



General Board Meeting Minutes Thursday, January 21, 2021

Present:

Not Present:

Meeting Start Time: 7:14pm

Note: Chairperson Brandon Ganaishlal wished all a Happy New Year and requested for a moment of silence.

Note: The Chairperson put a motion on the floor to go into the Public Session. No reserved speakers.

Open comments for 909 Castle Hill Ave welcomed with presentation for Board Members to follow.

Business Session

1. Senator Sepulveda wished all a Happy and Healthy New Year and thanked CB9 for their service to the community. The Senator discussed legislation that was passed which will extend eviction and foreclosure moratorium until May 1, 2021 and includes commercial properties. There were also changes to unemployment benefits, there will now be an hours based ruled for calculating benefits which will allow you to work part time. The Senator's Office has made several claims for unemployment benefits for residents and continues to be available for assistance. Covid-19 vaccines are being distributed currently but there have been shortages in distribution, to schedule vaccine appt or for more information, eligible residents can contact 877-829-4692 or vaccinefinder.nyc.gov.
2. Assembly Member Kenneth Burgos wished all a Happy New Year and informed all that the NYS session has begun. His office is established at 1163 Manor Avenue. His office is currently serving individuals in a virtual manner and residents are encouraged to call or email.
3. Assembly Member Karines Reyes informed residents regarding the passing of eviction moratorium which will ensure that residents do not get evicted during the pandemic, note there is a form that must be filled to be eligible. The Assembly Member along with the Coalition of Health Labor Union and Workers are working to introduce the New York Heroes Act which will ensure health and safety standards for health care workers. In addition, the

member is working to ensure more covid testing sites in the district, hopefully at the Bronx Charter School because Parkchester residents have been having trouble getting tested in the area. The Assembly Member is also working to bring more revenue to the state in the way of supporting a revenue package.

4. Cristina Calderon from District Attorney Darcel Clarke's Office wished all a Happy New Year and shared her contact for outreach for virtual school workshops at 718-520-2272 in addition to any crime related constituent service matters. Domestic Violence crime has risen as per BM Mujumder, Cristina encouraged BM Mujumder to contact her offline for more information at 347-501-1789.
5. Angel from the Office of Senator Biaggi shared with CB9 the outline of legislation that has passed in the Senate. In addition, in celebration of Black History Month, Senator Biaggi's Office will be highlighting Black Owned Businesses in the district. In anyone knows of any businesses that should be highlighted, please contact their office with more information. Residents are welcomed to contact the office as well for any questions or concerns.
6. Alexis from the Bronx Borough President's Office reminded all new potential board members to complete their application by February 5th. In addition, all EEO certification forms must be completed by new Board members.
7. Destiny Cruz from the Office of Congressmember Ocasio-Cortez addressed that Congress verified the results of the 2020 elections regardless of the threats that were made. The Congresswoman voted in favor of impeaching Donald Trump, in addition, she supports resolution to censor the members of Congress who helped incite violence. On Jan 15th the Member hosted her first town hall, the recordings can be made available in addition to the links to sign up for English and Spanish newsletter. The Member's Office is currently open and taking federal caseloads, for any questions or concerns, please contact 718-662-5970. The Member will be hosting a Wounded Warrior Fellow, the position pays \$52K a year with benefits. Additionally, small business owners should note that PPP loans are now open and the Small Business Development Center at La Guardia Community College are available to help in several languages at 718-482-5962. In December the House passed a second stimulus package and an extension of the eviction and foreclosure moratorium, however, the Congressmember will continue to fight for monthly checks and to include undocumented and adult dependents in the stimulus. In addition, the rebate credit was also announced by the IRS as a way to receive stimulus funds along with their tax refund this year. For additional information, members can reach Destiny directly at 917-509-0836.
8. Victor Martinez from the Office of Congress Member of Ritchie Torres announced district office is open and residents can contact them for any issues or concerns. District Manager Rivera will contact the Member's Office in regards to the Cross Bronx Expwy Initiative that he is looking to restart.
9. Antirson Ortiz from Comptroller Scott Stringer's Office announced a South Bronx Townhall on February 3rd at 6pm via zoom. In addition, the covid-19 vesting plan has been rolled out in regards to data storage. In addition, the Comptroller's Office has been getting concerns in regards to Shore Haven related to fees, management and other related matters which have been ongoing for several years.
10. Surey from the Mayor's Office of CAU mentioned that there is a shortage of covid-19 vaccines, as a result, some city appointments have had to be rescheduled. Distribution of vaccines is something that is managed by the state and the federal government, however, the

Mayor's Office is advocating for an increase supply currently. For more resources and updates visit www.nyc.gov/cau-updates

