



Application #:	Project Name:
CEQR Number:	Borough(s): Community District Number(s):
Please use the above application number on all correspondence concerning this application	

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
 - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ" ~~XXXXXXXXXX~~
 - **MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - **FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

Applicant(s):		Applicant's Representative:	
Recommendation submitted by:			
Date of public hearing:		Location:	
Was a quorum present? YES <input type="checkbox"/> NO <input type="checkbox"/>		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote:		Location:	
RECOMMENDATION			
<input type="checkbox"/> Approve		<input type="checkbox"/> Approve With Modifications/Conditions	
<input type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
<u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u>			
Voting			
# In Favor:	# Against:	# Abstaining:	Total members appointed to the board:
Name of CB/BB officer completing this form		Title	Date



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

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Chairperson

SHATIC MITCHELL
District Manager

July 15th 2019

Honorable Marisa Lago, Chair
Department of City Planning NYC
160 Broadway, 31st Floor
New York, New York 10271

Re: La Hermosa Church
1-5 West 110th Street
6 West 111th Street
Block 1594, Lot 41
New York, NY 10026

Dear Commissioner Lago,

This letter confirms the decision made at the General Board meeting held on June 5th 2019 declining to support the ULURP Application (C 190434 ZMM) for the development of La Hermosa Church site located at the above referenced address.

The vote was 2 (Yes) 28 (No) 1 (Abstention).

Prior to the decision, the CB10 Land Use committee met with the Church and their advisors on the following days:

April 10th Afternoon meeting with Land Use Committee Members
April 18th Land Use Committee Meeting
May 16th Land Use Committee Meeting /Vote

During each meeting we were able to learn more about the project and ask substantive questions.

We offered feedback to the church in anticipation of the community concerns.

Overall, we were concerned we did not have sufficient information to make an informed decision to approve the project.

Prior to certification, leaders of the Land Use committee met with Councilman Bill Perkin's office to discuss the matter. A letter from the Councilman's office to Department of City Planning was written asking to hold off on the ULURP certification until there was better understanding of the project and/or a developer was identified. That request was denied. La Hermosa Church received ULURP certification May 6th 2019 and the review process was underway.

Subsequently, at the Land Use meeting held on May 16th 2019, La Hermosa Church leadership, legal representative and architect made a presentation outlining their project and their approval needs. An overall history of the church, its reputation for community involvement along with plans to establish an endowment using the proceeds from the land sale and fund arts programs was presented.

The vote taken at the Land Use committee was 7 (Yes) 1 (No) 0 (Abstention).

The above vote was conditional upon the following terms:

- The project is designed based upon the MIH standards as required by Community Board 10 for the district
- The project remain on-site
- Once the developer is on-board, he/she would be required to come back to the Land Use committee to share the development plans.

Comments

In the letter addressed to your attention from the Councilman's office, it was stated that *Affordability is a top concern in this neighborhood and we must do all we can to ensure new development will not accelerate neighborhood change*. Specifically, the letter cited two items for further clarification that were still unclear at the time of the General Board meeting held in June:

- Process for (and identification of) a designated developer
- Further exploration of affordability and a unit composition that meets the needs of CB 10

Your response to the Councilman's request for more time and further evaluation was that the redevelopment of La Hermosa Christian Church site is a private application submitted by the church.

However, among other requests, La Hermosa Church is seeking a change in zoning from a R8 to a C1-9.

To achieve the project's desired scale, the church (and any development partner) is subject to Mandatory Inclusionary Housing (MIH) as required by City Council legislation and the Community Board 10 MIH resolution (see attached). ***According to the ruling of MIH public input and accountability is required.***

Hence the overwhelming response from the CB 10 should not come as a surprise. Members did not feel comfortable authorizing such as project as evidenced by the voting outcome. To coin one board members sentiments, "Voting for this project is akin to *writing a blank check*; there are still too many unknowns".

Without a developer in place to authorize the project costs and /or profitability, compliance to MIH mandates at both the city and community level, the building of an on-site mixed use facility at this site is both ambiguous and ambitious. While we commend the church for shepherding the process as a means of maintaining control, we find it difficult to think that a savvy developer will agree to the financial terms and covenants of the church with no modification. The Community Board at-large has a history with developers coming before the community board and later changing plans at the expense of community needs. They do not want to be duped yet again with such a significant game changing project.

Lastly, the La Hermosa Church presentation was placed on a meeting agenda with many agenda items. An extensive discussion affording further clarification of the project, project costs, income targets and who the project was intended to serve was not explored in great detail. For example, other community concerns related to environmental impact was also not addressed including how increased density of both pedestrian and vehicular traffic this project will bring to the area and particularly the 110th Street train stop at Lenox Avenue. Some community board members still have issues with the overall scale of the project. We do understand and acknowledge that the church has numerous followers and supporters for this effort.

We in theory support the project and applaud La Hermosa Church for their vision in undertaking this significant and well deserved enhancement for the most southeastern end of our district. However, we are ultimately more uncomfortable with making a decision, one that is synonymous with a "blank check" without clear outcomes.

Thank you in advance for your consideration to these matters.

Sincerely,



Stanley N Gleaton
Chair Land Use Committee
Manhattan Community Board 10



Lisa Downing
Vice- Chair Land Use Committee
Manhattan Community Board 10



Cicely Harris
Chairwoman
Manhattan Community Board 10

CC Hon. Adriano Espaillat, Congressman
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