



4101 WHITE PLAINS ROAD
BRONX, NEW YORK 10466
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Bronx Community Board 12 November 21, 2019

The regularly scheduled meeting of Community Board 12, the Bronx, for November 21, 2019 was called to order in Town Hall, 4101 White Plains Road, The Bronx, by the Chairman, Dr. William Hall, at 7:40 pm. Those wishing to participate were asked to stand for the Pledge of Allegiance.

VIII. Presentations/Special Guests

Mr. Brian Melford, representing Council Member Andy King, wished all a Happy Thanksgiving and thanked all who participated in or donate to Thanksgiving community events.

III Bronx Borough President's Report

- Businesses Near Yankee Stadium Threatened by New Merchandising Deal.
- Borough President Diaz Issued Report on Marijuana Justice in New York.
- Bronx complete Count Committee.
- Breaking Ground and Comunilife Open New Supportive Housing at La Central in The Bronx.
- BP Diaz Resolution to Increase MWBE Participation is Approved by NYCERS Pension Fund.

The Bronx borough president Report is available in its entirety in the Community Board office.

She also encouraged all Board members to complete the mandatory sexual harassment training.

Second Vice Chairman Mr. John Isaac recognized the other representatives present.

IV. Chairman's Report

Chairman Dr. William Hall reported that Jackie Carter from the MTA will provide an update on the upcoming rerouting of bus routes in the Bronx.



At the Borough Cabinet meeting this morning we received information from the MTA regarding information impacting the community.

Dr. Hall informed everyone of the following:

Mr. Robert Hall will continue as the Housing Committee chairman.

Ms. Shirley Tripicco has been appointed chairwoman of the Business Development Committee.

Mr. Karl Stricker will remain Chairman of the Land Use Committee.

Ms. Carla Borsotti will remain Chairwoman of the Legislative Affairs Special Committee.

Mr. Carl Lanzano will remain Chairman of Health and Human Services.

Mr. Anthony Reid will remain Chairman of Education and Youth Services Committee

The Borough President's office has mandated that all Bronx Community Boards establish a Disciplinary Committee to address issues of alleged Board Member misconduct. Ms. Hilary Bloomfield will chair the new committee.

The Borough President's office will also have a disciplinary committee at the appeals level.

Chairman Dr. Hall noted that an Executive Committee meeting is planned for the December – January timeframe.

The Board is investigating filing for 501 (c)3 status for the Board, to enable activities like fund-raising.

Dr. Hall stated that he chairs the Croton Filtration Committee and will provide updates to the community.

Board members who have attendance issues will receive letters alerting them to attendance responsibilities.

Board Member Ms. Johnnie Goff requested a list of all committees and their members. She also requested that copies of all committee reports be distributed to Board members.

First Vice Chairman Dr. Michael Burke responded that establishing more structure is one of his priorities.

Dr. Dena Robins requested that the dates of committee meetings be communicated to all board members.

V. District Managers Report

District Manager Mr. George Torres reported on the recent Conflicts of Interest training session held at the borough president's office.

He noted that the supportive housing currently existing in Community Board 12 does not count towards the city's expectation regarding how much of the homeless burden is shouldered by the community.

Mr. Torres provided an update on the Yankee scholarships and the Board's holiday party.

The District Manager's full report is attached.

VII. Approval of the Minutes of June, September and October 2019

Motion made by Karl Stricker seconded by Robert Hall to accept the minutes of June, September, and October 2019, as printed with any necessary corrections. Motion passed with 29 ayes.

Chairman recognized 47th Precinct Neighborhood Community Officers Alexander and McLaughlin. They represent Sector A. Officer Alexander invited all to attend tomorrow night's Sector A meeting at St. Luke's at 7pm. Community meetings are held quarterly; each sector has a separate meeting schedule.

Board Member Mr. Carl Lanzano asked what the Board must do in order to amend the Board by-laws; Chairman Dr. Hall replied that we need the votes of three-quarters of the board. He also asked if local elected officials can be asked to speak out about the additional homeless shelters planned for the Bronx.

Ms. Jackie Carter, Asst Director MTA, and Ms. Jessica Cignarella and Community Relations

Ms. Carter reported that this has been a one-year project and thanked the community for strong participation in the process. The MTA has developed a draft plan for the rerouting of Bronx bus service. She reported that the MTA's work will not end with the release of the report or the implementation of the proposed changes but will continue as community members continue to provide feedback.

Ms. Carter introduced her colleague, Ms. Jessica Cignorella, Project Manager for the Bronx Bus redesign. Ms. Cignorella provided a presentation on the findings of the MTA bus system redesign project. She reported that the redesign team will be at the East 233rd subway station on Friday, November 22 to solicit community feedback. Priorities of the project included reducing number of bus turns, reducing number of bus stops and distance between stops, improving connectivity between routes, strengthening east/west routes, and reducing choke points and congestion. The full draft plan is available on their website. Board members can provide input

at [FastForard.Mta.info](https://www.fastforward.mta.info), [New.mta.info/BronxBusRedesign](https://www.new.mta.info/BronxBusRedesign), or [#fastforwardNYC](https://twitter.com/fastforwardNYC). Feedback can also be provided via Community Board 12s district manager.

