



The City of New York
Bronx Community Board Three

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311	& Information for NYC

Comm. Bd. Info go to: nyc.gov/bronxcb3

RUBEN DIAZ, JR.PEN
BRONX BOROUGH PRESIDENT

REV. DR. BRUCE C. RIVERA
CHAIR

VACANT
DISTRICT MANAGER

HOUSING, LAND-USE & ECONOMIC DEVELOPMENT COMMITTEE MINUTES

Date: 11/15/21
Place: CISCO WebEx Teleconference Platform
Time: 6:00 P.M.

Members Present

Kolaco Acqui
 Dawn Carter
 Gilberto Constantinez Jr.
 Vladimir Cruz
 Wanda Ellis
 Maurice Gray
 Victor Latimer
 Tracie Lucas Lord
 Aubrey Mike
 Gina Newton
 Aazam Otero
 Amanda Reed
 Rev. Dr. Bruce C. Rivera
 Alexis Salgado
 Sarah Torres
 Keziah Sullivan

Staff Present

Etta F. Ritter

Members Excused

Randy Dillard
 Gina Newton

Guests Present

Sandra Erickson, Sandra Erickson Real Estate Inc.
 William Bollinger, JCAL Development Group, LLC
 Josh Weissman, JCAL Development Group, LLC
 Jack Coogan, OCU Architects
 Ted Weinstein, HPD

Call To Order

Ms. Kolaco Acqui, chairperson of the joint Housing, Land-Use and Economic Development Committee, called the meeting to order at 6:05pm.

Approval of Minutes

At this time, Ms. Kolaco requested that a motion be entertained to approve the minutes of the prior meeting held on Monday, October 18, 2021.

Motion

It was motioned by Dawn Carter and seconded by Olympia Stripplin to approve the minutes of the prior meeting on Monday, October 18, 2021, with any necessary corrections, if there be any.

All In Favor

Motion Carried

EXECUTIVE OFFICERS

Rev. Frederick Crawford
 1st Vice-Chairperson

Joetta Brown
 2nd Vice-Chairperson

Keziah Sullivan
 Secretary

Kathy Johnson-Morris
 Treasurer

Rita Jones
 Sgt.-at-Arms/Parliamentarian

Presentation(s)

Sandra Erickson, William Bollinger, Josh Weissman – Neighborhood Infill Partners, Jack Coogan, OCU Architects, Ted Weinstein, NYC Department of Housing, Preservation & Development

Topic: Discuss the proposed plans to create affordable homeownership opportunities through NYC's Neighborhood Infill Housing Opportunities Program (NIHOP) on various vacant lots located at 1312-1325 Chisholm & 3341 Third Avenue, within Community District Three. The development will consist of 23 co-op units and four 2- family homes

- ❖ 1312-14 Chisholm Street
- ❖ 1325 Chisholm Street
- ❖ 1319 Chisholm Street
- ❖ 1319A Chisholm Street
- ❖ 3341 Third Avenue

Ms. Kolaco Acqui, chair of the Housing, Land-Use & Economic Development Committee, introduced Ms. Sandra Erickson from Sandra Erickson Real Estate Inc., Mr. William Bollinger and Mr. Josh Weissman the Neighborhood Infill Partners, Mr. Jack Coogan from OCU Architects and Mr. Ted Weinstein, Director of Bronx Planning, NYC Department of Housing, Preservation and Development, to those in attendance.

Mr. Ted Weinstein stated that HPD has identified various city-owned vacant properties throughout the five (5) boroughs that will be developed or redeveloped through a housing program. Mr. Weinstein noted that HPD also created a city-wide list of vacant city-owned properties that were developable; however, they were not selected to be part of any housing program. The vacant city-owned properties that were not selected to be part of a program were put into clusters via geographic proximity, and the size of the properties. HPD created four (4) cluster sites of vacant city-owned properties in the Bronx. HPD held a Request for Qualifications (RFQ), and the best proposals were selected to match up with the cluster sites. The Morrisania/Morris Heights-Open Door cluster site was created. Mr. Weinstein noted that there is a total of 12 sites which cover six (6) different Community Districts.

HPD and its development team will be visiting the six different Community Boards noting that some of the cluster sites may require ULURP certification and approval. In this case, the co-op building proposed at 1312-14 Chisholm Street within Community District Three requires ULURP certification and approval. Mr. Weinstein noted that tonight's meeting is for informational purposes and to inform the community members on what HPD is proposing through NYC's Neighborhood Infill Housing Opportunities Program (NHOP). Mr. Weinstein mentioned that HPD is looking to certify the ULURP Application within the next two months. Upon the ULURP being certified HPD and the development team "Neighborhood Infill Partners LLC" will come back before the committee to request ULURP approval at that time for the co-op building.

Ms. Sandra Erickson from Erickson Real Estate Inc., gave a brief overview of her commitment of having owned, managed, and developed affordable housing throughout the South Bronx. Ms. Erickson noted that the South Bronx has one of the lowest homeownership rates in the country. At this time a PowerPoint presentation was shared with those in attendance.

The following five (5) sites are being proposed for development within Community District as follows:

1312-14 Chisholm Street a proposed co-op building consisting of 23 units. The unit breakdown is as follows:

- 1- Studio
- 11- 1-bedrooms
- 11- 2-bedrooms

This will be a six-story elevator building. The Cellar will consist of a work-out room and storage areas. The building will be fully compliant in aspects of zoning within the neighborhood. It will be constructed from brick and concrete. The development team is looking to have a nice mix of renters. This will be a limited equity co-op building with a 40-year tax exemption.

1319 Chisholm Street a proposed two-family house. The unit breakdown is as follows:

- Owner's unit – 3 bedroom
- Rental unit – 2 bedroom

This location will be excavated for a one car garage due to a big rock outcropping. The owner's unit will be a duplex apartment. The first floor will have the kitchen, dining area and living room and on the second floor there will be 3-bedrooms and a bathroom. The rental unit will be on the third floor, consisting of a two-bedroom apartment.

EXECUTIVE OFFICERS

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1319A Chisholm Street a proposed two-family house. The unit breakdown is as follows:

Owner's unit – 3 bedroom

Rental unit – 2 bedroom

This will be an adjoining building with a one car garage on the first floor. The owner's unit will be a duplex apartment. The first floor will have the kitchen, dining area and living room and on the second floor there will be 3-bedrooms and a bathroom. The rental unit will have a private staircase to go up to the third floor.

1325 Chisholm Street a proposed two-family house. The unit breakdown is as follows:

Owner's unit – 3 bedroom

Rental unit – 2 bedroom

This location does not have a rock outcropping issue therefore the garage is street level. The homeowner's access to the first floor allows them access to a garden outside along with the kitchen, dining area, living room and bathroom. The second floor will have 3-bedrooms and a bathroom. The rental unit will have a private entrance to the third floor with access via private stairs to a 2-bedroom unit.

3341 Third Avenue a proposed two-family house. The unit breakdown is as follows:

Owner's unit – 3 bedroom

Rental unit – 2 bedroom

The configuration of this block and lot is narrow. The owner's unit will be a triplex with a garage on the first floor and a one-bedroom. The second floor will have a kitchen, dining area and living room and another bedroom. The third floor will have a one-bedroom. The rental unit will be a duplex above with a private entry.

The Neighborhood Infill Partners LLC will use traditional materials such as: fire proofing materials, brick siding, higher grade windows for sound proofing, high energy efficient and state of the art heating and cooling systems, thermal insulation, and LED lighting.

At this time, questions and concerns were entertained and answered. Mr. Ted Weinstein noted that he and the development team will be returning before the joint committee in 2022, to entertain the ULURP Application for the co-op building.

Ms. Kolaco Acqui, thanked the presenters for a great presentation. Please see the attached PowerPoint presentation.

Old Business/New Business

Currently, there was no new business to discuss.

