



IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 510 West 143rd Street (Block 2074, Lot 146) for use as a community garden, Borough of Manhattan, Community District 9.

This application for the site selection and acquisition of property was filed on June 1, 2018 by the Department of Parks and Recreation (DPR) and the Department of Citywide Administrative Services (DCAS) to facilitate the use of property located at 510 West 143rd Street (Block 2074, Lot 146), within Manhattan Community District 9, as a community garden.

BACKGROUND

DPR and DCAS request site selection and acquisition approval to facilitate the enlargement of the Frank White Memorial Garden, an existing community garden, which abuts the proposed acquisition site. The proposed acquisition site (Block 2074, Lot 146) is located at 510 West 143rd Street in West Harlem, Manhattan Community District 9.

The acquisition site is on the south side of West 143rd Street between Broadway and Hamilton Place. The site, which is privately-owned, abuts the Frank White Memorial Garden (Block 2074, Lots 45 and 46), comprising two existing City-owned lots assigned to DPR for use as a community garden in 1999. Since 2000, the garden has been managed by Brotherhood/Sister Sol, a local nonprofit organization that mentors local youth and provides environmental education programs, for which the community garden plays a key role.

The surrounding area is predominantly residential in character, typified by three-four story brownstones and five-six story multi-family buildings. Institutional anchors include City College, Riverbank State Park and Jackie Robinson Park as well as several houses of worship, libraries and public schools.

The Frank White Memorial Garden comprises 3,746 square feet of lot area; the acquisition site has 1,873 square feet of lot area. When assembled with Lot 146, the enlarged Frank White Garden would have approximately 5,619 square feet of lot area.

ENVIRONMENTAL REVIEW

This application (C 180404 PCM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is DPR. This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 180404 PCM) was certified as complete by the Department of City Planning on September 4, 2018, and was duly referred to Manhattan Community Board 9 and the Manhattan Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Manhattan Community Board 9 held a public hearing on this application (C 180404 PCM) on October 30, 2018, and on that date, by a vote of 18 in favor, one opposed, and one abstaining, the board adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 180404 PCM) was considered by the Manhattan Borough President, who on December 17, 2018 issued a recommendation to approve the application.

City Planning Commission Public Hearing

On December 5, 2018 (Calendar No. 5), the City Planning Commission scheduled December 19, 2018 for a public hearing on this application (C 180404 PCM). On December 19, 2018 (Calendar

No. 25), the hearing was continued to January 9, 2019. The hearing was duly held on January 9, 2019 (Calendar No. 39). Four speakers testified in favor of the application.

A representative from DPR, who spoke in favor of the application, described the acquisition site, its physical and programmatic relationship to the Frank White Memorial Garden and the rationale for the requested action. Three community residents, who also spoke in favor, expressed the community's high regard for the Frank White Memorial Garden and recounted the garden's positive impact on their lives.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that the site selection and acquisition of property located at 510 West 143rd Street (Block 2074, Lot 146) for use as a community garden is appropriate.

The requested action will facilitate the expansion of the Frank White Memorial Garden through acquisition and assemblage of Block 2074, Lot 146, with Block 2074, Lots 45 and 46. The requested action will preserve the existing open space use on the acquisition site.

The Commission notes the importance of community gardens and recognizes Brotherhood/Sister Sol for their long-term stewardship of the Frank White Memorial Garden. Community gardens serve as a critical asset and resource for community-based public open space. They activate the streetscape, help make the block more welcoming and attractive and enable community residents to gather, socialize and engage one another.

The requested action will enable the acquisition site to be preserved and used as part of a larger community garden, provide enhanced space for environmental education and a place for community residents to gather, play and enjoy. The Commission, therefore, believes that the requested site selection and acquisition of property for use as a community garden is appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c of the New York City Charter, that this application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 510 West 143rd Street (Block 2074, Lot 146) for use as a community garden, is approved.

The above resolution (C 180404 PCM), duly adopted by the City Planning Commission on January 30, 2019 (Calendar No. 17) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

**ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,
MICHELLE de la UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD**, *Commissioners*

Application #: **C180404 PCM**

Project Name: **Frank White Memorial Garden Addition**

CEQR Number: Type II

Borough(s): Manhattan

Community District Number(s): 9

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- 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"
 - 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"
- 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:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 510 West 143rd Street (Block 2074, Lot 146) for use as a community garden.