Ms. Cignorella introduced her colleagues who provided additional information.

Board Member Mr. Carl Lanzano noted that there is no elevator at the Woodlawn #4 train station.

The Chairman introduced Assemblyman Jeffrey Dinowitz. Mr. Dinowitz noted that the MTA has been very responsive to community feedback. He encouraged everyone to speak up to ensure that better service is not less service.

Northeast Bronx YMCA Construction Update

The Chairman introduced representatives from the YMCA. Mr. Michael Rivadeneyra introduced Mr. Joe Chan, Senior Vice President for Real Estate and Property management.

Board Member Anthony Reid spoke about the ongoing construction at the site and commended the construction company for their focus on safety.

Mr. Chan stated that completion is targeted for December 2020.

Mr. Chan introduced the Director of Building Skills 2000, a NYC non-profit. They assist NYC residents looking to develop skills sets in the building trades.

Ms. Elizabeth Toledo, Vice President of Field Operations, stated that the organization is attempting to fill as many positions as possible from the community. She provided an overview of open positions and future programs.

Chairman Dr. Hall noted that Speaker Heastie's support was invaluable in moving the project forward.

Census Presentation

Ms. Leslie Frohberg emphasized the importance of ensuring that all members of the community are counted in order to ensure that the community receives appropriate agency resources and congressional representation. She reinforced that information about immigration status of respondents cannot be shared with any other agency. This is the first time the census forms can be completed online; the forms are available in 12 languages. Instructions are available in 59 languages. Community residents are encouraged to help spread the word about the importance of participating in the census.

A census recruitment associate, provided an overview of available census jobs. A list of available positions can be found at www.2020census.gov.

First Vice Chairman's Report

The First Vice Chairman's Report was rescheduled to the next meeting due to time constraints.

I Public Gallery

Mr. Dominic Hawkins/OSCAR Health

Mr. Hawkins stated that he works with OSCAR Health, a Medicare Advantage plan affiliated with Montefiore Medical Center. Can be reached at 516 784-8199.

Mr. George Diaz/Community Resident

Mr. Diaz requested an update re. the STAGG building under construction on East 233rd St., given the group's poor reputation for building maintenance. What to do about abusive landlords who refuse to address complaints regarding mold, rodent infestations and other quality of life issues.

Mr. Michael X. Hinton/Community Resident

Mr. Hinton stated that he is a long-time community resident and grew up in Edenwald Houses. He stated that the NYCHA housing projects are still pockets of poverty. He stated that African American residents are not encouraged to open local businesses such as bodegas.

4400 Grace Avenue Block Community Residents

The group of residents reported that there is ongoing illicit activity and ongoing quality of life issues in the area of Bissell Gardens, including public sexual activity and possible drug activity. Chairman Dr. Hall reminded the group that the 47th precinct will be holding a meeting on November 22.

Mr. Sydney Finley/Community Resident

Mr. Finley stated that schools are failing to encourage adequate sensory, visualization and processing skills. First Vice Chairman Dr. Burke referred Mr. Finley to Education Committee

Ms. Shaniqua/NCNW

Ms. Shaniqua stated that she is the new vice president for NCNW. The organization is launching a mentoring program for young women to provide resume writing skills, social skills, tutoring, jazz. Services are free, sponsored by Council Member King.

Mr. Toba LaCrown/Resident

Mr. LaCrown thanked the Board for allowing the use of Town Hall for the recent veterans' event.

Board Secretary Ms. Lisa Hayes stated that she felt the Public Gallery session of the Board agenda would best be placed earlier in the program, in order to encourage more public participation.

There being no further issues to discuss the meeting was duly adjourned at 10:00 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carla Borsotti". The signature is written in black ink and is positioned below the typed name.

Carla Borsotti

**COMMUNITY BOARD 12, THE BRONX
ATTENDANCE SHEET**

BOARD MEMBER	PRESENT	ABSENT	EXCUSED
ALLAKPO, FRANKLIN	P		
BENITEZ, JUDITH	P		
BENNETT, EGERIA	P		
BLOOMFIELD, HILARY			E
BORRAS, ANTHONY IVAN	P		
BORSOTTI, CARLA	P		
BROWN-ALLEN, MARLENE	P		
BROWN, VICTOR	P		
BROWNE, DEACON EDWARD			E
BRYAN, NORBET	P		
BURKE, DR. MICHAEL	P		
CAMPBELL, SADIE	P		
CHRISTIAN, EVELYN	P		
CLARKE, GAIL	P		
CLODD, JOAN	P		
CUMBERBATCH, ROBERT		A	
DICKERSON, TOLLYNE	P		
EASTMOND, LAURA		A	
EICHELBERGER, KEVIN	P		
EVANS, RAYMOND		A	
FIGUEROA, ALFREDO	P		
GIBSON, LAGRANT BARBARA			E
GOFF, JOHNNIE	P		
GREEN, CHANTAL	P		

HALL, ROBERT	P		
HALL, DR. WILLIAM	P		
HAYES, LISA		A	
ISAAC, JOHN	P		
JAMES, THEODORE	P		
LANZANO, CARL	P		
MARTIN, LUCILLE	P		
MCLOUD, MARY			E
MCNEIL, WALTER	P		
MYKE, CLINTON	P		
ORTIZ, CARMEN	P		
PORTER, FRANK	P		
POWELL, CLAUDIA	P		
REID, ANTHONY		A	
ROBINS, DR. DENA	A		
ROLDAN, FELIX	P		
SALKEY, ICY MAE THOMAS	P		
STRICKER, KARL	P		
TRIPICCO, SHIRLEY	P		
WEIR, NICOLE		A	
WILES, NORMA		A	

- This document is FOIL-able.

