

The City of New York
BRONX COMMUNITY BOARD FOUR
GENERAL BOARD MEETING
TUESDAY, NOVEMBER 24, 2020 | 6PM
ONLINE VIA ZOOM PLATFORM
Mr. Robert Garmendiz, Chair, Presiding

MEMBERS PRESENT:

Ms. Rasheida Alston, Ms. Beverly Bond, Mr. James Boyd, Jr., Mr. Kweku Brew, Mr. Jason Caraballo, Mrs. Rossmery Dais, Mr. Gregory A. Delts, Mr. Michael Durant, Mr. Spencer Edwards, Mr. John Fielder, Ms. Ariane Garcia, Ms. Ishaira Garcia, Mr. Robert Garmendiz, Ms. Veronique Green, Ms. Frances Hudson-Marrow, Mr. Lionell Jackson, Ms. Robin Jackson, Ms. Mildred James, Ms. Nurys Laureano, Ms. Anita Long, Mr. Paul Onyx Lozito, Ms. Marie McCullough, Bishop Earl McKay, Mr. Leandro Monzon, Mr. Anthony Nacerino, Mr. Ebrahim Dawda Ndure, Mr. Jonah Nigh, Mrs. Zonia Ortiz, Ms. Arelis Pineda, Ms. Martha Reyes, Ms. Yohanny Rincon, Mr. Jimmy Rivera, Ms. Elba Rodriguez, Ms. Lilliam Rosa, Ms. Kedisha Samuels, Ms. Kathleen Saunders, Mr. Avery Smith, Mr. Constantious Stavroulakis, Mr. Jackson Strong, Ms. Kinanda Williams-Murray, Dr. Grace Zarate.

MEMBERS ABSENT:

Ms. Jacqueline Calderon, Mr. Maynard Charles, Mr. Devon Greene.

MEMBERS EXCUSED:

Mr. Mohammed Mardah.

STAFF:

Mr. Paul Philps, District Manager
Ms. Lynne Thompson, Administrative Assistant
Ms. Elizabeth Gonzalez-Rodriguez, Senior Secretary

ELECTED OFFICIALS:

Mr. Khadim Niang-Representing NYC Comptroller Scott Stringer
Ms. Alexis Ruiz, representing Bronx Borough President Ruben Diaz, Jr.
Hon. Vanessa Gibson, New York City Council Member
Mr. Jose Rodriguez, representing NYC Council Member Diana Ayala

GUESTS PRESENT:

Adam Rothkrug, Esq.-Rothkrug Rothkrug & Spector, LLP, Yasmin Cruz-Resident, Ron Schulman, Mark Weprin-Greenberg Traurig for Applicant 1099 Webster Avenue, Billy Schur, Shiva Ghomi-Aufgang Architects, Charvey Gonzalez-NYC Transit/MTA, Oscar Rondan-NYC Transit/MTA, Austin Coury, Matthew Mueller-Resident, Jason Cohen-Bronx Times Newspaper, Anoush Y., Atiya Ward-Resident, Chris Campbell-Resident, Parisa Kh, Asuncion Cora-NY Public Library Highbridge Branch, Jackie Carter-Resident, Chantel Jackson, Charlene Freeman, Joyce Hogi-Harlem River Working Group, Michael Kavalari-NYC Department of City Planning, Azita, Linda Moshett-Volunteer of America University Family Residence, Kimberly Jefferson-

NY Public Library Melrose Branch, Steven Ochoa, H Martinez, Russell, Althea Stevens-Resident, Sam Adler, Joelyn Flores, Karen Argenti-Harlem River Working Group, Irvine, Walter Rodriguez-Resident, Jesus, Sofia Costa, Pierina Sanchez, ***-***-4198.

Key takeaways and agenda items

Public hearing commenced at 6:19pm.

1. Public Hearing for 1099 Webster Avenue

- Representatives from Webster 1099 Realty LLC presented their request for zoning map and text amendments to facilitate two new mixed-use buildings on a single zoning and tax lot located on the west side of Webster Avenue and East 166th.
- The specific actions consisted of: zoning map amendment from M1-1, R7-1 and R7-1/C1-4 to R7X/C2-4, and text amendment to Appendix F of the New York City Zoning Resolution designating the Rezoning Area as a Mandatory Inclusionary Housing Area.
- The two mixed-use buildings contain ground floor commercial space and 238 residential units on the upper floors.
- Board members asked questions pertaining to ELLA Program Funds and other affordable housing parameters; average square footage and HPD design criteria; current use; accommodations for the public; construction start date (2022); tree planting design; workforce and resident percentages; bike racks; PTAC units; among other topics.

2. Public Session

- Asuncion Cora, senior librarian at High Bridge Library, reported being open for limited service and described public events like Story Times, among other family-friendly activities.
- Yasmin Cruz, public guest, asked if a permit was needed for a dog run. She was advised to attend the next Parks Committee meeting and see more information at the NYC Parks website.

3. Welcoming remarks and announcements by Robert Garmendiz, Board Chair

4. Invocation and Pledge of Allegiance by Bishop Earl McKay.

5. Roll Call

6. Review/Correction/Adoption of General Board Meeting minutes.

- The October minutes were approved as corrected (i.e. Ms. Kathleen Saunders is stepping down as Chair, not resigning from the board.)

7. Report by NYPD 44th Precinct.

- No representatives present.

