



General Board Meeting

Thursday, May 18, 2023

Present: Juan Torres, Kevin Kiernan, Miriam Sanchez, Sarwar Jahan, Daniel Porro, Linda Soto, Ram Halder, Shante Chamblee, Twywana Bush, Alizia McMyers, Angel Martinez, Lena Johnson, Elizabeth Angeles, Nellie Santiago, Md Alauddin, Lorenzo VanNess, Antoinette Vereen, Brent Woodie, Robbin Kelly, Anne Johnson, Chandra Moore, Sadie Davis, David Marin, Mitchell Halpern, Chiene Joy Jones, Julio Quiñones, Loretta Masterson, Mohammed Mujumder, Victor Cordero, Tenisha Morrison, Abunoman Rahman

Meeting Start Time: 6:30pm

Note: The Public Session commenced.

Public Session

*Speakers spoke regarding ULURP

1. Elena Conte, Interim Executive Director - Bronx River Alliance- Testimony Attached.
2. David Shuffler, YMPJ- Testimony attached
3. Dariella Rodriguez, The Point CDC- Ms. Rodriguez stated that she has been part of different conversations about this project since 2016. There's a community fear that makes the waterfront and neighborhood being more open to be taken away from people that already live there. There's no guarantee people can afford to live there.
4. Joan Byron- Testimony attached

Elected Officials Report

1. Congressman AOC- Officially opened the Hunts Point office at the Banknote building. It is located at 1231 Lafayette Ave, Suite L-610, Bronx, NY 10474. The office is open Monday through Thursday from 9-5 pm. The Co-op City office is also open at 177 Dreiser Loop, RM 3, Bronx, NY 10475, on Mondays and Tuesdays. On Fridays available by phone at 718-662-5970 or online. As a reminder, if you plan on traveling anytime soon, check your passport expiration date and start the renewal process early. Routine passport processing takes 10-13 weeks, and expedited processing (which costs an additional \$60) takes 7-9 weeks. The Department of State recommends you apply to renew 9 months before your passport expires to be safe, as many countries require foreign passports to have several months of validity. If your application is delayed or you have a life-or-death emergency

requiring travel, don't hesitate to contact the office for assistance. Next, some cost saving opportunities for green retrofits available through the Inflation Reduction Act and the Bipartisan Infrastructure Bill for homeowners, renters and drivers: a. \$2,000 tax credit to install a heat pump b. Up to \$600 tax credit to upgrade to an energy efficient air conditioner c. Up to \$7,500 tax credit for a new EV or \$4,000 for a used EV (see here for eligible vehicles: [FuelEconomy.gov](https://www.energy.gov/save)) Please visit the following website for more information <https://www.energy.gov/save>. Happy to announce that 15 funding requests have been submitted for essential community projects in NY-14 to the House Appropriations Committee. Requests include a. \$3,000,000 in funding for Grow NYC's new building in Hunts Point to store, aggregate, and distribute produce from regional farmers to underserved communities throughout the 5 boroughs. b. \$1,000,000 for the Sotomayor Houses Basketball Court Revitalization to provide a safe space for children to gather. To see the rest of the requests, please visit: <https://ocasio-cortez.house.gov/congress/fy24-community-project-funding-requests>

2. Senator Nathalia Fernandez- Legislative Updates, The State Senator along with every state elected official are in Albany working to finalize the budget. Hopefully the budget can be passed this week, but there are no guarantees. Having a Mother's Day Event at Sotomayor Community Center this Friday, May 19th at 6pm. Resources and Information, the office is still providing constituent services on any issues from housing, food stamps, unemployment, etc. The new office is open, at 3853 East Tremont Avenue, Bronx, NY, 718-822-2049. Looking to partner with organizations, such as libraries, to provide satellite office hours around the district. Therefore, if you know of any organizations who will be interested in partnering with us, please let contact the office.
3. Senator Jose Serrano- The New York state budget has passed the budget is reflective of the senator's advocacy for important issues, like environmental justice funding for the arts and culture and increase the minimum wage, affordable housing and tenant protections, funding for local schools and hospitals. And fighting against any tuition increase. Specifically, the community might be happy to know that the final budget included 391Million dollars to cover covid arrears for NYCHA and other public housing authorities, private tenants, and section 8 tenants. If you need any assistance, they are available Monday through Friday, 9 to 5 PM, at 335 East, 100 street between 1st and 2nd avenue. Phone: 21282858829.
4. Councilmember Amanda Farias- Updates from the District Office: Immigration services every Wednesday. Updates from City Hall, The Council Member has been attending Budget Oversight Hearings throughout the month of May. You can watch the livestreams here: <https://council.nyc.gov/livestream/> -Council Member Farias introduced the following pieces of legislation: Int.1012: A Local Law to amend the administrative code of the city of New York, in relation to industrial development action plans. Important because zoning for industrial areas have not been updated since 1961 and these outdated regulations hinder industrial growth and business expansion. Council Member Farias passed the following pieces of legislation: Int 986-A: A Local Law to amend the New York city charter and the administrative code of the city of New York, in relation to eliminating certain outdated and unnecessary advisory boards, task forces and commissions. Res 460: Resolution calling on the New York State Legislature and Governor to fully fund the Metropolitan Transportation Authority (MTA) in the State's upcoming Fiscal Year 2024 Budget. Council Member Farias co-sponsored and passed the following notable pieces of legislation: Int 704-A: A Local Law to amend the administrative code of the city of New York, in relation