**VOTING SHEET
COMMUNITY BOARD 12, THE BRONX**

DATE 11/21/19

Approval of Minutes June, Sept, Oct
Notes

MOTION NUMBER	1	2	3	4	5	6
ABDUL, HUSSEIN	ABS					
ALLAKPO, FRANKLIN	NP					
BENITEZ, JUDITH	AYE					
BENNETT, EGERIA	NP					
BLOOMFIELD, HILARY	ABS					
BOND, DENISE	NP					
BORRAS, IVAN ANTHONY	NP					
BORSOTTI, CARLA	AYE					
BROWN-ALLEN, MARLENE	AYE					
BROWN, VICTOR	AYE					
BROWNE, DEACON EDWARD	AYE					
BRYAN, NORBERT	NP					
BURKE, DR. MICHAEL	AYE					
CAMPBELL, SADIE	NP					
CHRISTIAN, EVELYN	AYE					
CLARKE, GAIL	AYE					
CLODD, JOAN	NP					
CUMBERBATCH, ROBERT	NP					
DICKERSON, TOLLYNE	NP					
EASTMOND, LAURA	NP					
EICHELBERGER, KEVIN	AYE					
EVANS, RAYMOND	NP					
FIGUEROA, ALFREDO	NP					
GIBSON, LAGRANT BARBARA	NP					

GOFF, JOHNNIE	AYE					
GREEN, CHANTAL	NP					
HALL, ROBERT	AYE					
HALL, WILLIAM	AYE					
HAYES, LISA	AYE					
ISAAC, JOHN	AYE					
JAMES, THEODORE	AYE					
LANZANO, CARL	AYE					
MAIGA-LAAST, AFUS	AYE					
MARTIN, LUCILLE	NP					
MCCLOUD, MARY	NP					
MCNEIL, WALTER	AYE					
MYKE, CLINTON	AYE					
ORTIZ, CARMEN	AYE					
PORTER, FRANK	AYE					
POWELL, CLAUDIA	AYE					
REID, ANTHONY	AYE					
ROBINS, DR. DENA	AYE					
ROLDAN, FELIX	AYE					
SALKEY, ICY MAE THOMAS	NP					
STRICKER, KARL	AYE					
TRIPICCO, SHIRLEY	AYE					
WEIR, NICOLE	AYE					

A = AYE
N = NAY
NP = NOT PRESENT
ABS = ABSTAINED
R = RECUSE



THE CITY OF NEW YORK Borough Of The Bronx

COMMUNITY BOARD #12

4101 WHITE PLAINS ROAD
BRONX, NEW YORK 10466
TELEPHONE: (718) 944-3300
FAX (718) 944-3310

To: The Members and Constituents of Community Board 12, The Bronx

From: L. Michael Burke, Jr., Ph.D.
1st Vice Chairman

Date: January 23, 2020

Re: Chairman's Report (11/22/19 to 1/22/20)

1. Potential Homeless Shelter Communication

On November 28, 2019, A Call to Action was initiated to gauge the interest in having an emergency board meeting. This was done in response to the communication sent to the board by our District Manager as it pertained to the Department of Homeless Services (DHS) filings to the Department of Buildings (DOB) proposing two new homeless shelters within the confines of our Community Board. The proposed addresses are:

- i. 3240 Grace Avenue (204 Bed Men's Shelter)
- ii. 1591 E. 233rd Street (200 Bed Women's/Children Shelter)

The Board Members who answered the call not only provided encouragement, but also provided resources and solutions as to how the problem could be resolved. Due to administrative concerns, the emergency meeting was not scheduled.

2. Administrative Meeting with Board Staff

On December 4, 2019, an administrative meeting was held with the District Manager, Mr. George Torres, and Community Associate, Ms. Ursula Greene, to discuss matters concerning the board and methodologies that can be used for greater efficiency.

3. Housing Committee Meeting

On December 6, 2019, the Housing Committee Meeting, took place. This meeting served a dual purpose. The first was to listen to the constituents concerns and the second was a de facto strategy meeting to address the DHS proposed homeless shelters. A number of board members came out. We discussed ideas and methods that will allow the board to protect its residents.



4. 47th Precinct Community Council Holiday Party

On December 11, 2019, the 47th Precinct Community Council Holiday Party was held. An opportunity was granted to invite the attendees to come to the January 2020 Community Board Meeting.

5. Meeting with Chairman Hall

On December 20, 2019, a meeting with our Community Board Chairman, took place. The purpose of this meeting was to evaluate progress toward previously stated objectives and to determine how we can be more effective advocates for our Board Members and community at large. The plan is to have a Six Sigma Lean 5S type approach towards Community Board 12 standing committees.

