



Chairman Nicholas Himidian & District Manager William Rivera  
Land, Zoning, Economic Development & Planning Committee Meeting **Minutes**  
March 11<sup>th</sup>, 2019

**Meeting Location:** BRONX CB9 OFFICE

**Meeting Start Time:** 7:00 PM

**Board Members Present:** Mohammed Mujumder, Benny Cuevas, Cruz Garcia, Nicholas Himidian Jr., Mitchell Halpern, Kwabena Gabay, DM Rivera

**Board Members Not Present:**

**Introduction**

- A. Committee Chair, Board Members & Guest
- B. The Land, Zoning, Economic Development & 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.

**Notices**

- A. DOB Construction Notices Attached to agenda distributed.

**Speaker/Presentation**

**A. Department of City Planning, Bronx Metro-North Station Area Study**

Flyers were distributed. There are a few events taking place including the Southern Boulevard Neighborhood Study, Parks Improvement and Access Public Event at Bronx Academy on Thursday from 6-8:30pm, and Bronx Metro North Station Study on March 27<sup>th</sup> at March 30<sup>th</sup> at different times of the day.

**B. Stephanie Printz, DSNY**

Brief overview was shared, deck attached, of renewal application for 1155-1157 Commerce Ave. DSNY currently occupies 1155 and is interested in also expanding to 1157 now that it will be available. DSNY is looking to occupy 1157 for warehousing and part storage and is looking to rehabilitate the inside of 1155 to allow more space for vehicles to be parked inside. All vehicles inside would be parked temporarily, no

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permanent parking at this location. This is in the design phase at the moment. DSNY is here early in anticipation of their ULURP application.

The only issue DM Rivera has with this location is that Sanitation trucks sometimes encroach on Castle Hill Little League property. As per DSNY, granting more parking inside with the expansion space would offer a solution to this issue.

No questions were asked by the committee. DM Rivera committed to updating the board on this matter in his DM Report.

**C. Leon Hovsepian III, Omnibuild**

Deck presented and attached.

Rezoning and planning project presented for senior affordable housing through the SARA program, a renewed Casa de la Fe Church (1810 Randall Ave. between Beach and Taylor), and a New Community Facility Space program on the corner of Randall & Beach.

Pastor Luis Aviles spoke about his history and background and introduced his team. As per Mr. Aviles, he has surveyed the community and the overwhelming response was the need for Senior Affordable Housing. As a result, he decided to open up his property to provide this project as well as services including onsite social worker, benefit assistance, health and wellness assessments and on-going screenings, wellness programs, physical activity programs and classes, socialization programs and care transition services to and from residence among other initiatives.

Aufgang Architects representative, Steve Vlaovich, was introduced and he mentioned that Aufgang Architects is also working with CB9 in 2069 Bruckner Blvd. Development. Tom Eswein from Omnibuild introduced Omnibuild and its history in the Bronx. As per Omnibuild, CB9's Community District needs was considered in the configuring of this project.

Timeline for this project is 2 years for the rezoning process and 2 years for construction more or less.

Possible program opportunities and services were discussed

As per DM Rivera, this is not a ULURP, they are here in a very preliminary stage. These individuals have already met with CM Diaz. CM Diaz has no issues and is happy to know this is a community venture with a community church and not a development from outside the neighborhood. City Planning and DM Rivera do have a concern of density here because they will be going up 8 stories and the area is an R4 and R5 with low density.

As per Chairman Himidian, he would like to see the environmental impact study as well as have a conversation regarding parking at this location to be discussed during the ULURP presentation and process in the future.

Community Board 9 suggested petition from neighbors to be collected and presented at a future committee meeting.

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As per Pastor Aviles there will be security both inside and outside the building. In addition, anyone working with children will have to pass an extensive background check. Request was made to lower carbon footprint at this location.

The benefit to this site is that developers have access on all three corners so that neighbors are disturbed as little as possible.

5% of the units will be handicap accessible, roughly 10-11 units.

60% AMI may rise to 80% AMI but it also includes formerly homeless.

CB9 would like to recommend comparable union wages and benefits for service workers at the project, for ex. superintendent, porter and handyman.

It is not possible to build with less density without affecting the value and space of the church.

## **DM Update**

### **A. 1675-1679 Westchester Ave.**

Through Division of Environmental Remediation, Brownfield Cleanup Program, 1675-1679 Westchester Ave. are being cleaned up.

## **Meeting adjourned at 8:24 P.M.**

Minutes created by CB9 Office Staff

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