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THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD SIX
211 EAST 43RD STREET, SUITE 1404
NEW YORK, NY 10017

**Land Use and Waterfront
August 27, 2018 6:30 PM
433 1st Avenue (NYU Dental School), Room 220**

Meeting Minutes

Present: Sandro Sherrod (Chair) Adam Hartke (Vice Chair) James Collins, Kathleen Kelly, Sandra McKee, Lawrence Scheyer, Lou Sepersky, Kathy Thompson

Absent: Ann Seligman, Terrance O'Neal, Letty Simon

Guests: Kevin Parris, Genevieve Michel, Veanda Simmons, (HPD), City Council Member Keith Powers, State Assembly Member Harvey Epstein, Janet Handel (Waterside Tenants Association), Martin Navare Attorney, Peter Davis (Waterside Plaza Management)

Call to Order and Adoption of the Agenda/Previous Meeting's Minutes

Sandro Sherrod called the meeting to order at 6:35.

The agenda was adopted, and the minutes for the previous meeting on June 25, 2018 were adopted by a unanimous vote of the committee members present.

It was noted that there was a large turn out of the community for discussion of the Waterside Plaza ground lease revisions.

Committee Business

Agenda Item #1 Renewal Application for an Enclosed Sidewalk Cafe for Mimi's at 984 2nd Avenue with 12 Tables and 42 Chairs.

Martin Navare representing Mimi's presented the renewal application for an enclosed sidewalk café. He noted the long presence of the restaurant in the neighborhood. The committee took a position of no objection.

Vote: 8 for, 0 against, 0 abstentions

Agenda Item #2 Presentation by Kevin Parris, Genevieve Michel of the New York City Department of Housing Preservation and Development (HPD) on an application to

extend the ground lease of Waterside Plaza to 99 years in exchange for increases in affordable housing.

The proposal is for a new 99-year term for the ground lease for the property in conjunction with a set of benefits for 325 settlement tenants that will maintain 325 units as affordable housing for 75 years. In exchange the owners will have Reduced Payment in Lieu of Taxes (PILOT) during those 75 years.

City Council Member Keith Powers spoke in favor of the proposed application, offered assistance to residents and thanked Janet Handel of the Tenants Association for the dedication to the project and her efforts to support the tenants.

Janet Handel spoke of the process and the support for the proposal from the building owners.

State Assembly Member Harvey Epstein also spoke and offered to provide additional information to any of the concerned resident or to help navigate the federal guidelines used for calculating income.

In July 2001, the property exited the Mitchell Lama program, and the Waterside Tenants Association negotiated and agreed to a Settlement Agreement to protect the tenants. This proposal is for “settlement” tenants who are still renting in the building and will eligible for Apartment Move Up/Move Downs or Aging in place improvements.

As part of this agreement Settling Tenants that will retire in the same year that the ground lease is amended and those who move to an appropriately sized apartment will receive a one-time rent reduction to 30% of household income. This item was discussed with the community who requested clarification of why this could not be implemented when all Settling Tenants retired.

A not-for-profit firm is being hired by the building ownership to assist in certifying income for tenants as the income certification is a complex process based on federal guidelines that is determined by federal tax returns, etc.

The goal is to certify the project by early 2019 and the community board and elected officials are working to expedite the process.

Jim Collins will draft a resolution of support with input from Kathy Thompson.

Chair’s Report

34th Street Heliport:

The New York City Economic Development Corporation (EDC) has sent out a request for proposal for the 34th St heliport and there are community concerns with some of the items in the request. The board has 2 resolution in place regarding the heliport and access.

Prior to meeting with EDC the committee would like to prepare several questions for them:

- How will they deal with additional traffic?
- What uses are they allowing
- How will the RFP address water development rites
- What is the extent of responsibility for the pedestrian walkway/ bike lanes that are part of the greenway
- Confirm there is a ban on weekend helicopter traffic

Budget Issues:

Adam has prepared information on a counter for the greenway that would provide valuable planning information for the board as a land use/transportation budget request. Locations to be determined, but at a minimum at the 14th Street pinch point and at the upper entrance at 37th Street.

Ben Jacobs from CM Powers office noted that their will be participatory budget for a total of \$1,000,00 in funds in the district – all are encouraged to participate.

Old/New Business

Loop hole developments to be addressed

Gail Haft read a prepared statement against locating the proposed greenway access at 54th Street.

The meeting was adjourned at 8:25

Minutes submitted by: Sandra McKee