



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

## **Land & Zoning Committee Meeting Summary May 10, 2021**

**Board Members Present:** Mitchell Halpern, Sinade Wadsworth, Alizia McMyers, Ahmat Jallo, Monique Farrington

### **Speakers**

A. New voluntary inclusionary Housing Development Project, 1353 Castle Hill Ave  
This will be an As of Right project. Project renderings to be shared with committee. This building will be both residential and commercial property. Location is across from CB10. Questions regarding security were posed. As per Tony DeRosa - OnSite Property Management, cameras will be on stairwells, elevators, lobby, rear deck, laundry room, and throughout the building. In addition, the building will have key fob or phone operated entry into apartments. Apartments will be smart homes with heating and cooling via smart technology. Each apartment will be energy efficient. The building will have full commercial grade laundry. There will be no parking in the building, only street parking. This project will not incorporate union workers due to pricing considerations (union jobs over \$100/ft). During construction pedestrian walkway will be created in the street for a designated period of time, this will be worked out with DOT. Work plan has been approved by DOB.

### **New Business**

A. New Committee Description & Outline, sample was reviewed with committee and emailed to members for suggestions before new committee description is posted on website.

### **DM Report**

A. Bronx Metro North Station Area Study - WORKING GROUP  
Although the pandemic slowed down some progress on this project, On February of this year (2021) 30% of Design was completed. Environmental Documents from FTA (Federal Transit Administration) are currently being completed. Soon formal public engagement meetings will be held virtual which will include a 45 day comment period. Construction for this work could begin in 2022. The hope is to get this project awarded and select a design builder by the end of this year. DCP is requesting assistance with community outreach regarding the virtual Metro North Open House: [www.nyc.gov/bmns-openhouse](http://www.nyc.gov/bmns-openhouse) (Live sessions will take place in June)

#### **OFFICE INFO**

District Manager William Rivera - [wrivera@cb.nyc.gov](mailto:wrivera@cb.nyc.gov)  
Phone (718) 823-3034 - Fax (718) 823-6461 - Office Email [bx09@cb.nyc.gov](mailto:bx09@cb.nyc.gov) - Website [nyc.gov/bxcb9](http://nyc.gov/bxcb9)  
Office Hours - Monday thru Friday 9AM to 5PM