



The City of New York
BRONX COMMUNITY BOARD #1

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Economic Development, Land Use, Housing & Zoning Committee Minutes

May 7th, 2024

Paola Martinez – Committee Chairperson

DRAFT

Housing opportunities and licenses in New York City.

- Committee Chairperson Paola Martinez welcomes committee members and guests, and thanks them for attending.
- The committee discusses agenda items, including presentations and complaints, and encourages members to ask questions.

NYC housing shortage and proposed zoning changes to address it.

- Ms. Brenna Hemmings from NYC Department of City Planning presents on housing opportunity amendment.
- Housing shortage in NYC: vacancy rate 5%, rent burdened over 50% in Bronx.
- Ms. Brenna Hemmings discusses housing shortage in New York City, citing figures from Comptroller's office.
- Housing production has been concentrated in few neighborhoods, leading to increased prices and quality of life issues.

Using zoning to address NYC housing shortage.

- Ms. Brenna Hemmings discusses zoning regulations in NYC to address housing shortage.
- Ms. Brenna Hemmings discusses proposals to address housing crisis, including missing middle housing, zoning changes, and parking mandates.
- Ms. Brenna Hemmings prioritizes low density proposals, including town center zoning and accessory dwelling units, for communities and job growth.
- Ms. Brenna Hemmings explains zoning proposals for community district one, including medium and high density districts and mixed use areas.

Zoning laws and affordable housing in NYC.

- Homeowners can build accessory dwelling units (ADUs) to accommodate multi-generational families or rent out to income-qualified tenants.
- UAP allows for income averaging to increase building size and create more affordable housing.

Affordable housing policies in NYC, including UAP and MIH.

- Ms. Brenna Hemmings proposes UAP to replace voluntary inclusionary housing, increasing buildable area for affordable housing.
- Ms. Brenna Hemmings proposes eliminating parking mandates, converting underused buildings, and removing zoning barriers to increase housing density in NYC.
- Ms. Brenna Hemmings mentions a task force working on standards for building in flood-prone areas.
- Member Dalourny Nemorin asks for clarification on voluntary inclusionary housing, citing unclear acronyms.

Affordable housing density requirements in NYC.

- Developers in high-density areas must now aim for 60% AMI, down from 80%.
- Committee Chairperson Paola Martinez: Building heights may increase with new zoning changes
- Developers may build more units with 20% bonus.

Affordable housing requirements and building height limits.

- Mr. Ted Weinstein, from NYC Department of Housing Preservation & Development, suggests including affordable housing units in new developments to make them more inclusive.
- Developers may face challenges in determining the height and density of new buildings due to zoning restrictions.
- Member Brenda Goodwin expresses concern about apartment size in new building, citing lack of adequate space for furniture and belongings.

Zoning proposals for density in NYC, potential impact on quality of life, and collaboration with Sanitation Department.

- Committee Vice Chair Susan Camerata expresses concern about density in their district, citing flooding issues and impact on quality of life.
- Ms. Brenna Hemmings explains that zoning proposals aim to provide flexibility for building in different districts across NYC, with varying densities.
- Ms. Brenna Hemmings discusses a study on the potential number of new units that could be gained in different parts of New York City.

- Concerns about nimbyism and ensuring quality of life for existing residents are raised, with a focus on working with the Department of Sanitation to address sewage and other issues.

Zoning regulations and environmental assessments for buildings in the Bronx.

- Members discuss potential impacts of rezoning on neighborhood character and public spaces.
- Developers must follow guidelines for studio apartment size, with ranges from 350-657 sqft.
- City planners discuss environmental assessments for older buildings in the Bronx with a history of violations.

Zoning changes for new construction in NYC.

- Buildings department and HPD will work together on building codes and inspections.
- Plan allows for new construction on top of commercial spaces but must conform to existing building standards.
- Ms. Brenna Hemmings explains rezoning proposal for new construction, infill development, and affordable housing.
- Ms. Brenna Hemmings raises concern about NYCHA's extra space and potential for infill development.

Affordable housing in NYC, including unit size and incentives for developers.

