

# Lenox Terrace Association of Concerned Tenants (LT-ACT)

Sept. 2019  
(Copy of Eblast to members)



## UPDATES ON OLNICK'S PROPOSED REZONING

### Plan enters Uniform Land Use Review Process (ULURP)

On August 26, 2019 Olnick went before the NY City Planning Commission (CPC) to present their Draft Environmental Impact Statement (DEIS). The DEIS was approved by the CPC to begin the ULURP process - the Uniform Land Use Review Process. The process takes approximately six months to see whether or not the proposed rezoning will go through.

LT-ACT strongly opposes the proposed rezoning by Olnick of Lenox Terrace from residential zoning to commercial zoning (zoning akin to a regional shopping center).

In addition to adding overscale retail, Olnick's proposed development includes building five new 28-story luxury towers. The proposed plan requires approval from Community Board 10, Gale Brewer, and Bill Perkin's office to succeed. Gale Brewer and Bill Perkin's office have publicly stated they are against the current proposed plan.

**Olnick proposes to rezone the property from its current Residential Zoning District R7-2 with a C-1 commercial overlay, to a Commercial Zoning District C6-2 designation.**

**Areas with a commercial C6-2 designation** are normally found in the **central business district and regional commercial centers like the Bronx**

**Terminal Market** and areas such as the 34<sup>th</sup> Street corridor that travels through **Herald Square**, and **Times Square. They are not found in residential areas** such as the current Lenox Terrace property, nor does any other similar commercial zoning exist in the surrounding Community Board 10 Central Harlem area, except on 125<sup>th</sup> Street.

The proposed rezoning would lead to a huge jump in population in the area—about 1700 new apartments, which Olnick's own estimates would bring in 3,500 new people. **In other words, the population of Lenox Terrace would basically double.** This would put substantial pressure on the mass transit system. Adding approximately 1,600 peak-time trips to the 135th Street, 2/3 train station.

To be clear, Lenox Terrace's **current Residential Zoning District R7-2**, with a very limited C1 commercial overlay, **allows for smaller-scale neighborhood retail development and reasonable residential infill.** As one urban planner stated, Olnick's current proposal request is "extraordinary" for a residential community.

### Upcoming CB10 Meetings

#### Land Use Subcommittee

**First Meeting:**  
Thurs. – Sept. 19<sup>th</sup>  
6:30 pm  
Touro College  
231 W 124th St.

**Second Meeting:**  
Thurs. – Oct. 17<sup>th</sup>  
6:30 pm  
Location: TBA  
(Land Use Votes on Proposed Rezoning)

#### General Board Meeting

Wed. - Nov. 6  
6:00 pm  
163 W. 125th Street  
2nd Floor Art Gallery  
(CB10 Votes on Proposed Rezoning)

**ALL TENANTS ARE ENCOURAGED TO ATTEND!**

## PRESIDENT'S LETTER

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Hello Members of LT-ACT,

I have a number of updates to share with you, with more information to be included in an upcoming newsletter. The most urgent news items to bring to your attention is that Olnick's Environmental Impact Study (EIS) for their redevelopment plan was recently certified by the city planning commission, and the public review process (ULURP) has begun. We need you to join us in our fight to stop this plan of overdevelopment!

### **COME OUT TO SAY "NO" TO COMMERCIAL REZONING!!**

There are several important meetings that all tenants should plan to attend. The first is:

#### **Land Use Committee Meeting**

**September 19, 2019 @ 6:30PM**  
**Touro College 231 W 124th Street 2nd fl**

Olnick will be presenting their proposal to rezone Lenox Terrace in order to develop five new skyscrapers and overscale commercial stores. LT-ACT President Lenn Shebar, Vice President Savanna Washington, and LT-ACT Executive Committee members will also make presentations to counter Olnick's proposal.

CB10's Land Use Committee will hold a **second meeting and vote on Thursday, October 17th**. This is an extremely crucial vote and all tenants are advised to attend!

**The entire Community Board will vote on the proposal on November 6th**. Again, all tenants are encouraged to attend!

Recently, a few members of the Executive Committee and I met with Manhattan Borough President Gale Brewer to discuss the next steps in our fight against Olnick's effort to change the zoning of Lenox Terrace. Happily, the Borough President has always been ardently against the over-scale

development and stalwart in her support of our goals.

We also met with the Chair of Community Board 10's Land Use Committee, Lisa Downing and former Chair, Stanley Gleaton to discuss expectations for this week's Land Use Committee meeting.

On another note, I am also proud to share with you that LT-ACT's new Upgrades Committee and the Building, Grounds & Security Committee have initiated a series of urgent demands to management coupled with subsequent nudging, and it has successfully resulted in getting Olnick to proceed with a previous commitment to renovating all of the laundry rooms on the complex.

Since I became President of LT-ACT this past April, it has been a whirlwind challenge, working to incorporate Vice President Savanna Washington's and my management style into the organization and put new systems in place. We have also been moving at an accelerated pace to ensure that we are prepared to present our case against the Olnick Organization's proposed redevelopment project and respond to the recent onslaught of media attention.

This will be it for now. But, as I stated previously, I will have a lot more to share with you in the newsletter. It will be out sometime in October. If you would like to reach me, or would like to volunteer, or have matters of concern, please send an email to [info@ltact.org](mailto:info@ltact.org).

Thanks & best,

Lenn Shebar  
President, LT-ACT