6. 47th Precinct Council Meeting

On January 8, 2020, the 47th Precinct Community Council scheduled meeting was held. Like in previous months prior, the Community Board is well represented. The attendees were made aware of impending shelters proposed for our community. The NYPD was made aware that more shelters may make police work, within the confines of the 47th Precinct, more problematic. Moreover, the attendees were encouraged to attend the January Community Board Meeting.



7. NYS Assembly Opening Session

I, along with other Board Members, were guests of Speaker Carl Heastie as the NYS Assembly opened its 2020 Legislative Session on January 9, 2020. The delegation consisted of Board Members, in addition to, community activists, residents and legislative staff. Throughout the course of the day, we interacted with the speaker as we discussed policy and items of concern to the residents of Community Board 12. Senator Jamaal Bailey also stopped by and spoke with the delegation as well. During this time, I had the opportunity to meet Ms. Joyce Elie. Ms. Elie is the Director of State Governmental Affairs in the Office of Intergovernmental Affairs for the New York City Department of Education. We are scheduled to have a conference call in the coming days.

8. Housing and Parks Committee Meeting

On January 14, 2020, both the Housing and Parks Committees met. One of the objectives of this office is to attend ALL of the committee meetings so that a greater insight can be gained into the efficiency of each committee and if any change in committee structure is warranted.





Housing Committee Report Community Board 12, the Bronx

On January 14, 2020 the DOE Fund met with the Housing Committee at Town Hall—4101 White Plains Road. The meeting was called to order at 6:40 P.M.

The DOE Fund's idea to combat homelessness was to build 98 units of Supportive Housing at 4519 White Plains Road.

Component consists of 45 studios, and 28 2-bedroom apartments with 60% AMI, however there will be some low-income availabilities. The DOE Fund is seeking a letter of support in order to obtain the proper Section 8 availability procedure, recognized by NYCHA.

There will be a live in super, and 24-hour security. Also, a Case Manager will be on hand to provide medical, nutrition and recreational needs. There will also be a green roof on the second floor. There were no environmental circumstances and the Application was filed in October with the demolition to start as early as May.

This is the same organization that built the Muller Building and it was stated that the Muller Project is proceeding as scheduled with a projected completion date of December 2020.

It was agreed upon that a letter of support would be discussed and dealt with by the end of February 2020 after the Housing Committee Chairperson meet with the Executive Board and the General Board to discuss the 2020 Action Plan.

Meeting adjourned at 7:42 p.m.

Respectfully Submitted

**Robert Hall
Housing chairperson**



The New York City Department of Housing Preservation and Development (HPD) promotes the quality and affordability of the city's housing and the strength of its many neighborhoods. HPD is responsible for carrying out Housing New York, Mayor Bill de Blasio's plan to build or preserve 300,000 affordable homes by 2026.

Housing is considered affordable if it costs about one-third or less of what the people living there earn, also known as Area Median Income (AMI).

Area Median Income (AMI)

The median income for all cities across the country is defined each year by U.S. Department of Housing and Urban Development (HUD). The 2019 AMI for the New York City region is \$96,100 for a three-person family (100% AMI).

2019 New York City Area AMI

How do I use this chart?

1. Find your family size in the left column.
2. Follow that row across until you find how much your family earns per year.
3. At the top of the column where you find your family income, see the % of AMI that is associated with (or closest to) your family income.

Family Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	120% of AMI	130% of AMI	165% of AMI
1	\$22,410	\$29,880	\$37,350	\$44,820	\$59,760	\$74,700	\$89,640	\$97,110	\$123,255
2	\$25,620	\$34,160	\$42,700	\$51,240	\$68,320	\$85,400	\$102,480	\$111,020	\$140,910
3	\$28,830	\$38,440	\$48,050	\$57,660	\$76,880	\$96,100	\$115,320	\$124,930	\$158,565
4	\$32,010	\$42,680	\$53,350	\$64,020	\$85,360	\$106,700	\$128,040	\$138,710	\$176,055
5	\$34,590	\$46,120	\$57,650	\$69,180	\$92,240	\$115,300	\$138,360	\$149,890	\$190,245
6	\$37,140	\$49,520	\$61,900	\$74,280	\$99,040	\$123,800	\$148,560	\$160,940	\$204,270
7	\$39,720	\$52,960	\$66,200	\$79,440	\$105,920	\$132,400	\$158,880	\$172,120	\$218,460
8	\$42,270	\$56,360	\$70,450	\$84,540	\$112,720	\$140,900	\$169,080	\$183,170	\$232,485

Source: U.S. Department of Housing and Urban Development

Income Bands and Percent of AMI

Income Band	Percent of AMI
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Income Band	Percent of AMI
Extremely Low-Income	0-30%
Very Low-Income	31-50%
Low-Income	51-80%
Moderate-Income	81-120%
Middle-Income	120-165%