to the receipt of rental assistance payments. Int 868: A Local Law to amend the administrative code of the city of New York, in relation to requiring the department of education to report on the number of District 75 students and the criteria used to determine the location of District 75 schools. Res 129: Resolution calling upon the New York City Department of Education to carry out instruction in bicycle safety in all New York City schools. Upcoming Events: Monday, June 12th: Urban Justice Family Law Clinic Child/spousal support, custody/visitation, orders of protection, consumer debt and identity theft, options for victims of crimes, information about immigration legal remedies, financial abuse; general info about domestic violence, ACS advocacy and more Friday, May 19th Silent Disco at Castle Hill Playground, 1679 Castle Hill Avenue, 3PM to 6PM. Friday, June 2nd Movie Under the Stars, Soundview Park by Lafayette & Morrison Avenue, 7:30 PM Movies starts at dusk, Encanto. Saturday, June 10th Family Day at Caserta Playground, 2151 St Raymond Avenue, 12 PM - 4PM. Saturday, June 24th- Family Day at Soundview Park, by Lafayette & Morrison Avenue, 12PM - 4PM. Friday, June 30th, Movie Night Under the Stars at Parque De Los Ninos, Disney Pixar Turning Red.

5. Councilmember Rafael Salamanca- At the April 11th meeting of Stated, the full City Council voted unanimously to approve Intro 128, which would require every New York City Department of Parks' bathroom to have a safe and sanitary diaper changing station located within. The bill will be enacted into law on May 11th. Council Member Salamanca had two bills - Intro 124 and Intro 431 – approved unanimously by the full Council at the March 16th meeting of Stated. Both Intro 124 and Intro 431, which would streamline Department of Homeless Services client relation operations, went into effect on April 18, 2023.
 - o Intro 124, which is now Local Law 45 of 2023, would require the designation of at least one 'housing specialist' in every DHS shelter to help shelter residents obtain permanent housing. Intro 124 would also require DHS to report on an annual basis how many housing specialists each DHS shelter has, the housing specialist's caseload, and how many shelter residents have been moved into permanent housing.
 - o Intro 431, which is now Local Law 49 of 2023, would require DHS to provide biannual customer service training to all shelter personnel who have direct contact with shelter residents. Such training would include techniques to improve professionalism, increased cultural sensitivity, implement a trauma-informed approach to interaction with shelter residents, and de-escalate conflict.

On April 27th, the Council unanimously approved Intro 891, which would allow sports venues in New York City to host 50/50 raffles. Legal in virtually every state, including the State of New York, New York City's local charter contains an antiquated law from the 1970s that prevents sports venues from hosting 50/50 raffles. Across the country, teams are raising millions of dollars for local charities through 50/50 raffles with the remaining 50% of raffle earnings going to ticketed fans. Intro 891 is expected to be signed into law by Mayor Eric Adams within the next two weeks. The councilmembers office remains open and in full operation to offer a variety of constituent services. Those looking for assistance can give call, submit an email or visit in person at the district office. Immigration attorneys are available to provide constituents with free consultation and application assistance. However, this service is offered by-appointment only. For more information or to set up an appointment please contact the office directly. This upcoming Monday, May 8th will be hosting a distribution to provide community members with

Hydrabarriers and Smoke detectors at the district office from 10am – 4pm while supplies last. On Saturday, May 13th seasonal Movies Under the Stars event in partnership with NYC Parks Department, with a showing of Super Pets. This will take place at Yolanda Garcia Park on East 159th Street and Melrose Ave. with a start time of 8pm. On Wednesday, May 31st CM Salamanca in partnership with OATH will host summons inquiry/correction event from 11am – 4pm at the district office. Constituents can receive answers to questions about summons, the hearing process and how to respond. On Thursday, June 1st CM Salamanca will be hosting his second annual Noche Boriquena event from 7pm – 12am at Maestro's Caterers 1703 Bronxdale Ave. Bronx, NY 10462. RSVPs are being excepted by way of phone call (718) 402-6130 or through email at CMSalamanca.events@gmail.com