8. Election of Executive Board Members by Avery L. Smith, Nominating Committee Chair

- OFFICERS:
 - Mr. Robert Garmendiz, Chairperson
 - Ms. Marie McCullough, 1st Vice Chairperson
 - Mr. Leandro Monzon, 2nd Chairperson
 - Mr. Avery Smith, Treasurer
 - Mr. Jonah Nigh, Recording Secretary
- CHAIRPERSONS:
 - Ms. Beverly Bond Economic Development Comm. Chairperson
 - Mr. Jason Caraballo Health & Human Services Comm. Chairperson
 - Mr. Jackson Strong Housing & Land Use Committee Chairperson
 - Mrs. Rosie Dais Municipal Services Committee Chairperson
 - Mr. Paul Lozito Parks Committee Chairperson
 - Ms. Zonia Ortiz Youth Services/Education Comm. Chairperson

9. Report by CB4 District Manager Paul A. Philips

- Thanked essential workers.
- Participated in a call two weeks ago with DOHM and the Mayor's Office.
- COVID numbers are rising.
 - Stay home if sick
 - Social distance
 - Wear a mask
 - Wash hands
 - Get tested
- Publicolor, a stay-in-school youth development program, painted a wall on Walton Ave from 153rd to 158th.
- Attended the ribbon cutting for Phase I of Grant Park (the playground). Joined by Board Chair Robert Garmendiz, Paul Lozito, Parks Chair, Parks Commissioner Mitch Silver, Bronx Parks Commissioner, Iris Rodriguez-Rosa and her staff as well as Councilmember Vanessa Gibson. Phase II is in procurement. Hope to break ground in 2021.
- CB4 will be partnering with Wellness in the Schools offering Cooking classes for seniors at 1430 Plimpton Avenue in conjunction with Highbridge Community Development Corporation On December 11th.
- All meetings are cancelled in December except Economic Development which will meet on December 7th @ 6pm.

10. Presentation by MTA on construction at East 170th Street

- Charvey Gonzalez, Asst. Dir. Government Community Relations, presented.

- Notice of award: November 26, 2019
- Award cost: Approximately \$39MM
- Contractor: CITNALTA-TAPJV
- Construction duration: Approximately 26 months
- Substantial completion (forecast): Early 2022
- Ground-breaking: Late April 2020
- Scope of work includes ADA boarding area, new street stairs, fare control areas, three new elevators, sidewalks and curbs,
- Board members asked questions pertaining to the width of the sidewalk, budget, location, decision making processes, timing, among other topics.
- MTA representatives said they would come back within four months to give a progress report.

11. Committee Reports

- **Economic Development Committee**

- Committee Chair Beverly Bond reported.
- Cajun Seafood Concourse LLC (236 East 161st) – new application
- Maxine Lee & Sade Williams DBA Jamrock Café (1205 College Ave) – new application
- La Nueva Win Hing Restaurant Inc. (40 East 167th) – renewal
- All 3 approved
- Representatives from the Yankees will attend the upcoming Economic Development Committee meeting (December 7) to discuss community relations. Will report back.

- **Parks**

- Committee Chair Paul Lozito reported.
- Chancy Young and Karen Argenti from Bronx Council for Environmental Group Quality/Harlem River Working Group made a presentation about the Depot Place Park Bridge at their last committee meeting.
- They requested a letter of support for the safe and protected sidewalk for the new waterfront park and greenway at the Depot Place Bridge aka Bridge Park South.
- There is a concern over the lack of safe space for pedestrians and bicycles.
- There is not enough space for pedestrians to walk through due to the fact that the police department uses part of the area for parking.
- The group is working on creating more space for pedestrians and exploring options for the police department to park their vehicles in a different area.
- A letter of support was requested and approved by the board.

- **Municipal Services**

- Committee Chair Rosie Dais reported.
- Detective Oviedo provided the 44th Precinct monthly activity report at their last committee meeting.
- Patrol tours increased to five. Four shootings took place; however, overall, 40 shootings have taken place. There were 2 fatalities/4 homicides.
- Young girl living at 1460 Macombs Road fatally stabbed after an altercation.
- Congregation of large groups violating quality of life of residents

- There are 900 new recruits to address the depletion of police officers retiring.
- The quality of life issues such as noise ordinance have decreased attributed to lower weather temperatures.
- The Municipal Committee members were asked what they would like to do about the annual 4+44 Event during the October 7, 2020 Municipal Service meeting.
- The event cannot take place at the normal scheduled time (Thursday following Thanksgiving). Event will be postponed until next year.
- **Housing**
 - Committee Chair Jackson Strong reported.
 - Gave the DCP update on the Zoning for Coastal Flood Resiliency Citywide Zoning Text Amendment
 - Long discussion regarding 1099 Webster Avenue presentation
 - Touched upon issues including workforce preferences, considerations for the formerly homeless, hiring plan in general, how to keep developers accountable, Housing Connect lottery application, among other topics
 - Ultimately approved requests but with provisions regarding workforce (i.e. 100% Bronx-based)
- **Health**
 - Martha Reyes reported.
 - Noted that November is American Diabetes Month.
 - Gave COVID updates and list of resources.
- **Education**
 - Board Chair Robert Garmendiz reported.
 - Discussed his visit to the new KIPP NYC school at 1504 Macombs (behind New Settlement school)

13. Report by the Office of the Bronx Borough President, Ruben Diaz, Jr. and Local Elected Officials

- Council Member Vanessa Gibson
 - Discussed Jerome Neighborhood Plan projects coming to fruition; new playground at 169th and Grant; Get Tested Tuesday campaign; uptick in COVID; distribution of hundreds of food boxes; eviction moratoriums being lifted in January; 27 schools getting money in CB4 for IT needs; Health Bucks program; among other topics.

14. Old Business/New Business

15. Announcements/Adjournment

Adjournment at approximately 9:30 p.m.

Prepared and submitted by Mr. Jonah Nigh.