Adjournment

The meeting was adjourned at 8:00pm. You can view this meeting in its entirety at: <https://www1.nyc.gov/site/bronxcb3/meetings/housing-land-use-economic-development-virtual-meetings.page>

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MORRISANIA / MORRIS HEIGHTS-OPEN DOOR

PRESENTATION TO BRONX CB 3
11/15/2021



**Sandra Erickson
Real Estate Inc**

SITE ADDRESS

1312-1314 CHISHOLM STREET // BLOCK: 2972 // LOTS: 15&16
1319 CHISHOLM STREET // BLOCK: 2971 // LOT: 39
1319.5 CHISHOLM STREET // BLOCK: 2971 // LOT: 38
1325 CHISHOLM STREET // BLOCK: 2971 // LOT: 35
3341 THIRD AVENUE // BLOCK: 2370 // LOT: 143

SPONSOR / DEVELOPER

NEIGHBORHOOD INFILL PARTNERS LLC

A JOINT VENTURE BETWEEN:
SANDRA ERICKSON REAL ESTATE INC.
1920 ANTHONY AVENUE, SUITE 1, BRONX, NY 10457

JCAL
DEVELOPMENT GROUP LLC

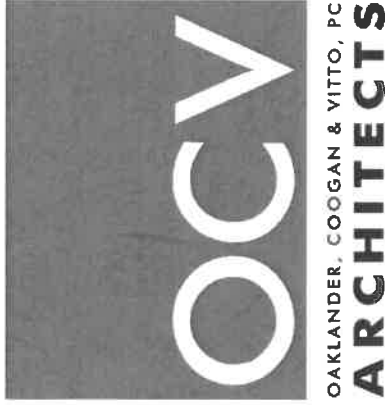
&
JCAL DEVELOPMENT GROUP LLC
55 BRUCKNER BLVD, BRONX, NY 10454

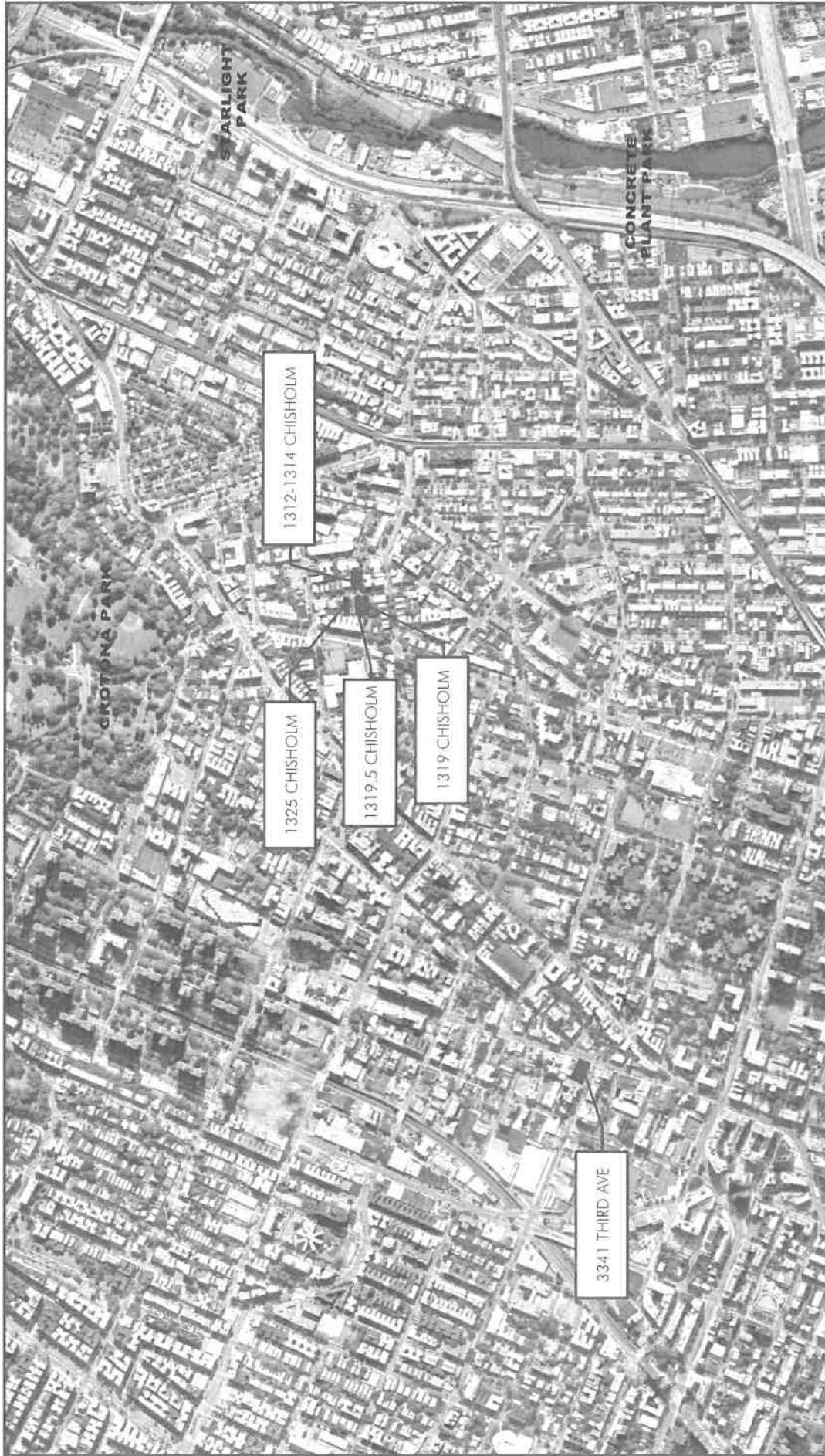


OAKLANDER, COOGAN & VITTO, PC
ARCHITECTS



- MWBE Certified - established in 1984
- Neighborhood based property management, 35 Bronx buildings under management
- Commitment to community: Bronx CB7, Bronx chamber BOEDC - BIC Vice-chair SBA LENDERS, YMCA
- 30+ Years' experience designing innovative and sustainable projects for supportive, affordable, and market rate housing in New York City and State.
- Partners and works with local non-profit organizations, government agencies, corporations and private developers.
- Designs focus on the health and welfare of end users and the sustainability of the building and site.
- Bronx-Based Affordable Housing Developer.
- Created over 1,000 units of affordable rental and homeownership housing in the Bronx.
- Extensive network of locally based MWBE sub-contractors and suppliers.





MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
BRONX COMMUNITY BOARD 3 PRESENTATION
11/15/2021

AERIAL MAP

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Sandra Erickson
Real Estate Inc

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1312-1314 CHISHOLM STREET, BRONX, NY

BLOCK: 2972

LOT: 15 (1312) & 16 (1314A, 1314B)