Applicant(s): Department of Parks and Recreation 830 5th Avenue New York, NY 10065 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007	Applicant's Representative: Alyssa Cobb Konon (DPR) 212-839-6550 Matthew Berk (DCAS) 212-386-0245	
Recommendation submitted by: Manhattan Community Board #9		
Date of public hearing: 10/30/18 Location: Castle Gardens 625 W. 140 th St., NYC 10031		
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>		
Date of Vote: 10/30/18 Location: Castle Gardens 625 W. 140 th St., NYC 10031		
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions		
Please attach any further explanation of the recommendation on additional sheets, as necessary.		
Voting # In Favor: 18 # Against: 1 # Abstaining: 1 Total members appointed to the board: 50		
Name of CB/BB officer completing this form Radmore John ^{18p}	Title Chair	Date 11/1/18



CB9M

16-18 Old Broadway
New York, New York 10027
(212) 864-6200/Fax # 662-7396

COMMUNITY BOARD #9, MANHATTAN

Gale Brewer
President, Borough of Manhattan

November 1, 2018

Padmore John
Chair

Victor A. Edwards
First Vice-Chair

Carolyn Thompson
Second Vice-Chair

Anthony Q. Fletcher, Esq.
Treasurer

Barry Weinberg
Assistant Treasurer

Theodore Kovaleff, Ph.D.
Secretary

Alec Barrett
Assistant Secretary

Eutha Prince
District Manager

Hon. Marisa Lago
Chair
Department of City Planning
Equitable Life Building
120 Broadway, 31st Floor
New York, N.Y. 10271

Dear Chair Lago,

At its scheduled Public Hearing held on Tuesday, October 30th at Castle Gardens, 625 West 140th Street (Community Room), Manhattan Community Board No. 9 passed the following reso re: **Approval of ULURP Application No. 180404 PCM - the acquisition of a parcel of privately-owned land to preserve the Frank White Memorial Garden (Addition), located along 143rd Street between Broadway & Hamilton Place** by a Quorum Vote of 18 in favor, 1 opposed, and 1 abstention:

WHEREAS, The Frank White Memorial Garden currently consists of three parcels of land (Lots, 45, 46, and 146) only two of those parcels (Lots 45 and 46) are city-owned; and

WHEREAS, Lots 45 and 46 are currently under the jurisdiction of the Department of Parks & Recreation (DPR) and licensed through Parks' GreenThumb Program, Lot 146 remains privately owned; and

WHEREAS, Lot 146 is private property it has been used as public open space for many decades and contains planting beds, garden pathways, etc.; and

WHEREAS, ULURP Application No. 180404 PCM seeks to acquire Lot 146, which is located at 510 West 143rd Street on Tax Block # 2074; and

WHEREAS, Lot 146 is a 1,873 square foot lot located on the south side of West 143rd Street, mid-block between Hamilton Place and Broadway; and

WHEREAS, Upon ULURP approval and acquisition, Lot 146 would be assigned to DPR for continued use as a community garden; and

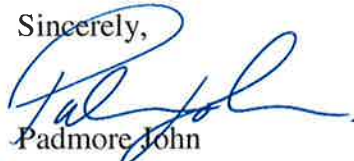
WHEREAS, Council Member Levine and Borough President Brewer have committed to providing the capital funds - \$1,000,000 according to an estimate recorded by the Landmarks Preservation & Parks Committee at their monthly meeting on September 5th, 2018 - to enable the City to purchase the lot for assignment to the Parks Department, which would result in the preservation of Lot 146 for continued gardening purposes; and

WHEREAS, Representatives of the Brotherhood Sister Sol (BHSS) organization are the gardeners of record the current Greenthumb community agreement has 20 members of which 4 are BHSS members and of those 4 BHSS members three are residents of Community Board 9;

THEREFORE, BE IT RESOLVED, That on October 30, 2018, Manhattan Community Board No. 9 recommends approval of ULURP Application No. 180404 PCM.

If any further information is needed please do not hesitate contacting me, or District Manager Eutha Prince at the board office (212) 864-6200.

