



The City of New York
BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE

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Economic Development, Land Use, Housing & Zoning Committee Minutes

September 3rd, 2024

Paola Martinez – Committee Chairperson

Attendance: Paola Martinez, Susan Camerata, Stephanie Calzado, Dalourny Nemorin, Argelia Ortiz, Freddy Perez Jr., Josephine Fernandez-Byrne, Leslie Lopez Hernandez, Robert Barnes

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Introduction and Meeting Agenda

- Committee Chair Paola Martinez welcomes everyone to the first housing land use Economic Development Committee meeting of the Fall season.
- Committee Chair Paola Martinez introduces herself as the chair and mentions the packed agenda, including presentations from business owners and committee members.
- District Manager Anthony Jordan reminds everyone to silence electronic equipment and mentions the live stream on the Community Board YouTube channel.
- Committee Chair Paola Martinez thanks 40th Police Officer Lopez from the NYPD and staff from CB1 for their work on the updated application for businesses.

Approval of Agenda and Presentation

- Committee Chair Paola Martinez calls for a motion to approve the agenda, which is seconded and passed by the members.
- The first business to be discussed is El Chicano Sports Bar, with representatives standing up to provide a 10-minute presentation.
- Ricardo Rodriguez, the new owner of El Chicano Sports Bar, explains his motivation to own the business, his 10 years of experience in the hospitality industry, and his previous business, El Taquito.
- Members ask questions about Ricardo's affiliation with the previous owners, his experience, and the business's operations.

- Discussion about the business's name, previous incidents, and security measures is held.

BOCA Cafe Presentation

- Ariel Castellanos introduces himself and BOCA Cafe, explaining the business's focus on rotisserie chicken and breakfast, and its location in the Hunts Point Market.
- Ariel clarifies the proposed hours of operation and the renovations made to the storefront.
- Members ask about the business's experience, the types of food served, and the presence of security for serving liquor.
- Discussion about the business's location, the need for healthy food options, and the types of events hosted by the business.

El Taquitos Renewal Application

- Olga Nava from El Taquitos provides a 10-minute presentation on the business's 10-year history and its good relationship with the community.
- Members ask about the business's staff, the types of events hosted, and the security measures in place.
- Discussion about the business's compliance with liquor laws and the need for security for private events.
- Members suggest modifying the application to reflect the business's catering hall status and the need for security for events.

Blissful Kreations Inc. Presentation

- Aurelia Tavares and Melani from Blissful Kreations Inc. present the business's application and explain the need for security for events.
- Members ask about the business's capacity, the types of events hosted, and the evacuation procedures in place.
- Discussion about the business's previous location, the need for security for events, and the types of events hosted.
- Members suggest sending a copy of the contract to the board for review and clarification on the types of events hosted.

HPD Presentation on Powerhouse Apartments (351 Powers Avenue)

- Adam Beckerman from HPD introduces the Powerhouse Apartments project, explaining the site's history, community engagement, and the development process.
- Anivelca Cordova from Lemle and Wolff discusses the project's goals, the development team, and the building's design features.

- Rosanna Viera and Suzanna Tharian from Stat Architecture explain the building's passive house certification, energy efficiency, and community amenities.
- Members ask about the parking situation, the breakdown of units, and the inclusion of community facility space.

URLURP Presentation on 438 Concord Avenue Rezoning

- Mr. Richard Lobel & Mr. Alejandro Waldman presented on the proposed rezoning of a structure on 438 Concord Avenue.

Community Questions and Concerns

- Members and the public express concerns about parking, the breakdown of units, and the inclusion of community facility space.
- Discussion about the project's impact on the community, the need for affordable housing, and the inclusion of supportive services.
- Members and the public ask about the project's compliance with the Mayor's Office for Climate and Environmental Justice and the inclusion of union labor.
- The presentation team provides clarifications and commitments to address community concerns and provide updates on the project's progress.

Meeting Conclusion and Next Steps

- Committee Chair Paola Martinez thanks the presentation team and the community for their participation.
- The meeting concludes with a reminder of the next steps and the timeline for the project's approval process.
- Members and the public are invited to stay for further discussions and socializing.

Action Items

- Follow up with additional questions for the 438 Concord Avenue development team regarding details like affordable housing breakdown, parking plan, security, etc.
- Email additional questions to Steven Palmers regarding the 438 Concord Avenue project
- Send development team further questions in advance of next public hearing on August 26th regarding AMI levels and rent rolls