



The City of New York
BRONX COMMUNITY BOARD #1

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DISTRICT MANAGER

Economic Development, Land Use, Housing & Zoning Committee Minutes

June 4th, 2024

Paola Martinez – Committee Chairperson

DRAFT

License renewal for Businesses.

- Committee members introduce themselves and guests, including representatives from local organizations and government agencies.
- Board discusses new business licenses, including a restaurant application with no presenter and voted not to approve this license.
- Xime Deli Corp manager Gladys wants to renew liquor license for it's business.

Liquor license applications for new businesses.

- Committee Chairperson Paola Martinez and Member Dalourny Nemorin discuss the importance of checking application features before bringing in new businesses.
- Member Dalourny Nemorin highlights the need for more detailed application forms to supplement liquor license applications.

Restaurant licensing and operations.

- Member Dalourny Nemorin and Committee Vice Chair Susan Camerata discuss alcohol licensing and security, while others share experiences and opinions in the area.
- Committee Chairperson Paola Martinez seeks clarification on licensing requirements for outdoor events.
- Member Dalourny Nemorin discusses restaurant hours and capacity.

Renewing liquor licenses for local businesses.

- District Manager Anthony Jordan explains board decision process and potential for license renewal.
- Committee Chairperson Paola Martinez suggests engaging with small businesses in the community by introducing oneself and sharing information.

Improving local businesses in a high-traffic area.

- Member Dalourny Nemorin and Committee Chairperson Paola Martinez discuss Pedro Suarez and the Third Avenue BID's involvement in a committee meeting.
- Member Dalourny Nemorin suggests inviting businesses near the Bruckner to consider the hub due to high traffic volume.
- Committee Chairperson Paola Martinez mentions initiatives to improve cleanliness around the Bronner and plans for a Christmas fair.

Supporting local businesses in the Third Avenue area.

- Committee Chairperson Paola Martinez suggests hosting a community forum to connect business owners from different areas.
- Member Herman Francis Jr. discusses economic development in his community.

Community center redevelopment in the South Bronx.

- Devan Cronshaw from South Bronx Unite introduces himself and the purpose of the presentation: updating the Committee on the HeARTS Community Center redevelopment.
- Design team discussion led by Nandini Bakshi presents updates on the building design, focusing on timing and Public Design commission process.
- Nandini Desai provides background on land stewardship and community development in the South Bronx
- Nandini Bakshi highlights the history and significance of the vacant building in the South Bronx, which has been led by community visioning sessions to create a community center focused on health, arts, and education.
- The HeARTS plan was selected as the winning proposal for the city's RFP for the site, and the community is working towards making the center economically sustainable and community-controlled, providing no-cost services and programming to the South Bronx.

Revitalizing a historic building in the Bronx.

- Architect Natalie Bakshi discusses community-led efforts to restore historic South Bronx building.
- Natalie Bakshi describes the community center as a "hub for education and the arts"
- The building's design incorporates a mural on the west side, visible from the block
- The building's historic value is due to both its physical structure and social infrastructure.
- The building's lobby and skylight are being preserved and celebrated, while meeting new codes.

Renovation plans for a historic building in the Bronx, including new additions and preservation of original elements.

- Natalie Bakshi discusses plans to renovate the Hearts Building, adding a two-story addition and terrace to maintain historic integrity while incorporating new elements.
- Natalie Bakshi highlights the need for a dedicated space for a local music group to practice and perform, and the potential for the auditorium to host various events and performances.
- Natalie Bakshi explains changes to the terrace design, working with Shippo and the State Historic Preservation Office.
- Members discuss potential changes to the proposal, seeking letter of support from the Community Board.

Community partnerships for a new health and wellness center.

- Mr. Devan Cronshaw is seeking letter of support for the HeARTS Community Center.
- Ms. Natalie Bakshi focused on creating accessible building with LEED certification, energy conservation measures, and gold certification.
- Mr. Devan Cronshaw discusses partnerships with Green City Force and other organizations for the dinar Summit's health programming.

Preserving historic buildings in a neighborhood.

- Member Michael Pimental advocates for preserving historic buildings' original architecture.

Zoning changes for affordable housing in NYC.

- Ms. Brenna Hemmings from Department of City Planning provides updates on the public review process for City of Yes.
- Ms. Brenna Hemmings answers questions from the audience, including those from Ron, Jojo, and Adam, regarding the project's simplification and the meeting's agenda.
- Ms. Brenna Hemmings explains that city of housing opportunity (CHRO) is a city-wide text amendment to generate more housing throughout NYC.
- Member Michael Pimental asks if the building code will be changed in conjunction with CHRO.