Business Section

DM Report

- Coming to close of fiscal year June is the last month of meetings. There are no meetings in July and August. Meetings will be back in person in September.
- A list of qualified board members for nominations was emailed.
- Mohammad Mujumder was nominated for Chairperson and accepted the nomination. There were no other nominations for this position.
- Mitchell Halpern nominated Angel Martinez for 1st Vice Chair, Mr. Martinez accepted the nomination. Elizabeth Angeles nominated Chiene Jones for 1st Vice Chair, Ms. Jones accepted the nomination.
- Juan Torres nominated Nellie Satiago for 2nd Vice Chair; Ms. Santiago accepted the nomination. Twywana Bush nominated Mitchell Halpern for 2nd Vice Chair, Mr. Halpern accepted the nomination. Elizabeth Angeles nominated Shante Chamblee for 2nd Vice Chair, Ms. Chamblee accepted the nomination.
- Chiene Jones nominated Daniel Porro for secretary, Mr. Porro declined the nomination. Mohammad Mujumder nominated Twywana Bush for secretary, Ms. Bush accepted.
- Elections will be held at the General Board meeting in June.
- Nominees
 - Chairperson- Mohammad Mujumder
 - 1st Vicechair- Angel Martinez and Chiene Jones
 - 2nd Vicechair- Mitchell Halpern, Shante Chamblee, and Nellie Santiago Rivera
 - Secretary- Chiene Jones, and Twywana Bush

ULURP (Presentation Attached)

- West Farms Realty LLC, Sheridan Blvd, Bronx NY. A presentation was given on this project to the board and previously presented at the Land & Zoning Committee where the vote was unanimous. Proposed actions- rezone from M1-1 to R7-3 with a C2-4 overlay. Modify Appendix F to include map of proposed mandatory inclusionary housing area. Waterfront certification for 1460 Sheridan Boulevard. Modify the visual corridor location requirements.
- Existing and Proposed Zoning
 - Project Area: Block 3017, Lots 74,68,65,60, and 29. Total lot area: 182,354 sq ft.

-Development Site (Simone Properties): Block 3017 Lots 74 and 29, 1460 & 1480 Sheridan Boulevard. Lot area 1460 Sheridan Blvd: 41,508 sq. ft. Lot area 1480 Sheridan Blvd: 97,892 sq. ft.

-Existing Zoning: M1-1 manufacturing, 1.0 FAR manufacturing, no waterfront regulation requirements.

- Proposed Zoning: R7-3/C2-4 overlay, 6.0 FAR residential (with MIH), 1.0 FAR commercial, Waterfront regulations required ZR 62-00.

- Proposed Development Summary
 - 1460 Sheridan Boulevard: 100% affordable housing, 304 dwelling units, 1 building, 248,412 zfa.
 - 1480 Sheridan Boulevard: 100% affordable housing, 666 dwelling units, 2 buildings, 543,711 zfa.
- Updates and Next steps
 - Environmental scoping hearing was June 13, 2022
 - Ongoing agency review of DEIS chapter
 - DCP review of draft land use application
 - Goal: certification Spring 2023 » ULURP

CB9 Modifications & Conditions

1. Collaborate with the independent non-profit United Hispanic Construction Workers (UHCW), Buildings Skills NYC and union trades to facilitate and ensure that the construction work force preference (Target 25%) from zip codes 10473, 10472, 10462, 10460, then the Bronx, NYC at large
2. Continue to support your local school, park, and community with initiatives, in collaboration with Bronx CB9 (Back to school, Toy Drives, NNO, Family Days, Internships, Etc.)
3. Good Faith Commitment to creating high quality building service jobs that pay all building service workers union standard wages and benefits
4. Collaborate with the Minority Women Contractors and Developments Association (MWCDA) 3-6 months prior to the construction closing, so that the MWCDA can provide assistance, as an independent entity, on behalf CB9, to ensure that West Farms Realty LLC, is creating and sustaining processes for equitable participation for minority and women owned contractors with a preference (Target 25%) placed on the specific zip codes, as determined by CB9, and then New York City at large. (West Farms Realty LLC, will acquire the services of the MWCDA's to provide this assistance)
5. Have 24-hour onsite security and or live monitoring, appropriate lighting of exterior of the building and placing security cameras robustly around the exterior entrances of the building as well as in all common areas, including stairwells.
6. Advocate to hire local workers, business and MWBEs in the day-to-day building operations.
7. Collaborate with Bronx CB9 to identify the retail needs for this project.
8. Bronx River Alliance: This was left open, DM Rivera stated he wants to have meeting with Bronx River Alliance, YMPJ and applicant developers, and will advocate for additional funding.

Vote: BM Mithcell Halpern put a vote into motion regarding the ULURP West Farms Realty LLC, Sheridan Blvd, Bronx NY, the motion was seconded by Elizabeth Angeles. The vote count was 27 votes in favor, 2 votes not in favor. The motion was passed.

*Committee meeting summaries were tabled. BM Anne Johnson talked about the horseshoe at Rosedale and Randall Avenue, and requested to have parallel parking, tables, and benches to beautify the area. DM Rivera stated a letter will be sent to NYCHA, DCAS and Elected Officials.

Meeting adjourned: 8:50pm

OFFICE INFO

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Office Hours - Monday thru Friday 9AM to 5PM

