



Chairman Mohammed Mujumder - District Manager: William Rivera

Land & Zoning, Economic Development & Planning Committee Meeting Summary February 5, 2024

Board Members Present: Mitchell Halpern Twywana Bush, Alizia McMyers, Andrea McLeod, Kevin Kiernan, Shereese Trumpet

1. Public Hearing

A. City of Yes for Economic Opportunity

Timeline was discussed on voting for City of Yes. City Planning is rounding Community Board and Borough President's vote and City Council will be next to submit recommendations. Timeline for implementation is not fixed and depends on each proposal, this is something that can take years in the making.

Question: With regards to home businesses, will the standards be the same for those who own a house, coop, or condo in regards to number of employees?

Response: With current zoning, one employee is eligible, the proposal is to increase to 3 employees, however this is depending of the type of home it is and space, nevertheless, building rules can supersede these regulations.

Question: What type of commercial activities is envisioned to be on upper floors?

Response: Currently in Commercial Corridors a Dr. Office of Law Office is permitted on the Second Floor, but not a second similar business, in this new proposal, these similar business would be allowed in the same space. Above the second floor only for C4, 5 and 6 districts, a mix of commercial and non-commercial use on the same floor would be permitted as long as there is a separation of the spaces (separate elevators, staircases, etc.)

Question: How would Micro-distribution facilities work, how are goods going to reach people if not under the current method?

Response: DOT has a number of programs that incentivize off hours delivery and loading and designated curb and sidewalk space to avoid sidewalk parking or double parking. DOT would be allowed to match programs with designated space with new proposal.

Concerns regarding DOT regulations were raised, City Planning committed to sharing concerns with DOT.

Concerns about getting viable businesses in attempting to reactivate storefronts to avoid additional turnover of storefronts.

Concerns about cannibals businesses in residential/commercial mixed use.

Concerns about time frame of conducting businesses in residential/commercial mixed use.

Concerns that arise should be escalated to 311 for mediation, inspections, fines, etc.

DM Rivera is hopeful BSA process will be a useful tool for Community Boards related to City of Yes proposals.

Under new proposals you'd be able to adapt business types that are already in residential buildings and City Planning Commissions is still able to set restrictions on a case by case basis. Additional questions and concerns were addressed regarding the various proposals.

2. Old Business

A. City of Yes for Economic Opportunity Committee Vote

The Committee Approves the City of Yes with the following restrictions noted below and denial of Proposal #5.

The Committee Supports:

Proposal #1: Reactivate Storefronts (Modification Requested: There is No mechanism in place to Approve or Deny certain business types, therefore, the Community Board wants to assure that all applicants are serving the community's best interest).

Proposal #2 Simplify District Types

#3 Small-scale Production

#4 Loading Docks

#6 Use Terms

#7 Urban Agriculture (Modification Requested: Office of Cannabis Management involvement when relevant)

#8 Life Sciences

#9 Nightlife (Modification Requested: Live/Loud music and Dancing restrictions and enforcement for bad neighbors).

#10 Amusement

#11 Home Occupations (Modification Requested: Restrictions on the types of Businesses allowed to serve the community's best interest).

#12 Streetscape

#13 Auto Repair

#14 Micro-distribution (Modification Requested: City Planning to share community concerns with DOT previous to implementation).

#15 Campus Commercial

#16: Corner Stores

#17 Better Waiver Process

#18 New Loft-Style District

The Committee Does Not Support:

#5 Upper Floor Commercial (unable to support because of lack specification on the type of businesses).

B. CB9 Vacant Lots Spreadsheet

Current step is to identify locations, then locate the owners, and then have this lead to long term conversations on next steps.

C. List of Inactive Places of Worship

Similar action item as Vacant Lots next steps

3. New Business

A. March Agenda Items

Metro North Station Study vote will take place on the March Agenda for Land & Zoning and the full board at the March General Board Meeting.

4. Notification

A. 278-86-BZIV BSA Hearing Notice (Feb 12th/13th); 1677 Bruckner Boulevard

This BSA was already approved and BSA has our recommendation

5. DM Report

- A. DM Rivera's circuit board from laptop burned out and he has been unable to access his emails since his laptop had saved passwords but he is working on restoring access this week.
- B. Assembly Member received generic response regarding Target Letter, a second response has not been received
- C. Models was leased to Community Partner but this person is MIA, DM Rivera will conduct a follow-up.
- D. DM Rivera will follow-up with Property Manager for the site on Story Ave to assure the storefront and streets are kept clean.

OFFICE INFO

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