NYC zoning proposals for affordable housing, parking, and building conversions.

- Ms. Brenna Hemmings explains medium-high density district proposals, including accessory dwelling units and universal affordability preference.
- Higher density areas would have 60% area median income (AMI) income averaging, with 20% off buildings permanently affordable.
- Ms. Brenna Hemmings explains proposals to end parking mandates for new housing and update zoning resolution to reflect state-level definitions.
- Opposition and challenges include outdated building codes and definitions of family, limiting potential for more housing in NYC.

Affordable housing development in NYC with concerns about guaranteeing rent control units.

- Member Dalourny Nemorin questions the lack of affordability guarantees in the city's plan to build 108,000 units.
- Member Dalourny Nemorin asks about guarantees of affordability in new housing developments.
- Ms. Brenna Hemmings discusses the importance of considering different income levels and housing types in the review process.

Zoning changes in the Bronx, parking concerns, and development potential.

- Committee Vice Chair Susan Camerata expresses concerns about parking in the Bronx, fearing that taking away parking spots will lead to overcrowding and decreased quality of life.
- Ms. Brenna Hemmings agrees that parking is a city-wide issue and notes that studies have shown that providing more parking can help address the problem.
- Ms. Brenna Hemmings discusses zoning regulations and building expansion, mentioning the importance of understanding the underlying zoning laws (11 words)

- Member Michael Pimental asks about adding floors to a five-story apartment building, and Ms. Brenna Hemmings explains that it depends on the zoning resolution and the building's location.

Incentivizing affordable housing development in the Bronx.

- District Manager Anthony Jordan emphasizes the need for more housing in the Bronx, particularly in lower density districts.

Affordable housing proposals in New York City.

- Member Herman Francis Jr. proposes incentivizing homeowners and small landlords to build more affordable housing in New York City.
- Ms. Breanna Hemmings provides a list of resources for low-income homeowners, including forgivable loans for home repairs.
- Questions arise about the environmental impact of the proposed development, including effects on schools and sewage infrastructure.

NYC housing proposal, including zoning changes and affordable housing options.

- City officials acknowledge limitations in environmental review process.
- Committee Vice Chair Susan Camerata expresses concern about lack of backup during rainstorms.
- Committee Vice Chair Susan Camerata asks about encouraging developers to include larger apartments in new buildings.

Zoning changes for affordable housing in NYC.

- Committee Chairperson Paola Martinez provides recommendations for environmental studies to Board.
- Committee Chairperson Paola Martinez expresses frustration with the lengthy process and lack of clarity on the rezoning proposal.
- Ms. Breanna Hemmings clarifies that the proposal is not a rezoning but rather an attempt to relax rules to facilitate housing creation.

Community board vote on the project with concerns about information and timeline.

- Member Dalourny Nemorin expresses frustration with lack of information and pressure to make informed decisions.
- District Manager Anthony Jordan explains options for voting on a proposal, including abstaining or waiting for an environmental study.
- Chairperson Clarisa Alayeto seeks to delay vote to allow for more community engagement.

- Chairperson Clarisa Alayeto seeks information on the timeline and process for the city council vote on the community board's decision.
- Member Michael Pimental suggests holding the vote to better understand the issue and avoid potential conflicts with other communities.
- Member Dalourny Nemorin suggests inviting stakeholders to provide information on the proposal's impact.

Liquor license renewals and support for community projects.

- Committee Chairperson Paola Martinez proposes a motion to vote on a letter of support for the heart community project.
- Members discuss and debate the motion, with some requesting to hold off on the vote.
- Member Dalourny Nemorin makes a motion to grant Xime Deli Corp, La Colina G Corp (Conditioned letter based on police report), and Maisonetta(Conditioned letter of support based on police report)
- The motion is carried after discussion and voting.

Action Items

- Draft a letter of recommendation on the Hearts Center project for the full board vote.
- Fill out the CoHO recommendation form detailing the committee's stance and feedback.
- Form a research committee to further study CoHO and recruit expert input before the September meeting. Committee to report back by the next meeting.
- District Manager to follow up on questions about environmental review timeline and studies. [Throughout]
- DCP representative to provide more details on funding programs and environmental analysis. [Throughout]
- Committee to take a vote on CoHO recommendation at the next full board meeting in June/July once additional information is gathered. [Throughout]