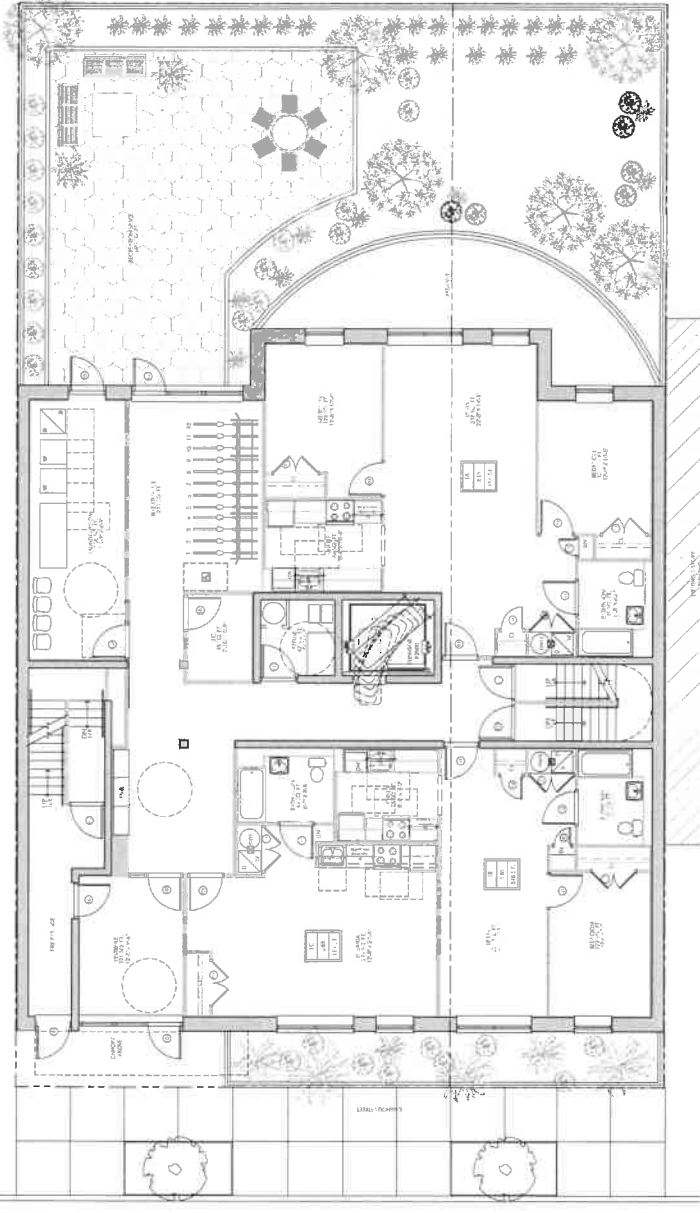


01

02



02



FIRST FLOOR PLAN

CONTEXT MAP

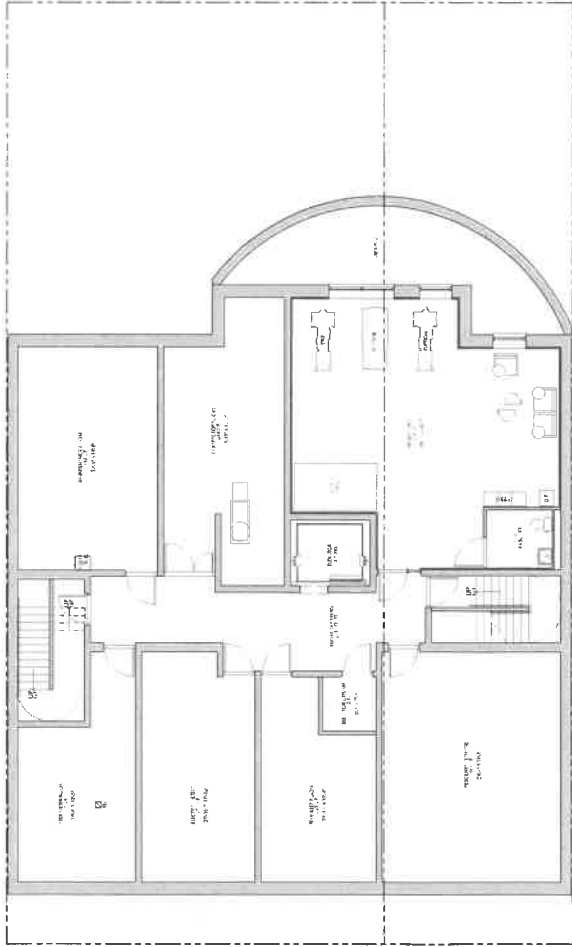
MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
BRONX COMMUNITY BOARD 3 PRESENTATION
11/15/2021

1312-1314 CHISHOLM STREET

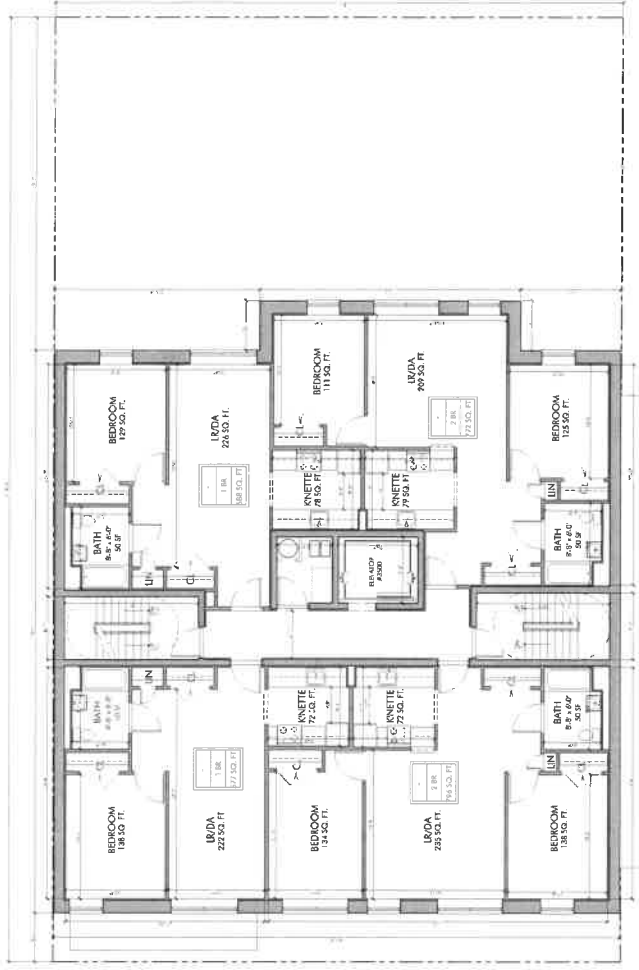
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CELLAR FLOOR PLAN



TYPICAL FLOOR PLAN (2ND - 6TH)

APARTMENT DISTRIBUTION

FLOOR	OBR	1BR	2BR	TOTALS
01	1	1	1	3
02	0	2	2	4
03	0	2	2	4
04	0	2	2	4
05	0	2	2	4
06	0	2	2	4
TOTALS	1	11	11	23

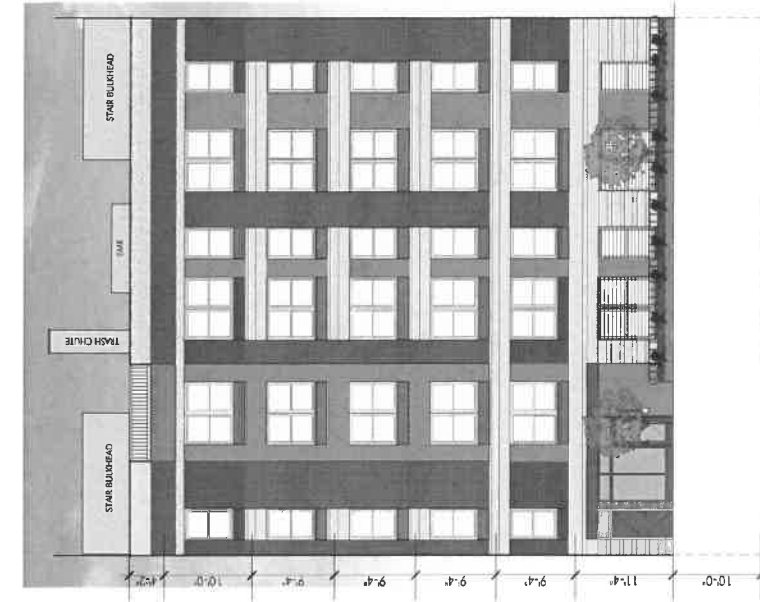
MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
 BRONX COMMUNITY BOARD 3 PRESENTATION
 11/15 / 2021

1312-1314 CHISHOLM STREET

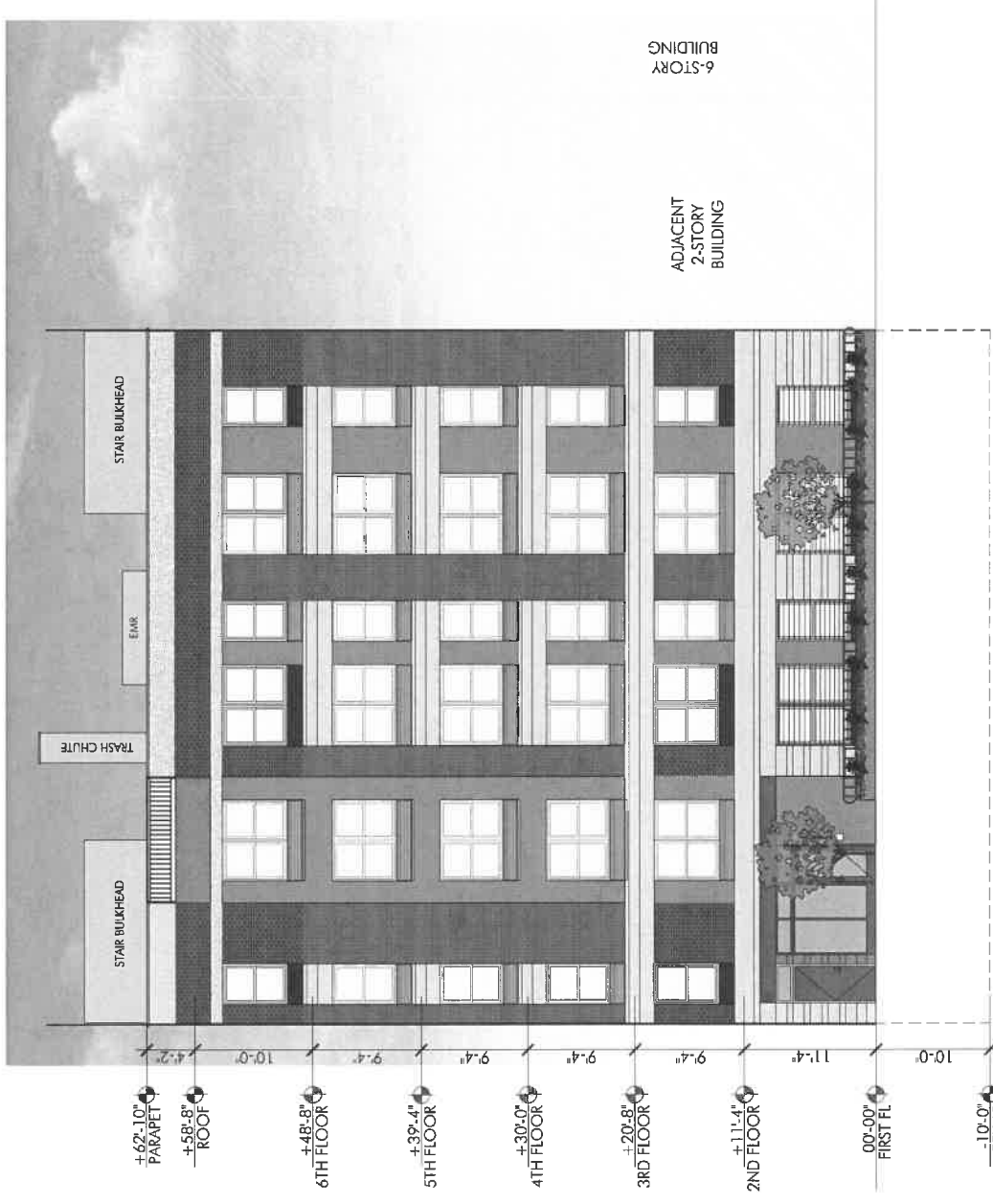
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 Sandra Erickson
 Real Estate Inc

