



Chairman Nicholas Himidian & District Manager William Rivera

## Land, Zoning & Planning Committee Meeting **Minutes** **November 6<sup>th</sup>, 2017**

**Meeting Location:** BRONX CB9 OFFICE

**Meeting Start Time:** 7:00 PM

**Board Members Present:** Mohammed N. Mujumder, Benny Cuevas, Cruz Garcia, Angel Martinez, Nicholas Himidian, Jr.

**Board Members Absent:**

**Others Present:** Kate Boicourt, Joan Barnes

### **Introduction**

- A. Committee Chair, Board Members & Guest
- B. The Land, Zoning, 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.

### **New Business**

- A. Committee Chair Mohammed Mujumder started the meeting with introduction.
- B. As per Chairman Himidian, Nicholas received a letter from Andron Construction Corporation about 1600 Randall Ave in reference to block 3515 lot 65. He asked that the letter be sent out to the community board so that it can be reviewed.

#### **The letter reads as follows:**

- I. In accordance with the requirement of the New York City Building Code Section BC 3304.3.2, to notify adjacent owners but no less than 10 days. The construction will commence on the property of 1600 Randall Ave. The owner is building a residential resource center that will include a state of the art culinary arts teaching facility, community multi-purpose space, daycare center, an after school program, and a community garden. This new building will be 5 stories tall and approximately 70,000 square feet of finished space. The project will take about 18 months. There will be uniform security on site when the site is closed: after hours, during weekends, and on holidays. No work will begin until all required approvals and permits are obtained from the applicable city or state agency having jurisdiction over the work. We are required to notify the adjacent property owners at least 10 days before the evacuation process. Consider this, that notification, if you have any questions or concerns please contact us at 311. This letter was received on October 20th and it's the 6th, so it might've started already.

- C. Getting involved with the after school program will be good for our Youth and Education Committee.
- D. Regarding 1965 Lafayette rezoning, they are going to put two buildings on each side. One is going to be senior housing and the other is going to be affordable housing. They will be located right in the parking lot behind the Community Board 9 building. There is also going to be underground parking. The apartments will be smaller due to the buildings location. The new buildings won't have terraces. There will be a community area, a gym, and additional parking spaces. The people who live in the outer buildings will have access to the gym.
- E. As per 1965 Lafayette rezoning under the City Environmental review, according to this regulation the City Planning Commission has determined the opposed actions will not have a significant effect on the environment. Enclosed is revised conditional negative declaration for the CEQR number 17DCP172X. Presented were the 1965 Lafayette Ave zoning regulations, including supporting statements from the finding that the proposed actions will not have a significant effect. The revised condition was issued on October 16th.

### Speaker

- A. Kate Boicourt was present from the Waterfront Alliance. The Waterfront Alliance partnered with the community board last year to develop the Waterfront Action Plan. It is through this program that Kate manages the Waterfront Edge Design Guidelines. The purpose of the program is to try to get developers; people interested in developing projects on the waterfront. CB9 was the first community board the Waterfront partnered with. The YMCA and the Waterfront will be working together next year with funding that they gained from hosting a party. Next year there will be regular environmental programming and canoeing. YMPJ will also be working with the Waterfront Alliance. The YMCA is obligated for public access in their area. Lead certification is for buildings. The Waterfront Alliance will be doing the same for the first time in the Bronx in the Community Board 9 district.

Some of the things the Waterfront Alliance is doing has direct relevance to the City Council Meetings. There was a hearing on the Ferry Service and one of the things that came up was extending the BX27 and BX39 bus service.

Chairman Himidian: How did that turn out?

Kate: It's testimony so you say your piece and then we don't really know the determination. We wanted to extend the bus service down to the ferry since it doesn't currently.

Chairman Himidian: Every bus stop in the bronx needs a shelter with lighting. When it's night time it could scary for people who are waiting for the bus.

A big issue is homeowners who are at risk of floods. People who have low-income are at flood risk and they can't afford to elevate their homes. I have talked to City Planning about that since they're a program that seem to have a direct connection. The City apparently will do something like vouchers to either elevate your home or improve it to make it stronger. There isn't much information about the vouchers but what I was told is that there will be a discount on flood insurance premium.

As per Chairman Himidian, speaking about the Ferry, (referring to a piece of paper) it's not a permit, it's The New York State Department of Economic Consultation Completion Notice Application. It's about the Soundview Ferry Landing, description: A Citywide ferry service that will provide an affordable and convenient transit option for residents and otherwise transit isolated neighborhoods. The purpose CFS will expand the existing East River Ferry and properly operate community recreation transit, paid for and managed by the City of New York. NYC, EDC and multiple new upgrades for the ferry will be required. This application is for one located in Soundview ave at

southern end of the Soundview Peninsula, between Bronx River and Westchester Creek. Block 34 and 35, lot 4 Bronx NY. The applicant process to construct the pier is 200 foot by 20 foot weigh landing, 20 foot by 10 foot landing, 80 foot by 10 foot landing, and a 35 foot by 90 foot bars for passengers. This is just to tell us what they're doing.

Kate: Is there any objections for the Ferry planning?

Everyone: No.

- B.** There is an endeavor called "Hope House NYC" and it was made by two women who created a halfway house for recently released female felons. There is no problem with that since everyone needs help here and there. It's a place where they can have a roof over their heads, it will them get a jobs and get them into to school. The problem is that the two woman that will be running it didn't seek any federal, city or state funds. They have private funding. So, aren't under any type of agency. They will be renting out a 2 family house on Caesar Place. Upstairs will house 5 of the recently release felons and downstairs in another apartment will be another one with one of the people that will be living on the premises. The person living on the premises was just released from jail two weeks ago. She served 15 years but I don't know for what. The problem is these people don't have any experience running a program like this. Our concerns are, they will be making it up as they go along. That's the issue, the safety of the neighborhood. It's one block from Kips Bay, one block from 182, a couple of blocks from the high school. There are children walking through that block all the time. When we had a meeting with them, she couldn't answer some of the questions really well about the supervision. The previous women who owned the house asked not to tell the people who lived near the house. The felons will be there for about 6 months to a year, depending on what they need. The only people who will be watching are their parole people since they still have to report to their parole officers. Other than that they said there will be a curfew, cameras will be installed. It feels like they are not going to be there, just monitor them from afar. We don't think a residential area is good for something like this. This is why we want to bring it to the attention to the community board. Money that they have gotten from this different organizations might lead them to buy the house. They also mentioned that they plan to buy another houses around the area in the future too.

Chair of the Land & Zoning Committee Chair Mujumder: How did you come to know about this?

Joan Barnes: A woman who lived next door to the house questioned the people who were constantly moving in and out the house. She was told what will happen to the house. She was terrified because she has two daughters under the age of twelve. She then came to us which we went to them and asked them a few questions.

Participant Ben: They need to talk to the police about this if they want to make a halfway house.

Joan Barnes: They have private funding so they don't need to.

Participant Ben: They think think they have to but they do.

Chairman Himidian: This is something we need to look into. This is the first time I've heard about this.

## **Meeting adjourned**

Minutes created by CB9 Office Staff

### **OFFICE INFO**

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