Sincerely,



Padmore John
Chair

cc: Hon. Bill DeBlasio, Mayor
Hon. Adriano Espaillat, Congressman
Hon. Gale Brewer, Manhattan Borough President
Hon. Brian Benjamin, State Senator
Hon. Marisol Alcantara, State Senator
Hon. Inez Dickens, Assemblymember
Hon. Daniel O'Donnell, Assemblymember
Hon. Al Taylor, Assemblymember
Hon. Mark Levine, City Councilmember
Hon. Bill Perkins, City Councilmember
Alyssa Cobb Konon, Assistant Commissioner, NYCDPR
Colleen Alderson, Chief of Parklands and Real Estate, NYCDPR
Michael Portegies-Zwart, Planning & Development, NYCDPR
Khary Lazarre-White, Executive Director & Co-Founder, Brotherhood-Sistersol

Borough President Recommendation

City Planning Commission
120 Broadway, New York, NY 10007
Fax # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

Application #: **C 180404 PCM**

Docket Description:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 510 West 143th Street (Block 2074, Lot 146) for continued use as a community garden.

COMMUNITY BOARD NO: 9

BOROUGH: Manhattan

RECOMMENDATION

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- DISAPPROVE
- DISAPPROVE WITH MODIFICATIONS/CONDITONS (Listed below)

EXPLANATION OF RECOMMENDATION – MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

See Attached.

John A. Brewer

December 17, 2018

BOROUGH PRESIDENT

DATE



OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN
THE CITY OF NEW YORK

1 Centre Street, 19th floor, New York, NY 10007
(212) 669-8300 p (212) 669-4306 f
431 West 125th Street, New York, NY 10027
(212) 531-1609 p (212) 531-4615 f
www.manhattanbp.nyc.gov

Gale A. Brewer, Borough President

December 17, 2018

Recommendation on ULURP Application C 180404 PCM - Frank White Memorial Community Garden Addition by the Department of Parks and Recreation and the Department of Citywide Administrative Services

PROPOSED ACTION

The Department of Parks and Recreation (DPR) and the Department of Citywide Administrative Services (DCAS) (The applicants) seek the site selection and acquisition approval for privately owned property located at 510 West 143rd Street (Block 2074, Lot 146) in an R6A zoning district in Hamilton Heights, Community District 9, Borough of Manhattan.

PROJECT DESCRIPTION

The applicants are proposing to acquire Block 2074, Lot 146 (Project Site) and assemble it with the Frank White Memorial Garden (Block 2074, Lots 45 and 46) which abuts it but has also been occupied by the gardeners since 1999. There are no plans for structures to be built at the site; the Project Site will be licensed through DPR's Green Thumb Program jointly with Lots 45 and 46 for continued use as a garden and passive open space. The continued use will be mandated through a declaration of restriction, as is the practice for all Green Thumb licenses. The Brotherhood Sister Sol (BHSS), whose offices are a half-block away from the Project Site, is the steward of the Frank White Memorial Garden.

The acquisition of the Project Site would permanently add 1,873 square-feet of lot area to the existing garden. No new structures are expected to be added to the garden as a result of this addition. The existing garden contains 12 wooden raised beds, 3 compost bins, and a one-story wooden shed.

BACKGROUND

Until 1989, when the Frank White Memorial Garden was founded, the lots occupied by the garden were vacant and often neglected by absentee property owners. Lots 45 and 46 have been the subject of In Rem foreclosures on more than one occasion. In 1974, the Project Site as well as lots 45 and 46 were foreclosed by the City for non-payment of taxes. Five years later a demolition permit was issued (DP 29-79) to demolish a building deemed unsafe on the Project

Site. It sat vacant ever since. In 1983, the Project Site in addition to Lots 45 and 46 was sold at an auction ordered by the Board of Estimate. Two years later the three lots were sold to the Church of God Prophecy who was headquartered in Tennessee at the time. Unfortunately, lots 45 and 46 were once again foreclosed by the City for non-payment of taxes. The Project Site, however, was retained by the Church of God Prophecy.

Despite the Church of God Prophecy's ownership of the Project Site, it has been occupied by the Frank White Memorial Garden for two decades. Lots 45 and 46 were licensed to community residents by the Department of Housing Preservation and Development (HPD) for garden purposes in 1991. In 1999, the two lots were assigned to the DPR for garden purposes. Neighborhood residents served as the stewards for the garden at that time. The Project Site remained in private ownership. Two years later, the Brotherhood Sister Sol, a youth development organization, located their headquarters less than a block away from the garden. Soon after, they joined the gardeners in the stewardship of the garden.