 OCV
 ARCHITECTS
 OAKLANDER, COOGAN & WITKO, PC



REAR ELEVATION



STREET ELEVATION

ADJACENT
2-STORY
BUILDING

6-STORY
BUILDING

MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
BRONX COMMUNITY BOARD 3 PRESENTATION
11 / 15 / 2021

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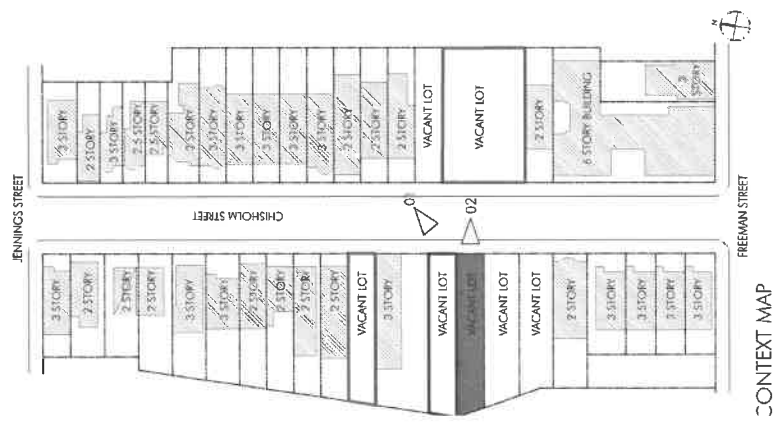
1319 CHISHOLM STREET, BRONX, NY

BLOCK: 2971
LOT: 39

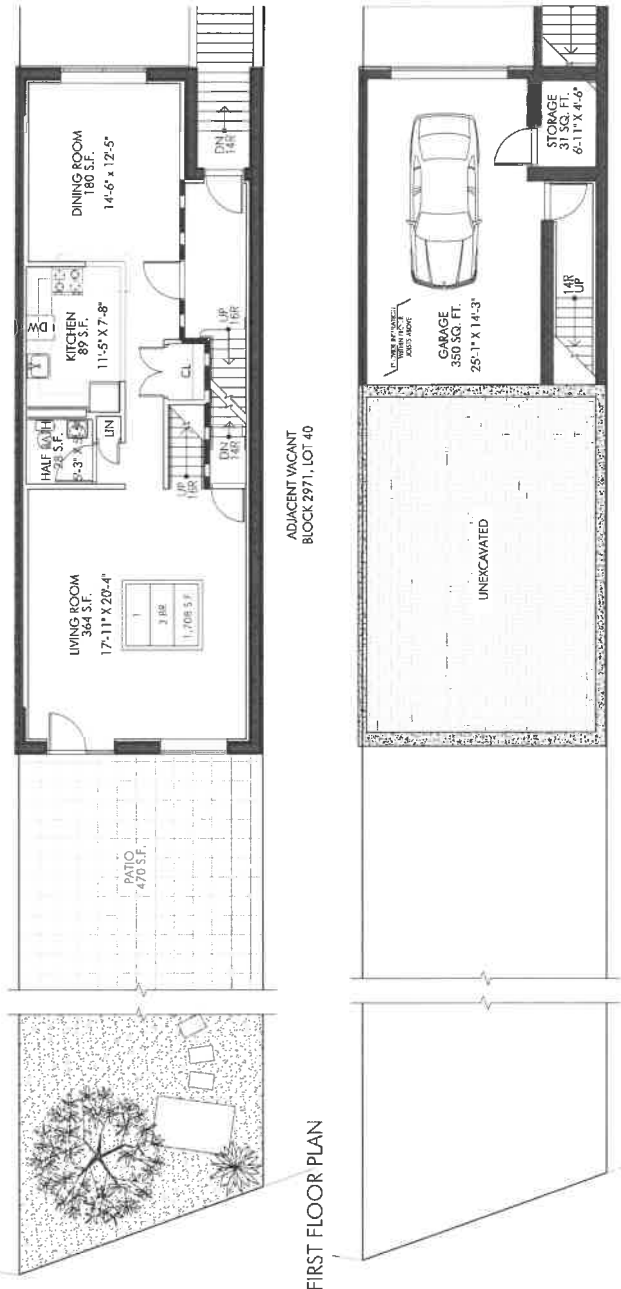


01

02



CONTEXT MAP



FIRST FLOOR PLAN

GROUND FLOOR PLAN

MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
BRONX COMMUNITY BOARD 3 PRESENTATION
11/15/2021

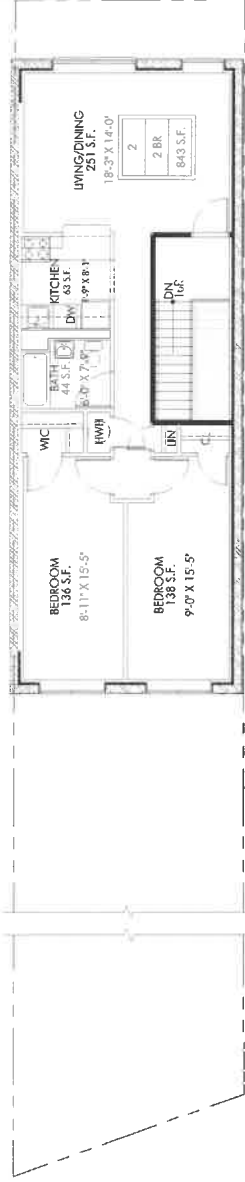
1319 CHISHOLM STREET

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Real Estate Inc

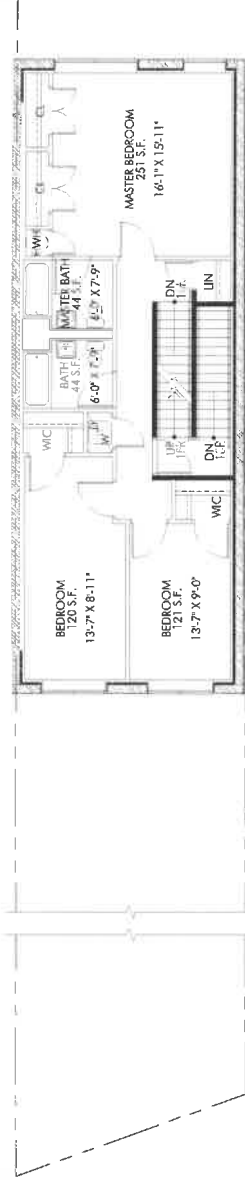
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ADJACENT VACANT
BLOCK 2971, LOT 38



