



Chairman: Brandon Ganaishlal - District Manager: William Rivera

Land & Zoning, Economic Development & Planning Committee Meeting Summary April 10, 2023

Board Members Present: Mithcell Halpern, Twywana Bush, Sinade Wadsworth, Andrea MCLeod, Ahmat Jallo, Chandra Moore, Kevin Kiernan, Alizia McMyers

I. 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.

II. Speakers

A. 1460-1480 Sheridan Boulevard- <https://zap.planning.nyc.gov/projects/2021X0108>

Project Brief: Zoning map and text amendments from M1-1 to R7-3/C2-4 with MIH to facilitate 3 new buildings with a max height of 21 stories, approx. 960,000 sq. ft. of floor area, including 139,300 sq. ft. of commercial space and 970 dwelling units is being sought by P.D.J. Simone Realty Company, at 1460-1480 Sheridan Expressway in Crotona Park East, Community District 9, the Bronx. 1460 Sheridan Blvd will have 304 dwelling units, 1 building, 248,412 zfa. 1480 Sheridan Blvd will have 666 dwelling units, 2 buildings, 543,711 zfa. Both developments will be 100% affordable housing. There will be security cameras monitored by a live person. There will be dedicated affordable parking to the residents, but those details have not been determined yet.

B. DM Rivera listed the modifications and conditions below

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 MWCDAs 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.

BM Mitchell Halpern made a motion to call a vote on the 1460-1480 Sheridan Boulevard Project with the modifications and conditions noted by the District Manager. The vote was unanimous by the committee. There were no objections. This project will be going to the General Board Meeting on April 20th for a vote.

Meeting Adjourned: 7:30pm

OFFICE INFO

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