



Chairman Nicholas Himidian & District Manager William Rivera

Land, Zoning, Economic Development & Planning Committee Meeting **Minutes**

June 10, 2019

Meeting Location: BRONX CB9 OFFICE

Meeting Start Time: 7:00 PM

Board Members Present: Mohammed Mujumder, Benigno Cuevas, Mitchell Halpern, 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.

ULURP

- A. 190426PCX, DSNY: 1155-1157 Commerce Avenue

As per DM Rivera this ULURP came to the board previously for the usage of a mechanics facility. There is a mechanics facility rehabilitation at 1155-1157 Commerce Avenue that has been used by DSNY since the Zerega site was condemned. The location is next to the Castle Hill Little League. The committee had no objection to this site previously. The only concern was trucks parking on the CH Little League side but DSNY took care of this concern already. Hours of Operation are 7am-6pm, 6 days a week, 5 nights, it is an M1, which is a perfect area for that. As per Manny Lagares, City Planning, this ULURP is for site selection acquisition. As per committee, this ULURP will go to the board for a full vote on June 20th.

Speakers/Presentations

- A. Zoning for Coastal Flood Resiliency, Dept of City Planning

OFFICE INFO

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Resiliency Planner, Christine Camilleri, first discussed this project with CB9 in October 2017. A study was conducted in Harding Park previously, continued outreach is feeding directly into this project. It is the city's effort to update and expand the zoning rules in place that affect construction in a flood plain. Presentation deck was shared along with info briefs. Recommendations are optional for current homeowners and will be included for new construction.

DM Rivera asked for this presentation to be shared with Harding Park residents that may be affected. DM Rivera will discuss with the Borough President's Office and other community boards in regards to their position on this before presenting to the board. Presentation will be attached to June GB Meeting packets.

B. Bettie Sanders, New Hope & Deliverance

No one from this organization was present at the meeting.

C. Naquawn Hallback, Easy Living Shelter

As per Easy Living Chairman Mr. Hallbach, Easy Living is looking for a building site for a youth shelter for youth ages 16-24. Youths in these shelters come from foster homes, etc. They currently have an office space located at 1237 Castle Hill between Ellis and Newbold. They also serve youths ages 9-16 in a different program. This site will be a housing facility because in NY 36,000 youths a year are emancipated from foster care and nearly 47,000 incarcerated in juvenile are homeless. In addition, about 39% of children that fail in education is due to homelessness.

As per Chair Mujumder, this organization is looking for a facility for a shelter, correct? You should know that the majority of the community is recently opposing another shelter site coming into the community. As a result, before selecting a site, make sure that the location is ideal so that the community does not oppose it. Community stakeholders and leaders should be looped in so that they are a part of the selection process for the new site.

As per Mr. Hallback, our site is different because we will be housing youths and not only men but females as well in addition to a plethora of different programs that are second to none.

As per DM Rivera, in regards to Land & Zoning, there are no current sites available for this proposed program, however, it is possible to possibly plug this site into a community benefit agreement. In the meantime, this organization should also visit CB9's social service committee. DM Rivera will also attempt to visit the office site on Castle Hill in the coming months.

As per Ms. Velez from Easy Living has hosted several community events, including a Stop the Gun Violence Event in Pelham Bay Park and an upcoming Suicide Awareness Event on June 22nd in Soundview Park, several local electeds will be present. Flyer to be emailed to DM Rivera and already on email bulletin.

New Business

A. Charter Revision Commission Testimony of Ruben Diaz, Jr.

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- B.** Laborers of Local 79, construction union, representative spoke briefly on how the union assures that construction workers all over the NYC area and parts of Long Island and New Jersey have a fair way to middle class in terms of wages, benefits and packets that workers deserve. They union will be taking up a lot more organizing in the Bronx with a lot of the development coming in. There are a lot of issues that come with the growth in contractors.

DM Rivera meets with unions consistently, unfortunately all affordable housing units are non-union sites and the community board has no power of control over, however, CB9 can ask developers to speak to unions when they meet with the office.

- C.** Small home based travel agent and business owner in the area, Andrea McLeud, spoke about contacting Wingstop, a soulfood restaurant, a Dunkin Donuts, and Chopped or Salad Works to ask them to come into the district.

As per DM Rivera, unfortunately, we are unable to tell developers who to bring into the community, however, this is great information. DM Rivera can share this with the leasing agents for the shopping centers in our district because these questions do come on occasion. This is similar to what was done during the vision sessions we previously hosted.

As per Ms. McLeud, what can the community do in regards to what comes to the community?

As per DM Rivera, power was removed from Community Boards before Mayor diBlasio's term, therefore, it is important to have these conversations when it comes to electing our politicians. A good way to start is to keep in touch with this committee. CB9 has attempted to have a larger social media presence to reach optimum community members regardless of the lack of resources.

- D.** As per DM Rivera, he notified the committee that a youth group home will be opened by the nonprofit, Covenant House on 1272 Fteley Avenue between 172nd and Westchester Ave. It will contain 20 young adults and have programming and housing. DM Rivera conducted a site visit with the precinct and met with Director and does not foresee this site having any issues, this is a great program that will be run really well and DM Rivera will monitor with them. This is an as of right project. The home consists of 2 floors with 3 bedrooms in each floor, a common area, and a laundry. The program receives state funding.

In addition, there will be a home opening up not too far away for pregnant females. It is for high risk youths that conduct intake at the flagship program in Manhattan.

Meeting adjourned at 8:07 PM

Minutes created by CB9 Office Staff

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