THIRD FLOOR

ADJACENT VACANT
BLOCK 2971, LOT 38



SECOND FLOOR

APARTMENT DISTRIBUTION

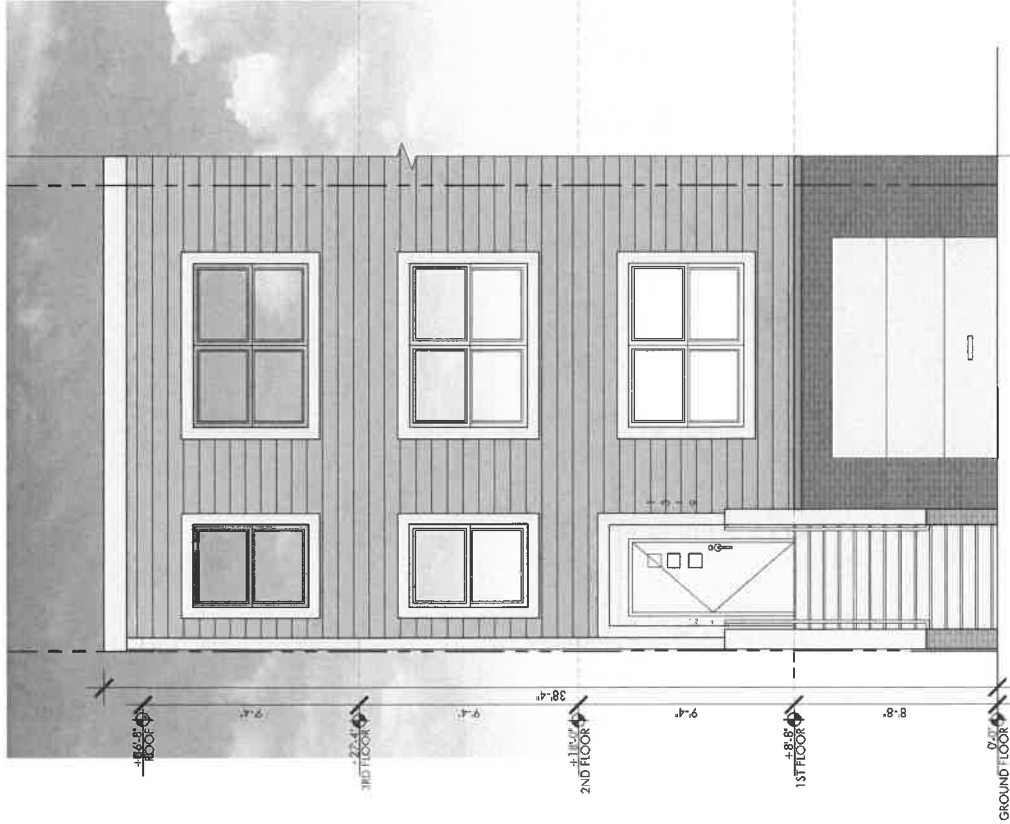
FLOOR	OBR	1BR	2BR	3BR	TOTALS
GROUND					
1ST				1	1
2ND	-	-	-	-	-
3RD	-	-	1	-	1
TOTALS	0	0	1	1	2

MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
 BRONX COMMUNITY BOARD 3 PRESENTATION
 11/15/2021

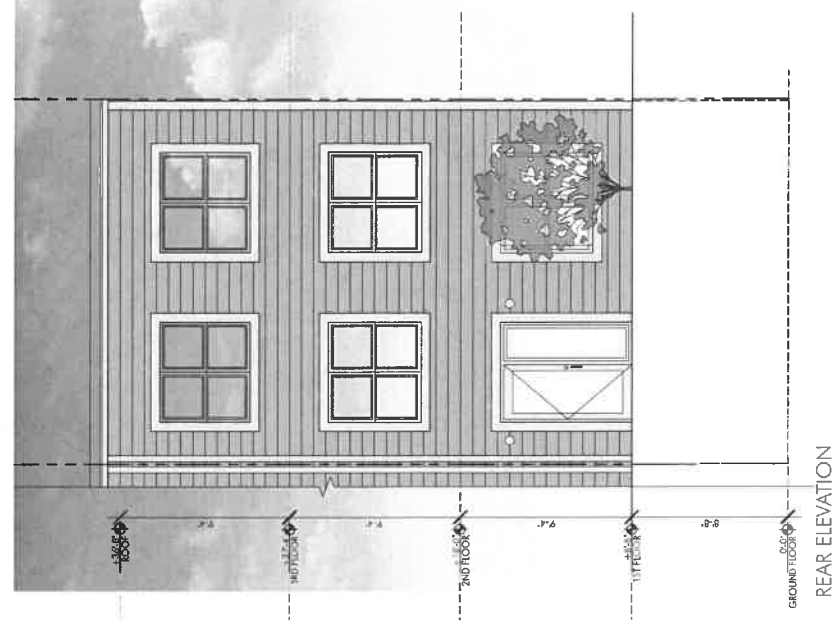
1319 CHISHOLM STREET

JCAL
 DEVELOPMENT GROUP LLC





STREET ELEVATION



REAR ELEVATION

MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
 BRONX COMMUNITY BOARD 3 PRESENTATION
 11/ 15/ 2021