District Manager's Report

- Martin Luther King Vigil and Remembrance was held this past Monday with leaders of the community, the event went well. In addition, past board members and Roxanne Reid were recognized. District Manager Rivera thanked all participants.
- The new office is coming along, however, there is no furniture, computers, or electronics as of yet. Conversations has been ongoing with DCAS. District Manager is hopeful that all will be available during the summer.
- District Manager is hopeful for testing site at shopping center that can be turned into vaccine appointments eventually. A list of where to get tested in the district is something the District Manager hopes to be able to put together. Any BM over 65 that wants to be vaccinated can reach out to the Office, special thank you to BM Nellie Santiago for all her help with this matter.
- Food Distribution efforts have been ongoing, the District Manager has been distribution at a church at Lafayette Avenue in addition to the Fellowship Covenant Church at Castle Hill and another small church in the district. Every Friday at 7am there is a distribution at St. Paul's Evangelical Church, BMs are welcome to volunteer, special shout out to BM Monique Farrington for all her help with this.
- There was a fire on Watson age several days ago, there were 12 injured including fire fighters, there were 2 families displaced, District Manager Rivera has been in touch with both families. One family of one is well, however, the other family includes a 6 year old child who is in the care of her grandmother. District Manager Rivera purchased all of the toys the child lost during the fire on her own and will deliver to child in addition to \$1000 along with his own organization. The District Manager will also assist in putting together a go-fund me for this family.
- 2008 Westchester Ave, Community Advisory Meeting will finally be taking place, all interested parties will be invited.
- All members and residents should sign up to CB9's email bulletin. ADM Alonzo to add Jason Chen from Bronx Times to the email bulletin. In addition, for BMs, we can add you to reminder list for committee meeting as requested. CB9 also is active on FB and Twitter.
- Newsletter will be going out shortly as anticipated.
- In regards to CB9 funding, with last FY and this FY there has been a cut of about \$20,000 total. As a result, the part time position had to be discontinued. Staff is currently working from home and comes to the office once or twice a week. District Manager Rivera sent an email to the Comptroller's Office regarding the city making double cuts on Community Boards than other agencies. As of right no lay-offs have been made.
- In reference to BM attendance, BMs must attend more than half your assigned committee meetings, 51%. Chairperson Ganaishlal decided not to track attendance during the pandemic but has started tracking attendance beginning January. Committee assignments have been distributed but some minor changes have to be made to accommodate an even number of participants in all committees.
- Board Member Cesar Pagan has been MIA in almost 6 months and he has not responded via email or phone. CB9 hopes he is well. He is currently the Chair of the Youth & Education Committee.

Note: Chairman Ganaishlal entered a motion to remove Board Member Cesar Pagan from the board due to unsatisfactory attendance, there were no objections. The motion was passed.

Committee Reports

1. Youth & Education Committee Minutes were submitted as is. New consultant was introduced and made presentation on prospective new projects.
2. Land & Zoning Committee Minutes were submitted as is.
3. Parks & Recreation Committee Minutes were submitted as is.
4. Public Safety & Transportation Committee Minutes were submitted as is.
5. Social Services Committee Minutes were submitted as is.
6. NYCHA Committee Minutes were submitted as is. BluePrint Call will be held on Wednesday the 27th, Board Members will be sent meeting details to attend. New consultant was introduced and made presentation on prospective new projects.
7. Executive & Operations Minutes were submitted as is.

909 Castle Hill Avenue ULURP

Land & Zoning Committee reviewed ULURP for 909 Castle Hill Ave and decided to hold vote until local elected officials were looped into the conversation. District Manager Rivera discussed ULURP with Council Member Diaz and Assembly Member Reyes. The committee delayed voting for the Executive Committee to review as well. The Land & Zoning and Executive Committee reviewed the proposal this past Tuesday.

Amanda Ionnati, Veronica Bianca, and Manny Lagares from City Planning were present to answer Board Member questions or concerns regarding this project.

The updated presentation was shared with the Board. The ULURP was first introduced in Oct 2019 and city planning made recommendation to change the zoning to require mandatory affordable housing for 25% of the units. In addition, the original proposal was for an R5-3, and the project is currently a R3-2. The AMI will be determined by the Council Member with our recommendation.

The Community Board is in favor of Home Ownership and Senior Housing.

Community Board 9 submits a Community Benefit Agreement with every ULURP. For this project, the Community Board will request the following:

1. Collaborate with the independent non-profit, United Hispanic Construction Workers (UHCW) & Buildings Skills NYC to facilitate and ensure that up to 25% of the construction workforces, for these developments are residents in our Community Board's zip codes and/or The Bronx. (Zip codes: 10473, 10472, 10462, 10460)
2. Set aside community space for community programing on the ground floor as discussed. Space has been selected and free for first year and at cost moving forward. (Space will have a bathroom, storage, pantry and office, and parking spot)
3. Contribute yearly to a neighborhood school, to assist with a specific program or need, in

council w/ the NYC Department of Education & Bronx Community Board 9.

4. Sponsor yearly to a local park, green street, traffic island and/or park community group to assist with operating costs & programming/initiatives.
5. Good faith effort to create high quality building service jobs that pay all building service workers the union standard wages and benefits.
6. Sponsor yearly to a youth committee initiative (can be community policing)
7. Work with The Minority & Women Contractors & Developers Association to facilitate opportunities for certified MWBE contractors for this development.
8. Good faith effort to have a union workforce component on this development.

PROJECT SUMMARY

1. Zoning Map Amendment to rezone 909-921 Castle Hill Avenue, Block 3687, Lots 37, 39, 40, 41, 42 and 43 (the “Proposed Project Area”), from an R3-2 zoning district to an R6B/C1-3 and an R6B zoning district.
 - o The proposed zoning map amendment will facilitate the development of a mixed-use, five-story plus cellar residential, commercial and community facility building with a total floor area of approximately 40,994 square feet (2.2 FAR) and a total of 35 dwelling units (the “Proposed Development”) to be constructed at 909 Castle Hill Avenue, Block 3687, Lot 43 (the “Proposed Development Site”).
2. Zoning Text Amendment to Zoning Resolution Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Bronx Community District 9, to establish the Proposed Project Area as a Mandatory Inclusionary Housing (“MIH”) Designated Area.
 - o The proposed zoning text amendment will facilitate the development of permanently affordable housing units at 909 Castle Hill Avenue. The Proposed Development will either provide nine affordable housing units pursuant to Option 1 of the MIH program or eleven affordable housing units pursuant to Option 2 of the MIH program. Option 1 requires 25% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI. Option 2 requires 30% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 80% AMI.

Note: Board Member Mitchell Halpern entered a motion to approve the ULURP for 909 Castle Hill. The motion was unanimously approved.

Motion to end the Meeting approved by all. Meeting adjourned: 9:00 P.M.

OFFICE INFO

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