2019 New York City Area Affordable Monthly Rents

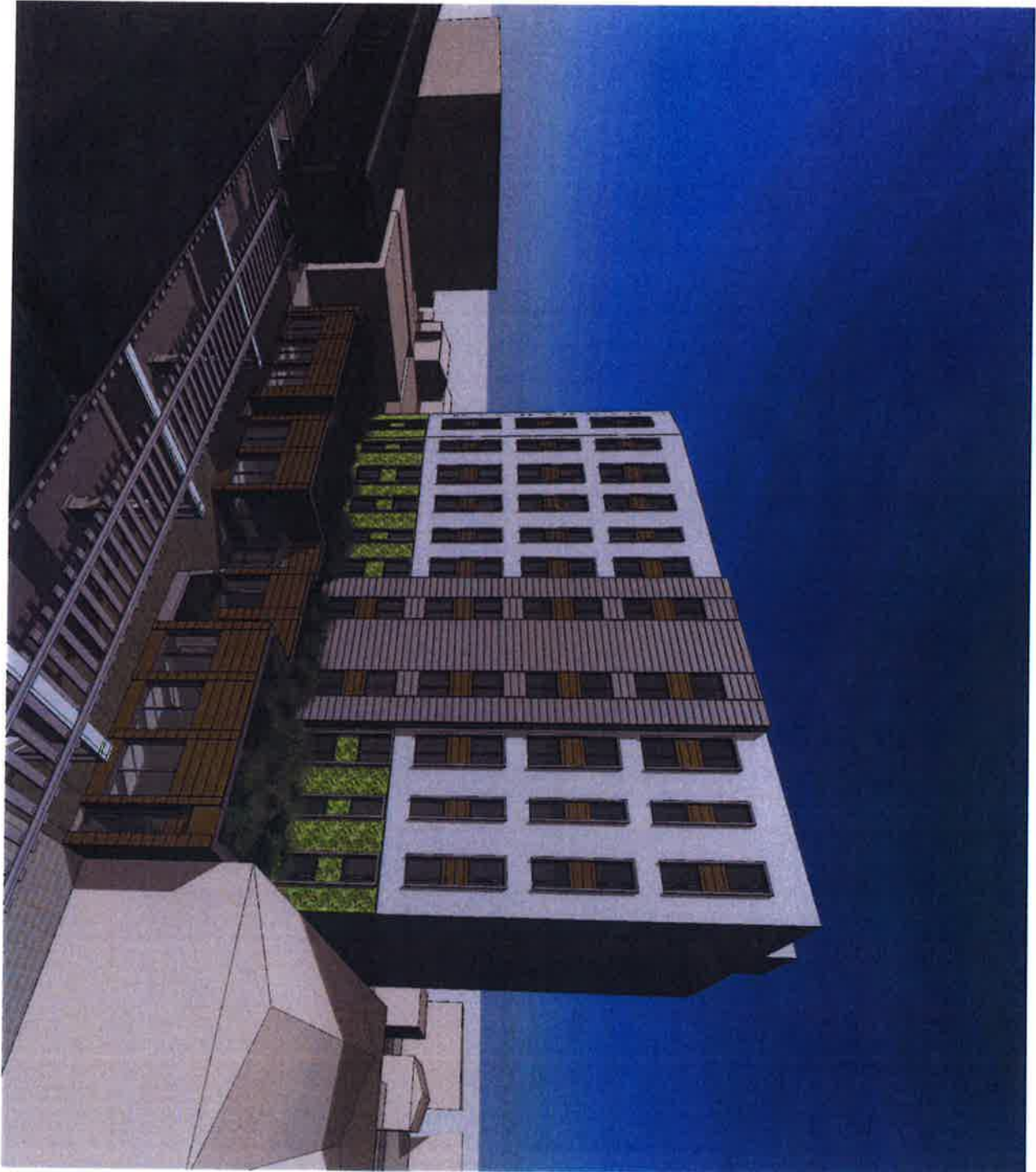
How do I use this chart?

