



*Chairman: Brandon Ganaishlal - District Manager: William Rivera*

# Land & Zoning, Economic Development & Planning Committee Meeting Summary

June 7, 2021

**Board Members Present:** Twywana Bush, Mitchell Halpern, Sinade Wadsworth, Alizia McMyers

**Committee Description:** 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.

## 1. Speakers

### DCP, Zoning Text Amendments (Emailed to the committee)

- **Citywide Hotel Special Permit-** The proposed text amendment would create a new special permit for hotel development citywide. It is intended to create a consistent framework for hotel development and ensure that hotels do not negatively affect the surrounding area.
- **FRESH II-** Department of City Planning is proposing a zoning text amendment, FRESH II, to update the existing Food Retail Expansion to Support Health (FRESH) program under the NYC ZR 63-00 that provides greater incentives for neighborhood grocery stores to locate in underserved neighborhoods in the city.  
-Purpose of FRESH: incentivize the construction of supermarkets in underserved areas of the city  
-Increase accessibility to fresh foods  
-Encourage better access to foods, thus, healthier neighborhood
- **Health & Fitness-** A proposal to reduce barriers for gyms, spas, and licensed massage. Gyms, spas, and massage therapy have changed significantly over the past 40+ years since the special permit was created. Despite being recognized and valued neighborhood services, our zoning creates a major regulatory barrier for these small businesses.
- **Zoning for Accessibility-** The Metropolitan Transportation Authority and the Department of City Planning are proposing a citywide zoning text amendment that will allow the MTA to work more efficiently with private developers to help achieve systemwide accessibility much more quickly. The proposal includes a system-wide transit easement requirement; and an expanded transit improvement bonus in high density areas (does not apply to Bronx CD9).

### **Camber Property Group, Stevenson Commons**

- Upon completion, the development will provide 466 parking spaces for residents of the existing and new developments. In compliance with the applicable zoning code, each building (existing and new) will have parking spaces allocated to that building in the amount equivalent to 25% of the units. To ensure resident quality of life is not disrupted construction will be phased to guarantee existing residents with cars parking availability during and after construction.
- The floor plans have been approved by HPD and are in conformance with HPD's design guidelines.
- The units will have the following bathroom distributions: 1 BD/ 1 BA, 2 BD/ 1 BA, 3 BD/ 2 BA.
- The community preference will be 50% for each of the proposed new buildings per the city's requirement. When the new developments are closer to construction completion Camber will host information sessions for residents of the Community Board to inform interested applicants on the lottery process.
- The new developments will not have a main entrance and instead be accessed through individual entrances off the pedestrian walkway. Each new development will have security cameras and access controls for resident safety. The pedestrian walkways, playground, and tennis courts will be accessible to all residents of the new developments, existing Stevenson, and Soundview community. The walkways will remain ungated and open to the public at all times while the parking lots, tennis courts and playground will be gated. The public will have access to the tennis courts through New York Junior Tennis and Learning, who will operate their Community Tennis Program from this location. The playground will be gated for the safety of the children, however, will be unlocked by property staff and available for public use during daylight hours.

**Meeting Adjourned: 8:30PM**

#### **OFFICE INFO**

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