



Chairman Nicholas Himidian & District Manager William Rivera
Land & Zoning Committee Meeting **Minutes**
June 11th, 2018

Meeting Location: BRONX CB9 OFFICE

Meeting Start Time: 7:00 PM

Board Members Present: Nicholas Himidian Jr., Cruz Garcia, DM Rivera

Board Members Not Present: Mohammed Mujumder, Benny Cuevas, Sarwar Jahan

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/Presentations

A. DOHMH 1235 Zerega Ave ULURP

As per DM Rivera, vote for this ULURP will have to take place over the summer because their application is not yet in and it will not be certified until the end of June. DOHMH will give a presentation on this ULURP today so that the community board can be aware of it ahead of time. As per Chairperson Himidian, DOHMH may be invited to attend executive meeting over the summer for another summary in preparation for a vote. DOHMH made a brief presentation on 1235 Zerega being a possible site for their mobile food vendor unit. In this facility inspections will be conducted.

As per Chairman Himidian, how will parking be affected? As per Director of Mobile Food Vendor Unit, the inspections will only take place via appointments and the facility has sufficient space to allow all vehicles into the facility so there should be no related vehicles on the street, no type of street parking should occur. Last inspections will be conducted at 4:30pm the latest and the facility will be cleared of all vendors at this time. In the facility inspections will include attaching gps systems on carts, grading mobile food vendors, etc for a total of about 50mins-1.5hrs per inspections. DOH police officer will be present at the facility and write summons if need be. Staff with vehicles will also be provided parking. Hours of Operation will be between 8am-5pm. Other locations in the Bronx were contemplated but this site was found to be the most reasonable.

As per City Planning, what other actions will be needed? As per representative, they need a zoning override because the back parking lot is in a residential area.

As per Walter Nestler, his concern is traffic on this area which is already heavily congested. He suggested this item be presented to the community at large.

As per DM Rivera, based on what the representative is saying, there will only be 6 vehicles max per hour. As a result, if there are no trucks in the area waiting to enter the lot, there should be no adverse impact on the community. Also, vendors should be warned to commute through Westchester Ave.

As per Walter Nestler, the community should receive something from DOHMH for the community to approve this ULURP. Traffic agents would be ideal here during rush hour.

As per DM Rivera, DOH should contact the Mayor's Office CAU, DOT, NYPD Traffic, as well as DDC regarding the Unionport Bridge Project in requesting for a traffic agent here.

2019 is the expected move in date for this facility.

As per DM Rivera, do food carts need to be stored or cleaned every night?

As per DOHMH, food carts need to be cleaned and restocked once every 24 hours. DOHMH does not regulate this, this would be a city council concern.

Once permit is given for food carts, vendors can go anywhere unless it is a restricted streets. Carts cannot pass a 5 by 10 ratio on street sidewalks. Additionally, DOHMH is beginning an initiative to remove permits for repeat offenders.

As per DM Rivera, there should be some type of regulation that regulated the number of food vendors in one block.

As per City Planning, an email or something in writing is needed by CB9 verifying that CB9 is okay with 1235 Zerega ULURP being certified during the summer months.

As per DM Rivera, this is okay as executive committee will be voting on this throughout the summer.

As per DOHMH, the number of vehicles coming in and out of this location did not meet the criteria for traffic study to be done here.

CB9 will be following up on this end of July, beginning of August.

B. Watson Ave Early Childhood Center ULURP

Located on 1880 Watson Ave. this daycare center has been here for a long time. They are looking for an extension of their usage and submitted a ULURP because they are in a residential area so they need an acquisition. They are looking to continue usage for 10-20 years. Chairperson Himidian will conduct a vote at the General Board Meeting on the 21st since there is not quorum at this committee meeting. There will be no public hearing on this matter as this is a renewal and not a new applicant.

As per Walter Nestler, is the organization require to notify nearby property owners? As per Chairman Himidian and DM Rivera, it is not believed to be a requirement but they are unsure.

As per DM Rivera, Hotel Text Amendment also requires a vote. As per Chairman Himidian, please send out full information to the board so that it can be reviewed by board members beforehand.

Notices

A. DOB Construction Notices

Notices have been applied to agenda so that everyone is aware of these projects. If there are any questions regarding any of these notices please feel free to contact District Manager.

Meeting adjourned at 7:57 P.M.

Minutes created by CB9 Office Staff