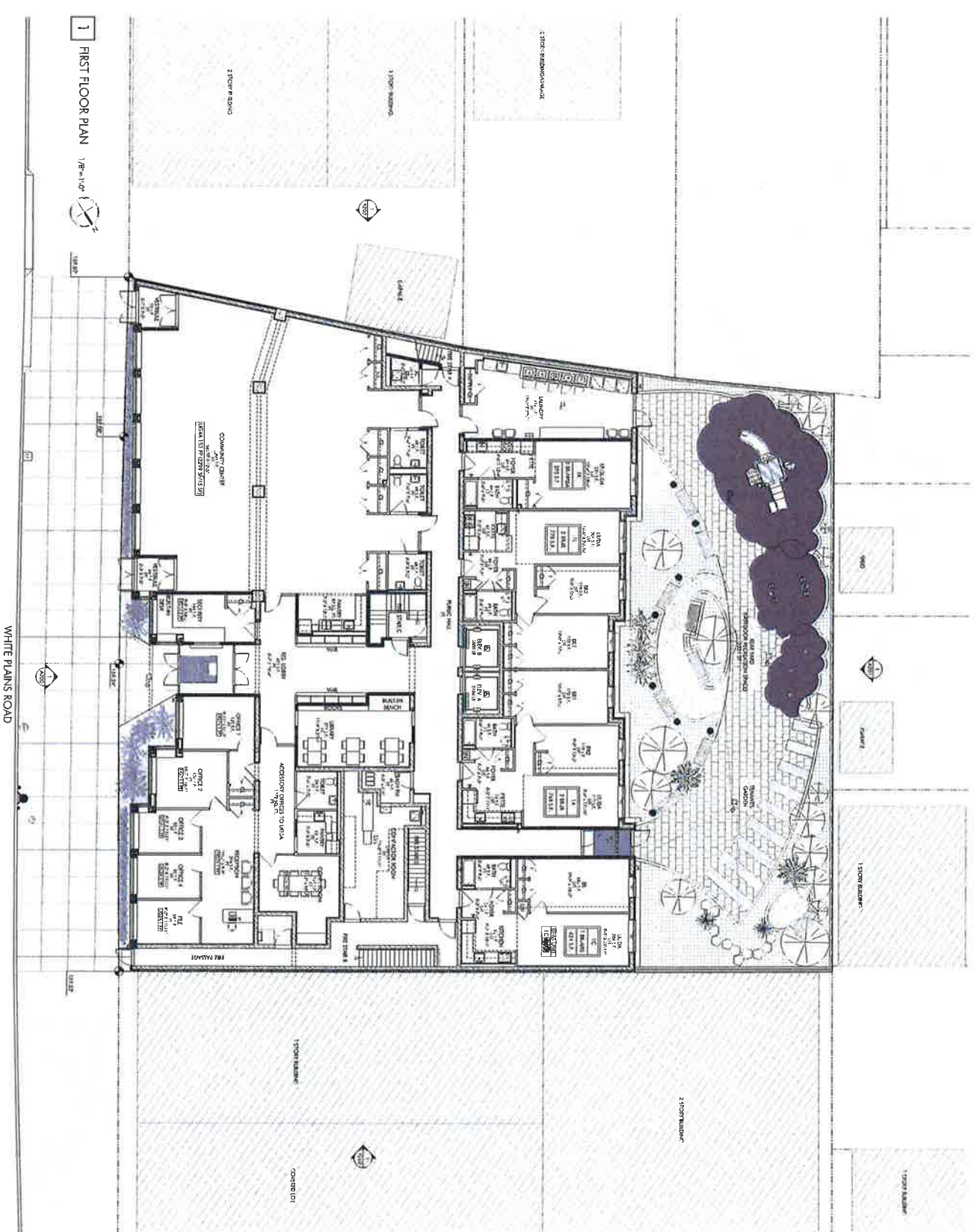
1. Find your percent of AMI in the chart above.
2. Locate your percent of AMI in this chart to see how much rent is considered affordable for each apartment size listed in the column under "Unit Size."


Unit Size	30%	40%	50%	60%	80%	100%	120%	130%	165%
Studio	\$375	\$535	\$696	\$856	\$1,225	\$1,545	\$1,866	\$2,026	\$2,587
One-bedroom	\$481	\$681	\$881	\$1,081	\$1,542	\$1,942	\$2,342	\$2,542	\$3,243
Two-bedroom	\$588	\$828	\$1,069	\$1,309	\$1,862	\$2,342	\$2,823	\$3,063	\$3,904
Three-bedroom	\$672	\$949	\$1,227	\$1,504	\$2,143	\$2,698	\$3,253	\$3,530	\$4,501

*Assumes tenant pays electricity, no electric stove. Rents are approximate and have been calculated at 30% of annual gross income of the target AMI. For low-income bands, rents are based on 30% of 27%, 37%, 47%, and 57% of AMI. All rents are subject to program requirements.


Note: Refer to 421-a, HOME/LIHTC, program term sheets, or unit advertisements for more specific information. You can also see if you qualify for the Housing Connect Lottery in general, by taking a look at eligible income levels by household size.








Robert Samson
Development



The Doe Fund



WHITE PLAINS ROAD

OWNER
THE DOE FUND
125 WEST 109TH STREET | NEW YORK, NY 10029
TEL: 212 633 3200


STRUCTURAL CONSULTANT
DOMINICK R PULLA ASSOCIATES, PC
143 BAY STREET | HAVACK, NY 10960
TEL: 845 277 7753 | FAX: 845 277 6577

ARCHITECT
JOSELOW & ASSOCIATES, LLC
30 GLENN ST. SUITE 201 | WHITE PLAINS, NY 10693

NO.	REVISION	SHEET
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DATE: 01/08/20
JOB #: 18118
DESIGNER: CFP/JAM

DRAWING #: A-1111.00
24 OF 89



OCV ARCHITECTS
14 WEST 47TH STREET, SUITE 400
NEW YORK, NY 10036
TEL: 212 633 3200



OWNER
THE DOE FUND
 245 531 1030 STREET | NEW YORK, NY 10029
 TEL: 212 485 2500 |

STRUCTURAL CONSULTANT
DOMINICK R PULA ASSOCIATES, PC
 143 MAIN STREET | MANHATTAN, NY 10040
 TEL: 845 727 7753 | FAX: 845 727 6377

ARCHITECT
JOSELOW & ASSOCIATES, LLC
 30 GLEN ST. SUITE 203 | WHITE PLAINS, NY 10603

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PROJECT
4519 WHITE PLAINS RD
BRONX, NY 10470

SECOND FLOOR PLAN

OCV ARCHITECTS
 140 WEST 10TH STREET, SUITE 400
 NEW YORK, NY 10011
 TEL: 212 255 1100 | FAX: 212 255 1101
 WWW.OCVARCHITECTS.COM

