



LENOX TERRACE ASSOCIATION OF CONCERNED TENANTS – LT-ACT

LT-ACT Town Hall Summary

“I stand with the tenants. I stood with the tenants when you came before me when I was Chair of the Land Use Committee of Community Board 10 and I stand with the tenants now as your State Senator. I want to be very clear about that...I don’t know what’s on this paper [The statement Olnick put out on Feb. 1, 2018] but I’m telling you with my own mouth, I stand with the tenants, period – point blank.”

**State Senator Brian Benjamin – Feb. 1, 2018
at the LT-ACT Town Hall Meeting**

“[Olnick’s rezoning proposal] is a very serious situation. As Lenox Terrace goes, so goes the rest of the community. This is a precedent setting move that’s taking place that has to be stopped, nipped in the bud. Otherwise it will flow like lava from a volcano and the victimization of it will be intolerable...It has to be one for all and all for one...I say NO!”

**Bill Perkins, Councilmember – Feb. 1, 2018
at the LT-ACT Town Hall Meeting**

On Thursday, February 1st, State Senator Brian Benjamin, Councilmember Bill Perkins, and Athena Moore, Manhattan Borough President Gale Brewer’s Director of the Northern Manhattan Office, spoke to the packed LT-ACT Town Hall meeting giving their complete support to the residents. Brian Benjamin gave a brief summary of the Uniform Land Use Review Procedure (ULURP) Process – which is the process through which Olnick will have to take to try to get the zoning changed at the property from residential to commercial and begin any building process. (We will post the ULURP process on the website in the next few days for residents.)

Each representative spoke about the importance of residents attending the Environmental Scoping hearing this Thursday, Feb. 8. This begins the process and it’s important for the Department of City Planning to hear from the residents about how this project will impact the community. (This is NOT a forum to share maintenance problems, only how proposed large-scale development would impact you and the community.)

As Bill Perkins said at the meeting, “Defeating this rezoning proposal is going to be a process that will take some time. We have to stay committed and to stay the course.” Brian Benjamin and Bill Perkins both offered to send buses to transport tenants to the meeting at Spector Hall.

Lenox Terrace Public Scoping Hearing

Before the NYC Dept. of City Planning

Feb. 8 – Thursday @ 6:00 pm
Spector Hall, 22 Reade St.

Public comments on the proposed rezoning
by Olnick before the NYC Dept. of City Planning

Come and let your voice be heard!

Sign up for buses

to and from the hearing on
Reade St.

Look for sign up sheets in each
lobby to sign up for buses!

Buses will be leaving at
5pm sharp

Thursday, 2/8 in front of
Bethel AME Church
60 W. 132nd St.



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Olnick released a handout on the day of our Emergency Town Hall meeting that had several misstatements. Here is the correct information:

- **State Senator Brian Benjamin & Councilmember Bill Perkins stand with the tenants** against the previous landlord rezoning proposal several years ago and the current rezoning proposal. They were unambiguous about this at the Town Hall Meeting.
- **Vote by Tenants on Re-zoning:** Our last survey/vote (2013) by tenants was overwhelmingly against the re-zoning, 75% to 25%.
- **Tenants Benefits Agreement** – The landlord has said they will update the older kitchens and bathrooms as a "Tenant Benefit." This work is **NOT a "Tenant Benefit," but is their responsibility as landlords NOW - These are on-going maintenance items**, that a responsible landlord would be taking care of under the course of normal business, including updating the electrical work to today's code. Olnick needs to begin real, and substantive meetings with the Tenant's Association about the scope of any construction project and a real Tenants Benefit Agreement for any proposed construction.
- **Commercial Rezoning in a Residential Area:** Olnick claims that commercial rezoning is a, "commonly used mechanism to both allow for and place limitations on the new development." In this case, the rezoning to commercial would allow them to double the number apartments within the complex, which they cannot do under the current residential zoning. **Olnick can do responsible in-fill construction under the current residential zoning.**

"A project of this scale is generally done on vacant land, not as in-fill where tenants already live."

**State Senator Brian Benjamin
LT-ACT Town Hall Meeting
February 1, 2018**

As one long-time Lenox Terrace resident said at the meeting, "We will have to keep our windows closed for 9 years – I already have health issues, I won't be able to live through this level of construction."

LT-ACT FIGHTS FOR YOU!