodent and pest control, noise during renovations, accessibility, rent collection policy and; that the proposal must include a commitment to the history, culture and community of Harlem.

Thank you for your time and consideration of this matter.

Sincerely,

Henrietta Lyle

Benjamin

Brian

Henrietta Lyle
Chairperson
Community Board 10

Brian Benjamin
Chairperson
Land Use Committee