1319 CHISHOLM STREET

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 DEVELOPMENT GROUP LLC


 Sandra Erickson
 Real Estate Inc


 OCV
 ARCHITECTS
 OAKLANDER, COOPER & MITCHELL

1319 1/2 CHISHOLM STREET, BRONX, NY

BLOCK: 2971

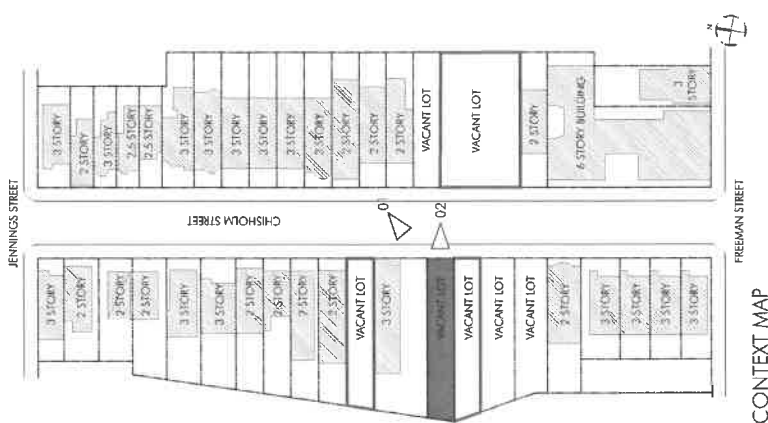
LOT: 38



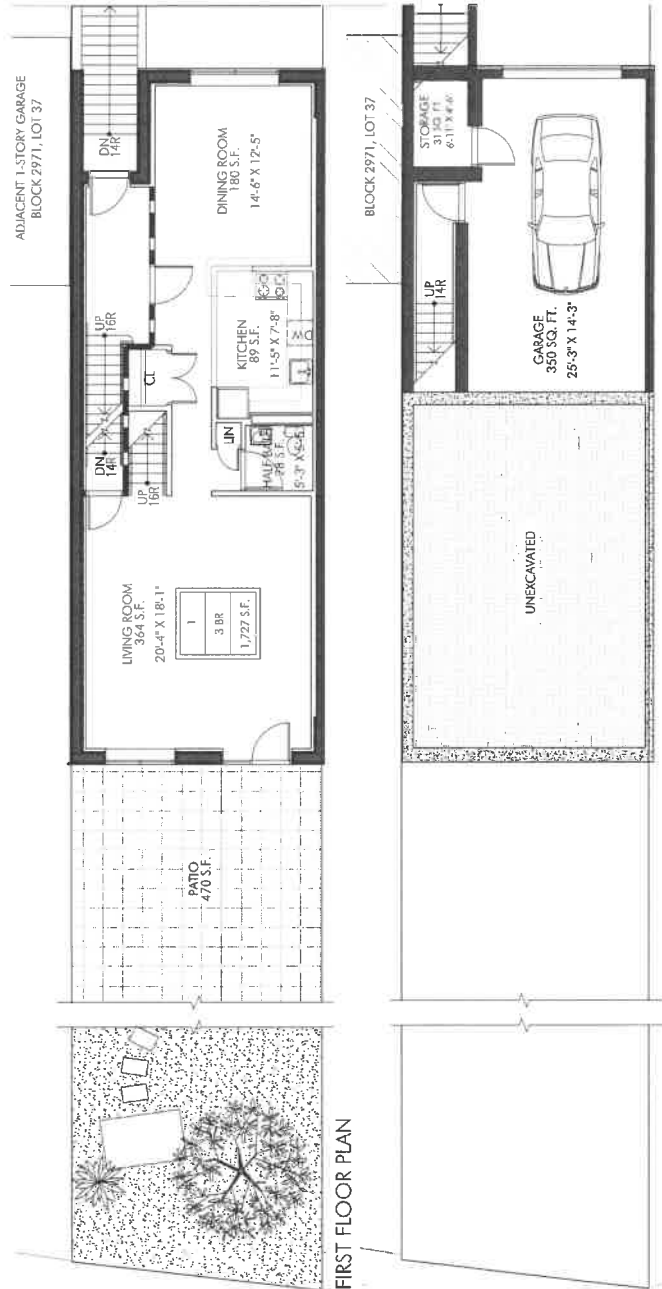
01



02



CONTEXT MAP



GROUND FLOOR PLAN

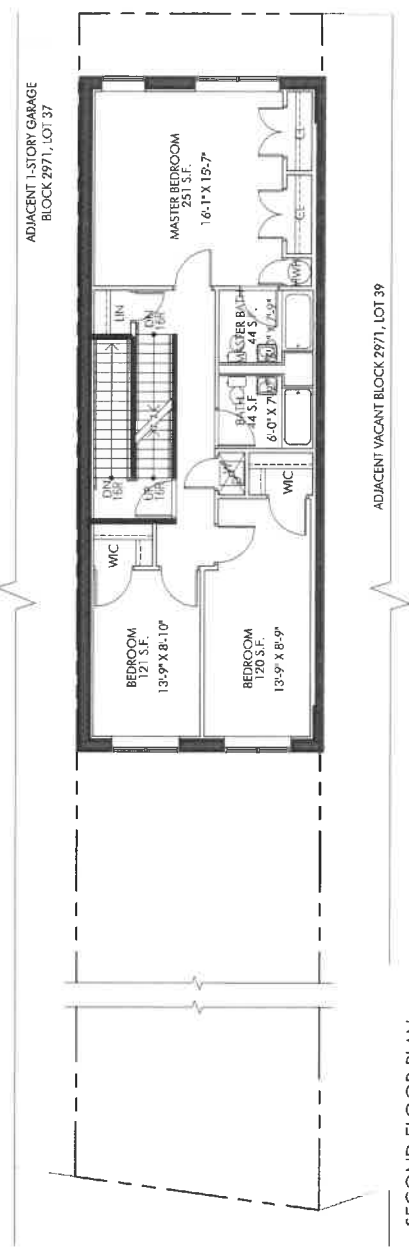
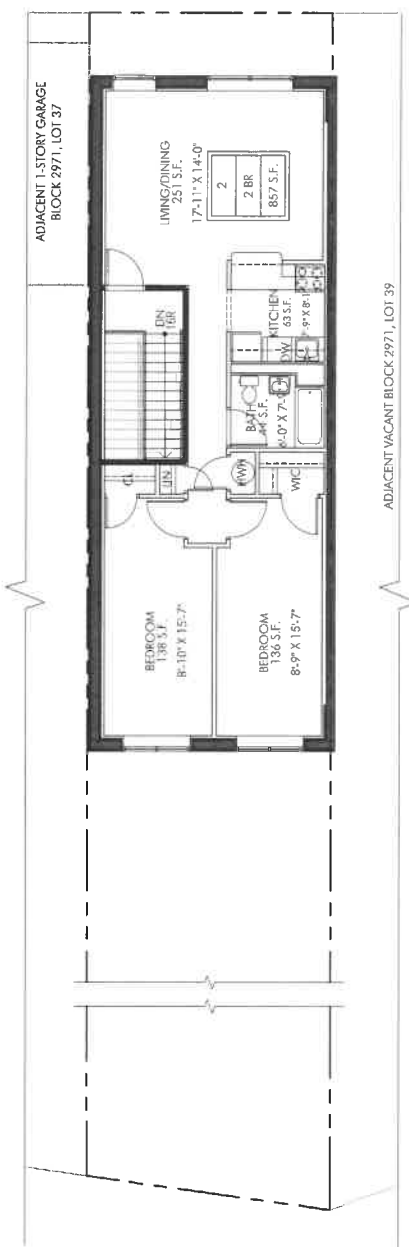
MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
 BRONX COMMUNITY BOARD 3 PRESENTATION
 11/15 / 2021

1319 1/2 CHISHOLM STREET

JCAL
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 OAKLANDER, COOGAN & VITTO, PC
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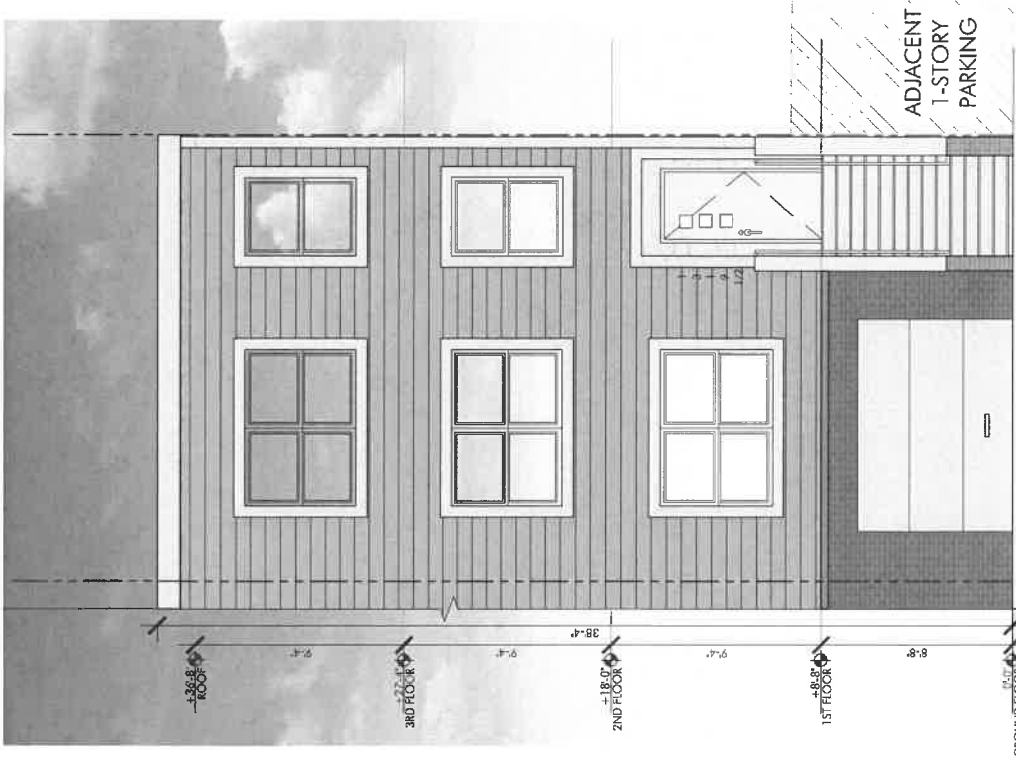
APARTMENT DISTRIBUTION

FLOOR	0BR	1BR	2BR	3BR	TOTALS
GROUND					
1ST				1	1
2ND	-	-	-	-	-
3RD	-	-	1	-	1
TOTALS	0	0	1	1	2

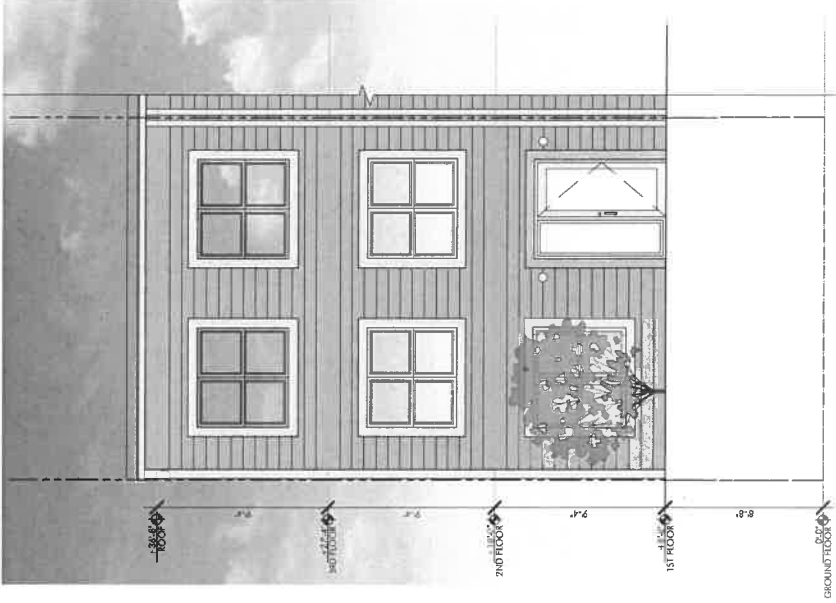
MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
BRONX COMMUNITY BOARD 3 PRESENTATION
11/15/2021

1319 1/2 CHISHOLM STREET





STREET ELEVATION



REAR ELEVATION

MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
 BRONX COMMUNITY BOARD 3 PRESENTATION
 11/ 15 / 2021

1319.5 CHISHOLM STREET

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Sandra Erickson
 Real Estate Inc

