



Chairman Nicholas Himidian & District Manager William Rivera
Land & Zoning Committee Meeting **Minutes**
November 5th, 2018

Meeting Location: BRONX CB9 OFFICE

Meeting Start Time: 7:00 PM

Board Members Present: Sarwar Jahan, Nicholas Himidian Jr., Cruz Garcia, Nellie Santiago-Rivera, DM William Rivera

Board Members Not Present: Mohammed Mujumder, Benny Cuevas

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 278-86-BZ. As per DM Rivera, he would like to be put in touch with Property Manager or similar contact for this location's White Castle. BSA is to extend the 5 year permission for a drive thru at White Castle due to zoning. This White Castle has been there since 1986. DM Rivera would like to begin to partner with this business. Upon Chairman Himidian's arrival this item was brought for a vote. The motion was seconded by Sarwar and passed unanimously by the committee member's present.

Notices

- A. DOB Construction Notices Attached to agenda distributed

Speaker/Presentation

- A. **Andrew Lassalle, Equal Opportunity in Construction Initiative**
Equal Opportunity in Construction Initiative advocates to remove barriers to young Black and Latino males in the construction industry. This is important especially in the Bronx districts which are mostly comprised of young Black and Latino men. As per Mr.

OFFICE INFO

*District Manager William Rivera - wrivera@cb.nyc.gov
Phone (718) 823-3034 - Fax (718) 823-6461 - Office Email bx09@cb.nyc.gov - Website nyc.gov/bxcb9
Office Hours - Monday thru Friday 9AM to 5PM*

Lassalle instead of putting young men to work, the government puts them in jail. Apprenticeship program is a gateway to the union, however, they do not come around too often. As per NYCHA there have been discriminatory practices in these apprenticeship program. Another struggle is that you now need 40 hours of class experience to qualify, however, classes are very costly. Even after entering the union, Black and Latino men still get paid less than their White colleagues.

The struggle is that the Project Labor Agreement mandates that projects use unionized labor which can be another obstacle in getting minorities hired.

The Equal Opportunity in Construction Initiative has existed since June 2018. They are connected to resources that help young Black and Latino men find employment in the construction industry.

Mr. Lassalle has an advisory board that is comprised of community members. The Initiative is a nonprofit.

As per DM Rivera, Mr. Lassalle should connect with David Rodriguez, from United Hispanic Construction Workers.

DM Rivera has partnered with other related organizations to request needed resources in CB9's District Statement annually.

As per DM Rivera he has been advocating for local construction projects to hire within the district in the Community Benefit Agreements drafted.

As per DM Rivera OSHA Classes are always a need. As per DM Rivera, Mr. Lassalle should connect with DM Rivera during the day on this topic.

- B.** 2069 Bruckner Blvd-Azimuth Development Group. They will be presenting next month but are present for a preliminary presentation. The Borough President's Office is not opposed to this project. Present were several individuals including the developer, land use counsel, architect, and retail consultant for this project.

The request is to change the R5 district to an R7A which increases the density so that it can be higher or more dense for more apartments. They are also seeking to overlay so that they are able to have retail for this development. They are also requesting a zoning text amendment which maps mandatory inclusionary housing area over the rezoning areas, requirement for option 1 is 25% permanently affordable housing, 60% area median income, and 10% at 40% at the area median income. The project would be 2 buildings, a 9 story building on Bruckner and Olmstead, and a 7 story building on Chatterton. In total both buildings would produce 342 affordable units, 86 under MIH would be permanently affordable units. There will be 71 units for homeownership and 271 for housing. In addition, 159 parking spaces will be available. Preliminary unit distribution for both buildings is 20% studio, 40% 1-bedroom, 31% 2-bedroom, and 80% 3-bedrooms. Target date for city planning certification is December 3rd and then they will enter into ULURP and come back to see Community Board 9.

As per DM Rivera, this developer is applying through Mix & Match on HPD. This will make these units a lot easier to afford. Council Member Diaz and CB9 would like senior

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preference in this development as well as a community space and a 50% preference for Community Board 9 members.

As per Chairman Himidian, was parking studied? Yes, and it was found that there was more need for parking therefore, it was expanded to accommodate more parking. These may be anywhere from \$100-140 per month.

The first floor will be occupied for retail with services that people will always need, ex. hair/nail salon, medical center, daycare, etc.

As per DM Rivera, there have already been concerns from homeowners here about the height of the developments based on rumors for what will be built.

As per developers, they are unable to decipher just yet what retail space cost will be at the moment.

Chairperson Himidian and DM Rivera are very interested in the Environmental Impact Study for this project, specifically in regards to traffic. A shuttle to public transportation may be something the community is interested in, similarly to Story Avenue developments.

Developers will return to the General Board meeting this month and will present officially at the Land & Zoning Meeting on the 3rd as well as bring this matter for a vote at December's General Board Meeting.

- C. As per DM Rivera 1530 Story launched today on housing connect. As per Chairman Himidian, another lottery will be held later this year for 1510 Story Avenue since both these buildings are being done in two different phases.
- D. As per DM Rivera, 1965 Lafayette is nearly complete but the holdup is the request from CB9 to extend Mitchell Lamba here for another 30 years, possibly 40 due to community service agreement ask. Additionally, there was a discussion regarding redesigning bus routes to include a 5 bus stop to go straight down Bruckner then turn on WPR. As per Chairman Himidian, CB9 is also working on getting the BX54 back which would run from Westchester Ave to Story and turn on WPR to Parkchester to make the loop and come right back again.

Meeting adjourned at 8:22 P.M.

Minutes created by CB9 Office Staff

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