The offices of Councilman Mark Levine and Manhattan Borough President Gale Brewer have assisted in the acquisition of the Project Site. Both offices have allocated the capital funding necessary to acquire the lot.¹

Area Context

The Project Site is located in the Hamilton Heights neighborhood of Manhattan within Community District 9. It is less than one block from the eastern border of the Hamilton Heights Historic District designated in 1974. Five and six-story residential buildings, three-story brownstones, and community facilities typify the area's building form. The Project Site is located in a mid-block between Broadway and Amsterdam Avenue. Broadway and Amsterdam Avenue are major thoroughfares typified by five and six-story mixed-use residential and commercial buildings with ground-floor retail uses.

The area surrounding the Project Site is rich with transportation options. It is within one-quarter of a mile of the 145th Street subway station serving the 1 train subway line at Broadway and the A/B/C/D 145th Street subway station at St. Nicholas Avenue. The Project Site is also within one block from the M4 and M5 bus stops located on Broadway, and the M100 and M101 bus stops located on Amsterdam Avenue. In addition, the Bx19 is just two blocks north of the Project Site.

¹ The Manhattan Borough President's Office will be allocating a total of \$500,000 split between two fiscal years: \$300,000 in FY 18 and \$200,000 in FY 19.

Within one-half mile of the Project Site there are a number of City and non-City facilities. There are several elementary schools and high schools such as the High School for Math, Science & Engineering. City College's Grove School of Engineering is also located nearby. Within two blocks of the Project Site there are two places of worship, the Convent Avenue Baptist Church and Our Lady of Lourdes, both of which are located within the Hamilton Heights Historic District. The Hamilton Grange Library is located two blocks north on West 145th Street and the U.S. Postal Service Hamilton Grange Station is located three blocks north on West 146th Street.

COMMUNITY BOARD RECOMMENDATION

On October 30, 2018, Community Board 10 held a public hearing on this matter. Following testimony a resolution was passed approving the acquisition of 510 West 143rd Street (Block 2074, Lot 146) to preserve the Frank White Memorial Garden. The resolution passed by a quorum vote of 18 in favor, 1 opposed, and 1 abstention.

BOROUGH PRESIDENT'S COMMENTS

The value of community gardens such as the Frank White Memorial Community Garden must not be understated. In the midst of abandonment by delinquent land owners in communities like Hamilton Heights, neighborhood residents transform blighted private property into productive public social centers. Once littered with trash and inhabited by pests, community gardens now serve as fertile soil for plant life and social capital. They are a place where people and ideas mingle; they encourage a healthy diet, promote community engagement, and provide a place for educational programs. Sometimes they just provide a brief respite from the hustle and bustle of urban life. I understand that there are many priorities to consider and that Manhattan is facing a scarcity of developable land, but where we can, we must preserve and protect sites like the Frank White Memorial Garden.

The Frank White Memorial Garden is evidence of what can be achieved when good public policy meets neighborhood gumption. When the owners of lots 45 and 46 failed to pay their taxes (money that goes toward supporting our schools and other community needs) those lots went back into the City's hands. Rather than resell them (as was the practice in the 1990s) and return them to the tax roll, the City assigned them to the Parks Department, and the Green Thumb Program helped ensure that they became a neighborhood asset. For over three decades the garden has served as a community center, a place for people to strengthen neighborhood bonds, and for youth to acquire new skills.

This acquisition is necessary to ensure that the Frank White Memorial Garden continues to serve the Hamilton Heights community. My office along with Councilmember Levine allocated capital dollars for this project because we believe in its purpose and its viability as a long-term

asset. Brotherhood Sister Sol's mandate to support, guide, and educate have extended to their stewardship of the garden. They along with the rest of the garden members have done a great job making the garden a truly wonderful space. I am incredibly grateful for the opportunity to be a part of this project, and I wholeheartedly believe in and support it.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, the Manhattan Borough President Recommends approval of ULURP application No. C 180404 PCM.



Gale A. Brewer
Manhattan Borough President