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 ARCHITECTS

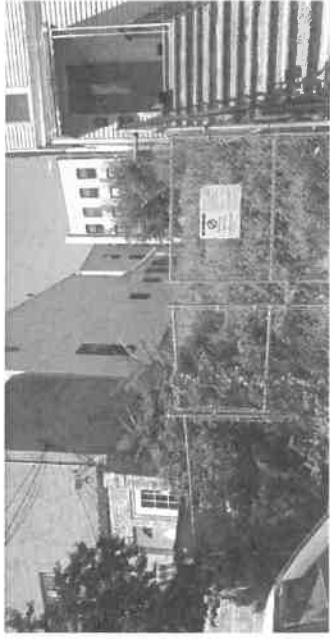
1325 CHISHOLM STREET, BRONX, NY

BLOCK: 2971

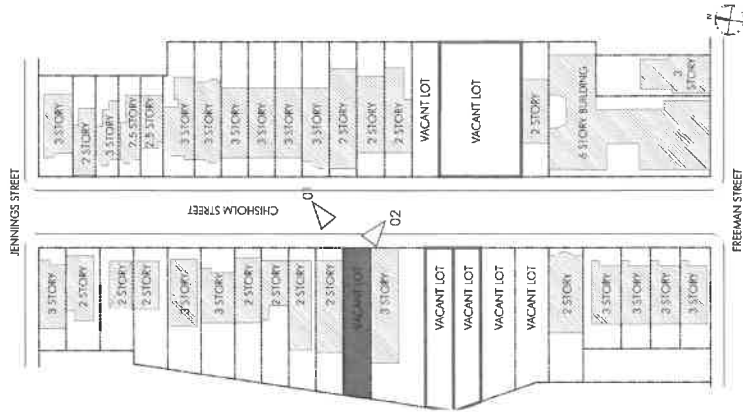
LOT: 35



01



02



CONTEXT MAP



SECOND FLOOR PLAN

FIRST FLOOR PLAN

MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
BRONX COMMUNITY BOARD 3 PRESENTATION
11 / 15 / 2021

1325 CHISHOLM STREET

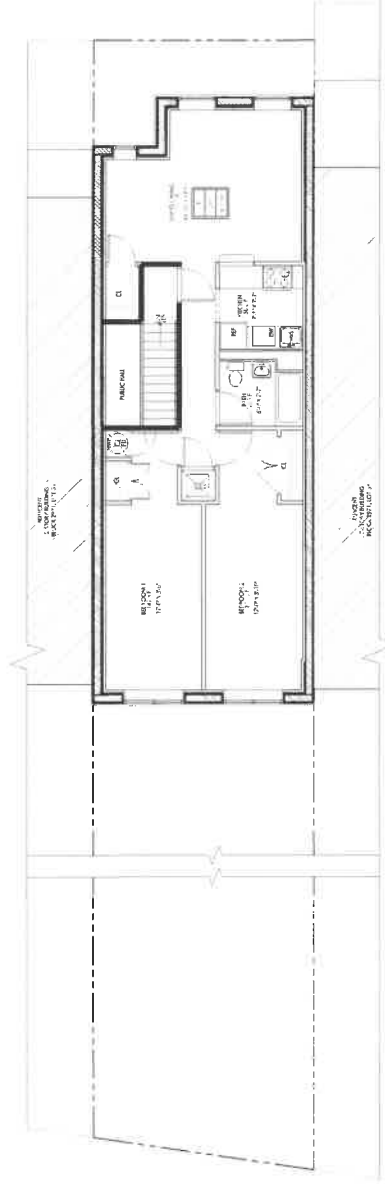
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Real Estate Inc

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APARTMENT DISTRIBUTION

FLOOR	1BR	2BR	3BR	TOTALS
01	0	0	1	1
02	0	0	0	0
03	0	1	0	1
TOTALS	0	1	1	2

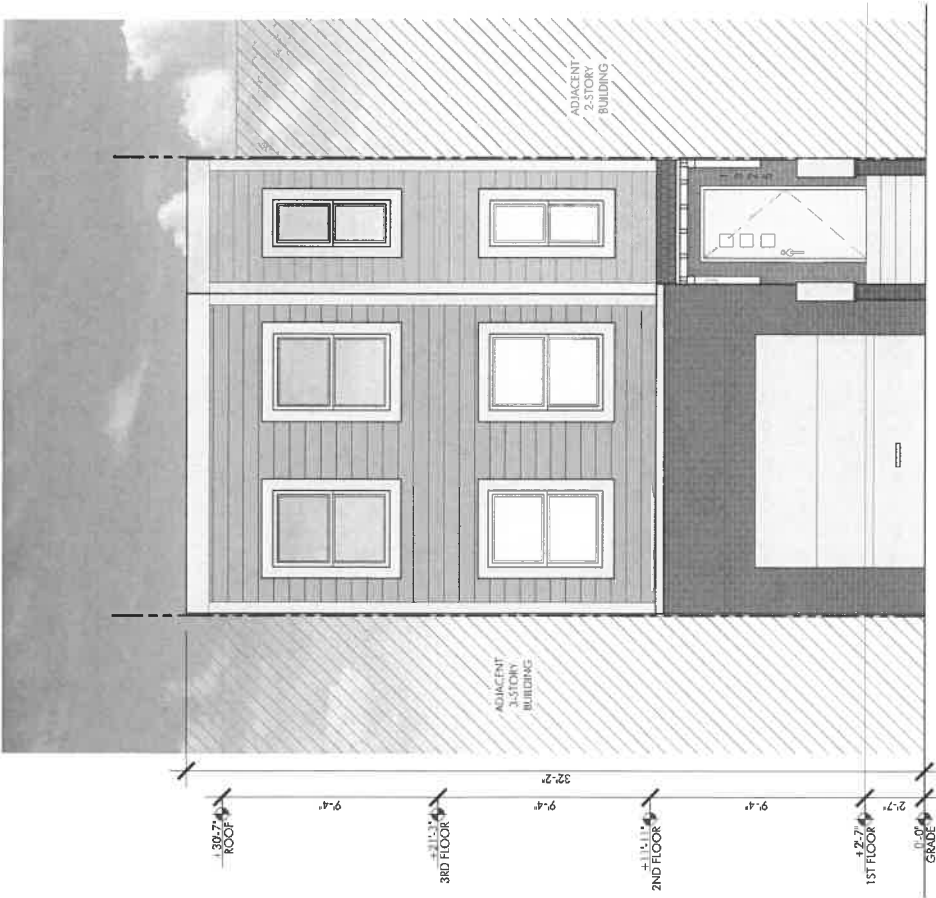


THIRD FLOOR PLAN

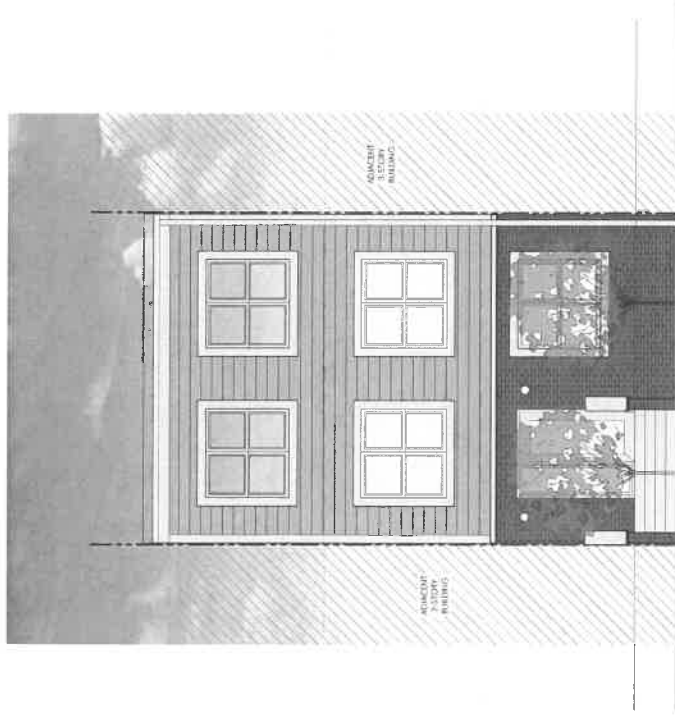
MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
 BRONX COMMUNITY BOARD 3 PRESENTATION
 11 / 15 / 2021

1325 CHISHOM STREET





STREET ELEVATION



REAR ELEVATION

MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
 BRONX COMMUNITY BOARD 3 PRESENTATION
 11 / 15 / 2021

1325 CHISHOLM STREET

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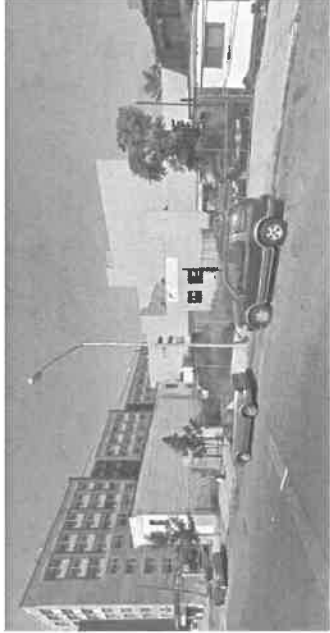

