



Community Board 12, Manhattan

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Housing and Human Services Committee

Thursday, November 3rd 2022 Minutes

Committee Members: Bruce Robertson, Jay Baez, Ayisha Oglivie, Emily Marte, Michelle Lee, Richard Allman, Marshall Vanderpool (Public Member)

Public Members: Pat Leach (Construction Lead), Ellen Leonard, Michael Wolfe, Yoel Zaid, Katherine Kelman, Stella McFarland, Meghan Smith, George Tsapelas (Taconic Partners)

Meeting Called to Order at 7:06 pm

1. Welcome and Introductions

Committee Members introduced themselves. **Emily** (Co-Chair) asked the Committee to consider rearranging the agenda to allow presenters of Inwood Project to speak first.

Ayisha raised an objection to the addition of the Inwood Project after hours work variance request for support to the agenda. **Ayisha** raised that the agenda item was added a few hours before the meeting, and the community did not receive sufficient notice.

Ebenezer (CB12 District Manager) shared that the item was mistakenly added to the agenda for another CB12 meeting happening on the same day and time (Health and Environment). **Ayisha** motioned to object to the addition of the Inwood Project to the agenda and add the item to the December meeting. **Bruce** seconded **Ayisha's** motion. The committee agreed to allow the developers to present but not take any action. The committee agreed to allow the presentation of Inwood Project first.

2. Review of Extended Hours Work Request for Inwood Project at 207 (405-407 West 206th Street)

Katherine Kelman (L&M Development Partners) presented on 405-407 West 206th Street (former location of Pathmark Supermarket). Project is a joint venture between L+M Development Partners, M Squared, and Taconic Partners. Developers asking for a letter of support from CB 12 with their application to the NYC Department of Buildings afterhours variance on Saturdays to expedite work. Presenter highlighted surrounding area of construction site MTA Bus Depot, Beverage Distribution Center, Businesses noting predominantly commercial buildings in the area. Presenter said that developers are working with nearby buildings and businesses regarding the construction. Site is comprised of two lots.

The site would include a total of 698 apartments of which 40% will be 40%, 60% and 80% of the Area Median Income. Another 10% of the apartments will 120% of the Area Median Income. The remaining 50% of the apartments will be market rate. The site will also include a theater (People's Theatre project), neighborhood retail, a supermarket and accessory parking for building residents. The project is currently in the excavation phase until January 2023 and will begin concrete operations shortly after until the end of 2023.

The developers are requesting an after-hours work variance from the NYC Department of Buildings for Saturdays from 8:00 am to 6:00 pm. This will not include holidays. If granted, developers anticipate it will shorten each project phase by a month. Developers are in contact with the nearby buildings on 10th Avenue.

Pat Leach (Construction Lead) shared that DOB currently allows construction sites to work Monday to Friday from 7:00 am to 6:00 pm, and Saturday permits are from 10:00 am to 4:00 pm. Developers are asking to working longer hours on Saturdays. Concrete operations during the week are allowed to work past 6:00 pm. Developers anticipate 40 to 50 concrete trucks in and out of the site. Developers are not asking for anything outside of what is expected within industry standards. Developers are seeking hours for Saturday from 10:00 am to 5:00 pm.

Committee Member, **Marshall**, commented on the large amounts of construction in the area and the impact on sewage. **Marshall** also noted the area is prone to flooding.

Committee Member, **Ayisha**, encouraged the Housing and Human Services Committee to consider creating a process as the Licensing as it relates to after-hour work variances.

3. Committee Priorities

Emily asked the committee for ideas on priorities for 2023. **Ayisha** encouraged the committee to use technology to stay abreast of housing and human services items in our community. Committee members talked about the impact the pandemic had on social services in the community. Members also discussed ways to stay better informed including working more closely with elected officials and following City Council legislation. Committee member, **Ayisha**, suggested the following items:

- lead levels allowance in New York City was reduced last year triggering the need for new apartment inspections and need to hire, and a suggestion for resolution that calls for partnerships with small businesses and minority and women owned businesses to contract with the City to assist in the need for more inspectors
- Department of Buildings about compliance with existing fire codes; some landlords have exempt due building type; financial impact, etc.
- Housing and Preservation Development's Alternate Enforcement Program
- Ft Washington Armory Resolution follow up

4. Waste Management in Residential Buildings CB4

Chair of Manhattan Community Board 4 sent a letter to Manhattan Community Boards regarding waste management and sanitation. Committee suggested to share with Health and Environment for partnership.

5. New Business

No new business discussed

6. Old Business

Committee Member, **Ayisha**, asked about the status of the Fort Washington Armory Resolution. Ayisha suggested seeking experts to invite to the public hearing that can discuss ways to utilize the building for the community. Panelists should include elected officials, city agencies and community members. Committee member **Michelle** agreed to support in preparing for the public hearing.

Ayisha also provided an update on the status of buildings 705 and 709 West 170th Street. The buildings are dilapidated and are currently being represented by HPD in Housing Court.

7. Adjournment

Emily made a motion to adjourn the meeting. **Ayisha** seconded. The meeting adjourned at 8:39 pm.