



Chairman Nicholas Himidian & District Manager William Rivera
Land & Zoning Committee Meeting **Minutes**
January 7th, 2019

Meeting Location: BRONX CB9 OFFICE

Meeting Start Time: 7:00 PM

Board Members Present: Mohammed Mujumder, Benny Cuevas, Sarwar Jahan, Nicholas Himidian Jr., Cruz Garcia

Board Members Not Present:

Introduction

- A. Committee Chair, Board Members & Guest
- B. The Land, Zoning, Planning Committee represents the community's interests with regard to the use of land, zoning, landmark, building, etc. and acts as a liaison between community members and Department of City Planning, Department of Buildings & the New York City Economic Development Corporation.

New Business

- A. **BSA 188-69-BZ.** This application is 444 Soundview Ave for the Getty Gas Station that has been here since 1955. The application is to extend the variance and for an amendment to make the convenience store larger from 1,264 sq ft to 1,623 sq ft. Plans were distributed and shared with the committee.
As per Committee Chair Mujumder, how will the community be affected by this work? As per Manny Lagares from City Planning, this gasoline station already exists here so there is no new usage, however, it is impossible to predict how the work will affect this location.
As per Committee Chair Mujumder, a motion to approve the variance for BSA 188-69-BZ was passed. The vote was unanimous.
- B. **ULURP 269 Bruckner Blvd.** Frank Jacques and Tom Loftus, Azimuth developers presented on behalf of Akerman. Mr. Jacques informed the committee that the project was just certified by the Land Use Commission this afternoon. A recap of the presentation was given as detailed presentation of the project already took place at recent CB9 Land & Zoning committee meeting. Project materials were shared as well. This project is a 61,000 sq ft rectangular lot. It is zoned R5 and was formerly the Tabernacle of Praise. Presenters are

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seeking zoning map amendment to an R7A with a C2 overlay and a zoning text amendment to include mandatory Inclusionary Housing with MIH Option 1. Parkchester Transit Zone As per DM Rivera will there be condos or co-ops here? As per Mr. Jacques, it is his understanding these will be condos with a co-op component.

As per Chairman Himidian, how many parking spaces will be available? There will be 342 units with 159 parking spaces. 103 parking spaces were required by zoning and 56 were added parking spaces.

Also, how will traffic be brought into this area? Since this location does not have a large commercial presence, the hope is that the residential portion of this project attracts foot traffic.

The hope is that parking will be allocated for commercial space to attract parking for retailers and shoppers. There is currently no commercial parking requirement.

DM Rivera would ideally like to designate space for programming, not just front store retail.

The goal is to close with HPD in December. There will be 50% CB9 preference for rental lottery.

HBD will administer homeownership and rental program.

As per DM Rivera, city homeownership program for this project is an echo to our community cries.

Community recommendations attached, including senior/veteran preference, 25% of construction forces reside in our CBs, high quality service jobs, contribute \$3000 to closets neighboring schools, and preferred parking for commercial use.

As per Committee Chair Mujumder, a motion to approve 269 Bruckner Blvd ULURP with conditions previously stated was passed. The vote was unanimous.

Notices

- A. DOB Construction Notices Attached to agenda distributed.

Speaker/Presentation

A. Jake Potent, Constantinople & Vallone Consulting

Speaker not present to speak.

B. Sarah Dougherty, Waterfront Alliance

Funding has been secured for the action plan to promote access and programming on the waterfront. In the District, City of Water Day, Ecological Activities in Castle Hill and canoeing and kayaking as well as advocating for the Soundview Ferry grew from this. Starlight Park was recently certified as well.

Waterfront Alliance is attempting to get CBs to adopt Wedge Pledge and support Wedge Design Program Resolution. Wedge is a set of guidelines that promotes Resilience, Ecology, and Access at the water's edge. Deck presentation distributed.

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Resolution is encouraging all water front projects to look/use the Wedge guidelines and consider Wedge Certification. This can be given teeth through CB support.

Land & Zoning voted in favor of the resolution drafted by Waterfront Alliance with the amendments of Bronx Community Board 4 to Bronx Community Board 9. The motion was passed unanimously. The motion will also be placed for a vote at General Board.

As per Chairman Himidian, this language should also be added to language of past related work.

Wedge program does not enforce treatment of water, however, they do rate projects that treat water and reward good practices. They are volunteer not regulatory however, as per DM Rivera, DEP along with other city agencies are working on treatment of water in the district.

Meeting adjourned at 8:24 P.M.

Minutes created by CB9 Office Staff

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