DATE
 01/08/20

PROJECT NO.
 A-112.00

SCALE
 1/8" = 1'-0"

DESIGNED BY
 CFP/AM

DATE
 01/08/20

PROJECT NO.
 A-112.00

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 1/8" = 1'-0"

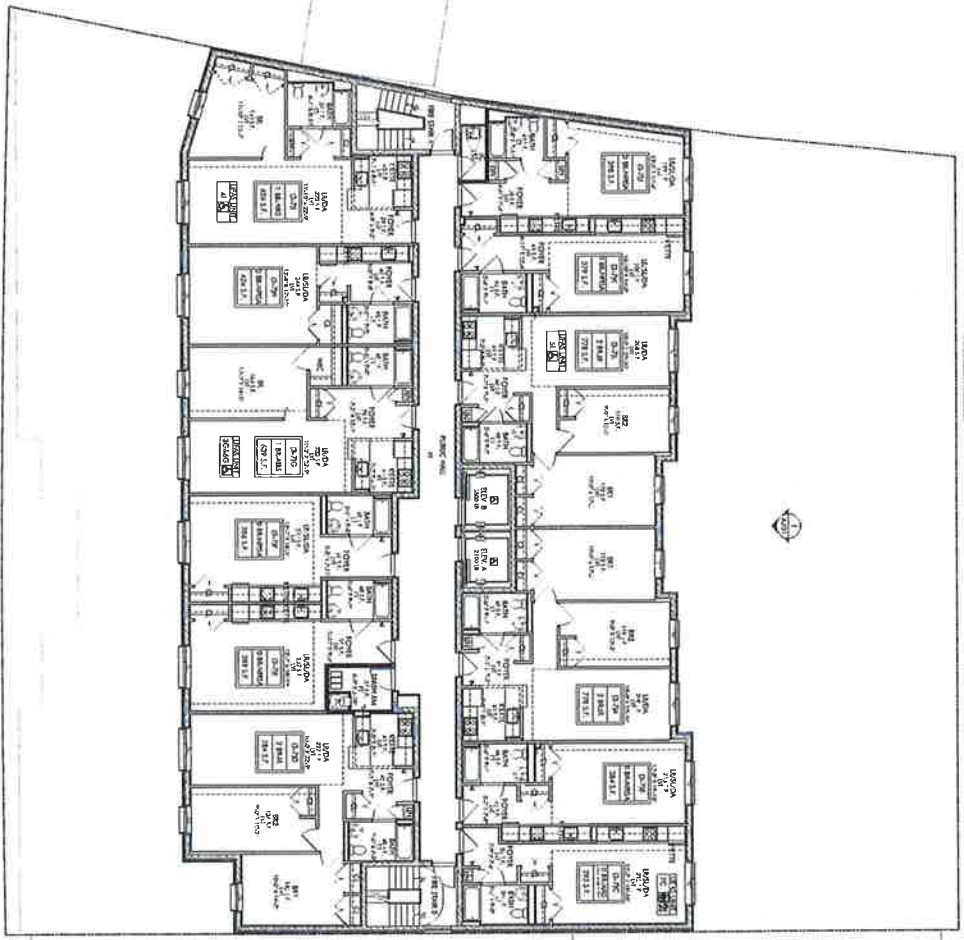
DESIGNED BY
 CFP/AM



1 SECOND FLOOR PLAN



1 TYPICAL (3RD - 7TH) FLOOR PLAN 1/8"=1'-0"



OCV
 CONSULTANTS ARCHITECTS
 14 EAST 9TH STREET, 8TH FLOOR
 NEW YORK, NY 10003
 TEL: 212 688 5207 | FAX: 212 688 5207

DATE: 01/08/20
 JOB #: A-113.00
 DRAWN BY: CFP/AM
 CHECKED BY: 18118

26 OF 89

4519 WHITE PLAINS RD
 BRONX, NY 10470

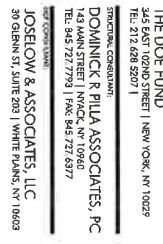
TYPICAL (3RD-7TH)
 FLOOR PLAN

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OWNER:
THE DOE FUND
 345 EAST 102ND STREET | NEW YORK, NY 10029
 TEL: 212 688 5207 |

ARCHITECTURAL CONSULTANT:
DOMINICK R PILLA ASSOCIATES, PC
 148 MAIN STREET | NYC, NY 10060
 TEL: 945 271 7791 | FAX: 945 271 6877

ARCHITECTURAL CONSULTANT:
JOSELOW & ASSOCIATES, LLC
 30 GLENN ST. SUITE 202 | WHITE PLAINS, NY 10603



DATE: 01/08/20
 JOB #: A-113.00
 DRAWN BY: CFP/AM
 CHECKED BY: 18118

Robert Shapiro
 Development

The Doe Fund





OWNER
THE DOE FUND
345 DOG TOWN STREET | NEW YORK, NY 10029
TEL: 212 585 9200

STRUCTURAL CONSULTANT
DOMINICK R PILLA ASSOCIATES, PC
143 MAN STREET | NYC, NY 10060
TEL: 646 727 7793 | FAX: 646 727 8877