- Ms. Brenna Hemmings explains different types of housing, including SROs, and how they are restricted by zoning regulations.
- Committee Vice Chair Susan Camerata suggests incentivizing developers to build more three-bedroom apartments to address the city's affordable housing crisis.

Affordable housing proposals in New York City.

- Committee Chairperson Paola Martinez expresses gratitude for opportunity to ask questions and hear city's perspective on proposal.
- Committee Chairperson Paola Martinez highlights affordable housing and healthcare crises, and the need for city to address these issues.
- Housing crisis in New York City with limited vacancy rate and overcrowding in units.
- Developers can use city program for cheaper financing, but must meet zoning requirements.

Affordable housing development in New York City.

- Ms. Brenna Hemmings provides a worksheet for addressing concerns about the UAP proposal.
- Member Herman Francis Jr. discusses low-income housing in New York City, specifically the lack of affordable housing for city workers and the need for more schools and public transportation.
- Member Herman Francis Jr. criticizes the city's approach to building public housing, citing a lack of investment in the 1950s and 1960s and the need for more affordable housing options.
- Committee members discuss and debate the City of Yes (Housing) proposal, with some requesting more time to consider it.

Zoning law changes in New York City.

- Committee Chairperson Paola Martinez proposes holding a vote on a proposal, and Chairperson Clarisa Alayeto suggests delaying the vote to thoroughly review the plan.
- Committee Chairperson Paola Martinez expresses concern about the length of the discussion and wants to read the proposals before voting.
- Member Dalourny Nemorin expresses concern about voting on zoning changes without full understanding of implications.
- Member Dalourny Nemorin suggests need for more information and community input before voting on economic opportunity plan.

Liquor and cannabis licenses in Bronx, NY.

- Committee Chairperson Paola Martinez allocates 5-10 minutes per presentation, encouraging members to ask questions for efficient use of time.

Bronx businesses and liquor licenses.

- Community members discuss plans to revitalize the Bronx through local businesses and education.

Liquor license for new restaurant in the Bronx.

- Member Audrey Dejesus discusses capacity for new business, including tacos and music.
- Members discuss a new business, Hudson Smokehouse, with late-night alcohol service.
- Residents and businesses in the area are concerned about the lack of alcohol sales in the area.
- Chairperson Clarisa Alayeto highlights the address of the proposed establishment, 395 East 151st Street, which is residential and next to a church.

- Committee members discuss the distance from the church and residential areas, and the need to follow proper procedures for alcohol service.

Liquor licenses for various businesses.

- Police Officer David Lopez provides factual information about businesses in the area, with no negative opinions or judgments.
- Committee Chairperson Paola Martinez expresses concern about liquor license applicant's opening hours.

Liquor licenses and cannabis legalization in New York City.

- Committee Chairperson Paola Martinez clarifies that new businesses must come back next year for a license, and the board has authority to change their decision based on police reports.
- Board members discuss the legality of cannabis and the need for presentations from the New York State Office of Cannabis Management.

Addressing business issues in the community.

- Dalourny Nemorin asks the board to address an issue with a business impacting their liquor license, suggesting creative solutions to address the problem.
- Chairperson Clarisa Alayeto encourages building relationships with businesses and welcoming them into the community, rather than relying on enforcement authority.
- Chairperson Clarisa Alayeto emphasizes the importance of being a good neighbor and building partnerships.

Action Items

Board members to review details of the "City of Yes Housing Opportunity" proposal and submit any questions or feedback to the Department of City Planning.

Take individual votes on each liquor license application after hearing presentations.

Invite the two no-show applicants for cannabis licenses to present at a future meeting before considering their applications.

Follow up with Beatstro restaurant about any past noise complaints and discuss with them.

Provide board members with worksheet to submit feedback on individual aspects of the "City of Yes Housing Opportunity" proposal.

Bring the following businesses to Full Board for vote: First Concierge NYC LLC, Hudson Smoke House Corp., Harlem Group PR (Beatstro), 619 Bar & Restaurant El Salvadoreno Corp, Ray Tacos Inc.,