NY CONSULTANT
JOSELOW & ASSOCIATES, LLC
30 GLENN ST. SUITE 203 | WHITE PLAINS, NY 10603

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4519 WHITE PLAINS RD
BRONX, NY 10470

PROJECT TITLE
8TH & 9TH
FLOOR PLAN



DATE
01/08/20

JOB #
18J18

DRAWN BY
CFP/AM

SCALE
A-114.00

27 OF 89



1 8TH & 9TH FLOOR PLAN

1/8" = 1'-0"



District Manager's Report

November 21, 2019

Good evening Board Members, welcome to a special edition of Community Board 12's General Full Board Meeting. We are meeting a week earlier than normal because we celebrate Thanksgiving next week. I am thankful for many things and I wanted to express my gratitude to everyone here including our audience members and anyone watching on Bronxnet or Facebook. This is a special job that not everyone gets to do. I am grateful for the confidence you have placed in me. I am having a lot of fun.

The purpose of these reports are to highlight things that we are required to do and let you know what comes across my desk. For example, earlier this week several Board Members attended a Conflict of Interest Board training session in the Borough President's Office. It was very informative and necessary because several Boards throughout the City have run afoul of their roles and gotten into trouble. I should not be here articulating this but I must. We are not here to enrich ourselves. We are not here for adulation. If you want respect earn it. You need to be mindful of others. You need to speak to their interests and desires.

Let me give an example, on November 7th Community Board 11 held a town hall meeting that drew more than 1,000 people including all their elected officials according to press reports to protest the opening of a methadone clinic at 2500 Williamsbridge Road. It was so large they were forced to hold two one-hour sessions to accommodate everyone that showed up. They along with their elected officials were able to apply enough pressure to make the clinic basically walk away from that facility. Every professional in the field will tell you that the City has an opioid epidemic. Moreover, they will tell you that they need more treatment facilities. They tend to open facilities in communities that have the problem. They don't want their clients traveling to far for services. Let's contrast that with the Department of Health's decision to open-up a diversion center to divert those suffering from a crisis into a treatment facility rather than get arrested by the NYPD. That facility is scheduled to open in the next few weeks before the new year. Community Board has its share of individuals that are suffering and can use these services but this is by no means the precinct with the highest rate of 911 calls for this help. As a matter of fact we are not even top three in the Bronx. Citywide we don't even crack the top ten. The worst precincts are in Brooklyn but the City is not opening any facilities in Brooklyn yet. Right now there are only two and the only one in the Bronx is right here in our district. We held several meetings with both DOH and the NYPD and we barely had 50 people show up. I am bringing this up because I want to highlight the things that we should be discussing.

We should be talking about organizing this community in ways that benefit everyone. I have been at odds with the Department of Homeless Services since I arrived here in 2015. In February 2017 Mayor DeBlasio and Commissioner Steven Banks released "Turning the Tide" which was their blueprint to deal with homelessness. Part of that plan was to close cluster site housing and the use of commercial hotels to house homeless people. Cluster sites are apartments in any building where less than 50% of the units in the building were occupied by homeless individuals. But the biggest thing about the Mayor's report was that they were looking to open an additional 90 transitional shelters across this City to deal with the homeless crisis. My beef with the administration is that this Community Board is exporting more homeless people into the shelter system than we are housing by more than 900 beds meaning we stand to get a couple of new shelters. To add insult to injury we have several shelters in our district that are classified as hotels but are used as homeless shelters. If you read the report the City does not acknowledge this discrepancy. They tell me those shelters are not hotels despite their Certificate of Occupancy stating otherwise. My final point will be that there was an article three weeks ago about a

Mark Stagg building in our district that Governor Cuomo was opening an investigation on because of poor management. That building is a homeless shelter. More than 80% of the units in that building are occupied by formerly homeless people. That building is owned by Mark Stagg. He owns several buildings in our district that are operate in the same manner. He's not alone. The Doe Fund will be operating a similar shelter for formerly homeless veterans and seniors. We voted in favor of that facility. My point is these facilities don't count towards our bottom line. So in addition to all this supportive housing we have DHS intends to open more than 900 more beds in our district in the name of equity and shouldering our fair share. Are we prepared to fight back? Are we organized and will we be ready to mobilize if necessary.

That is how we change our standing and effectuate change. We are not going to change zoning in our transit district. Please note that Mayor DeBlasio and this City Council voted in favor of all that you are seeing now happening on White Plains Road. The building on East 241st Street and the building on East 212th Street are the results of those zoning changes. I was a brand-new District Manager when that vote happened. Every Community Board in the Bronx voted against the rezoning but it still prevailed in the City Council. Moreover, the City of New York just went through two Charter Revision Commissions in 2018 and 2019. Although boards across the City wanted more say in the ULURP process none of it made it to a voting item. The City Council and the Mayor did not want to reduce their influence on the ULURP process. Community Boards still serve in an advisory role in the process. But we have an opportunity going forward with the Boston Road rezoning. We will have an opportunity to make suggestions and influence public opinion on what we would like to see along Boston Road. Are we ready for that?

Conclusion

Today marks my 1,571st day as your District Manager or 4-years, 3-months and 18th day of my tenure here. I look forward to each and every day at the Board.

Thank you and Good Night