 Sandra Erickson
 Real Estate Inc


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3341 THIRD AVENUE, BRONX, NY

BLOCK: 2370

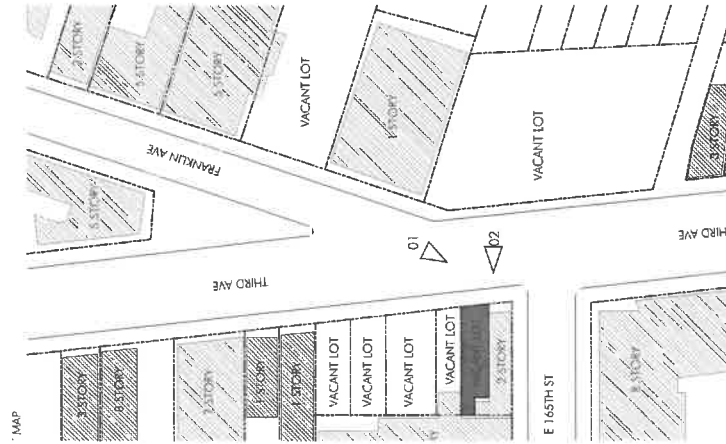
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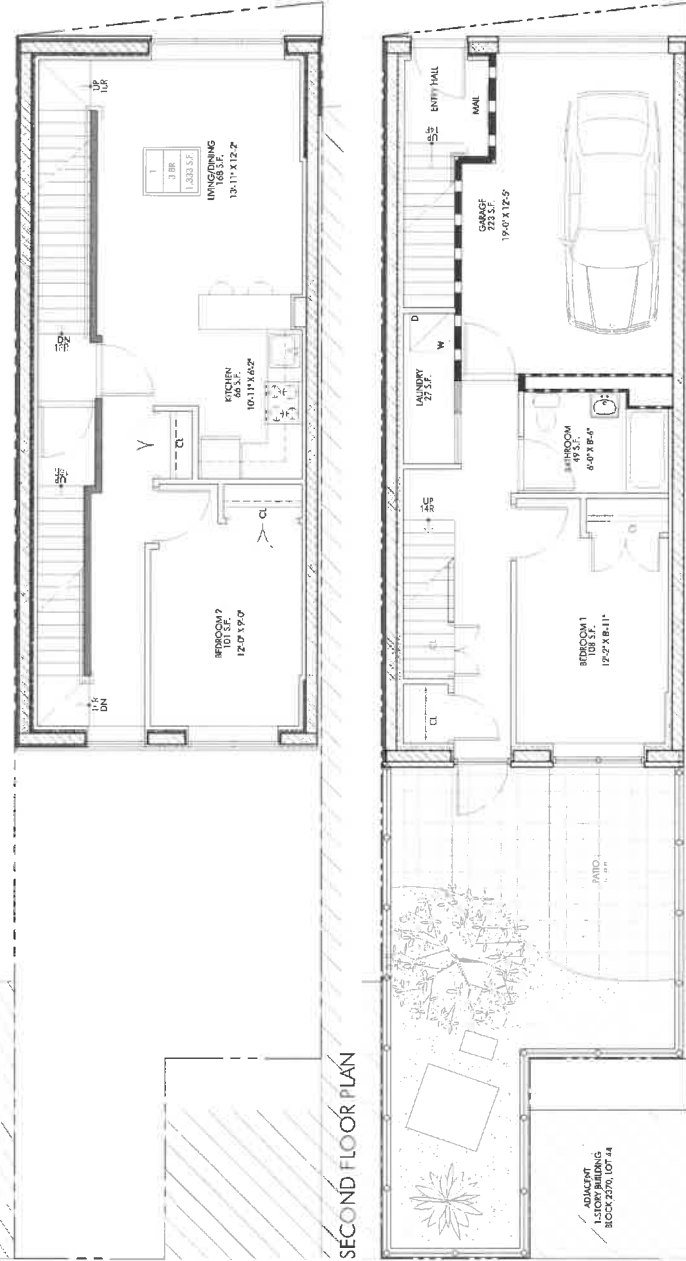
01



02



CONTEXT MAP



FIRST FLOOR PLAN

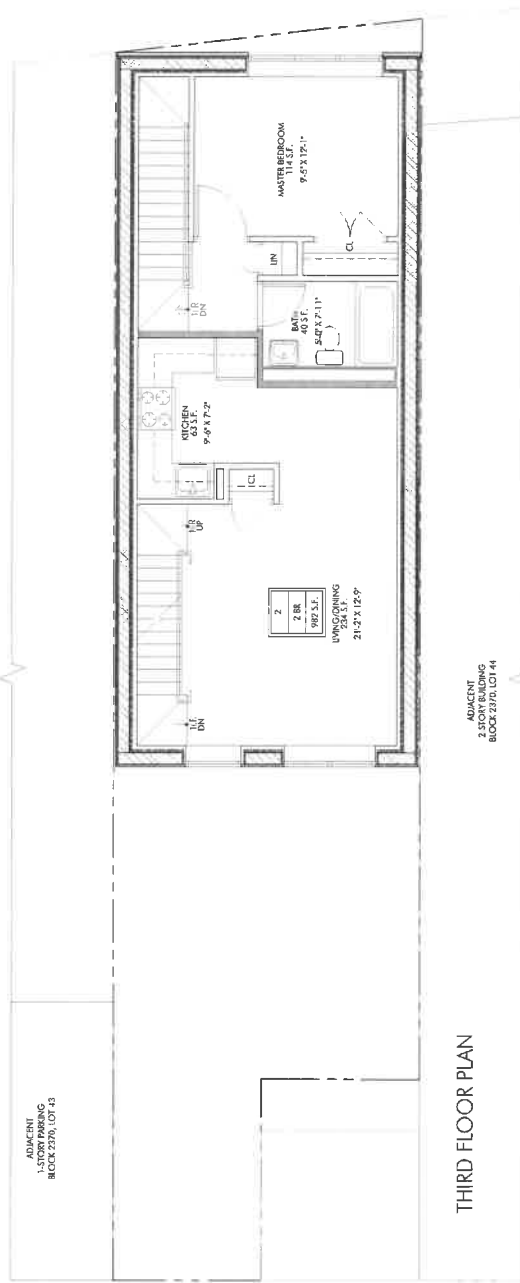
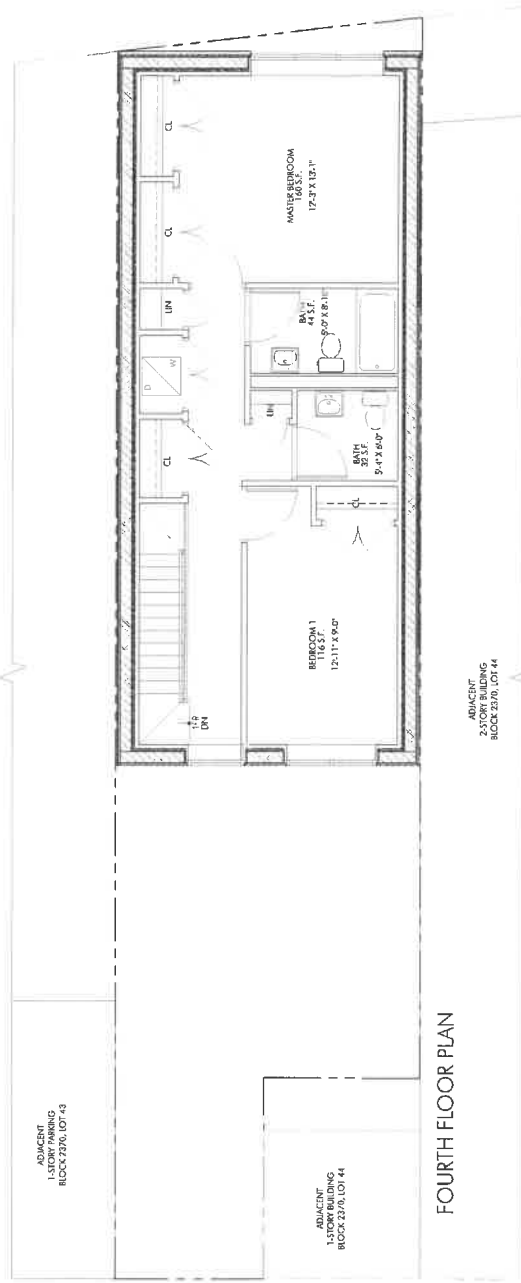
NIHOP MORRISANIA CLAREMONT VILLAGE
BRONX COMMUNITY BOARD 3 PRESENTATION
11 / 15 / 2021

3341 THIRD AVE

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DEVELOPMENT GROUP, LLC

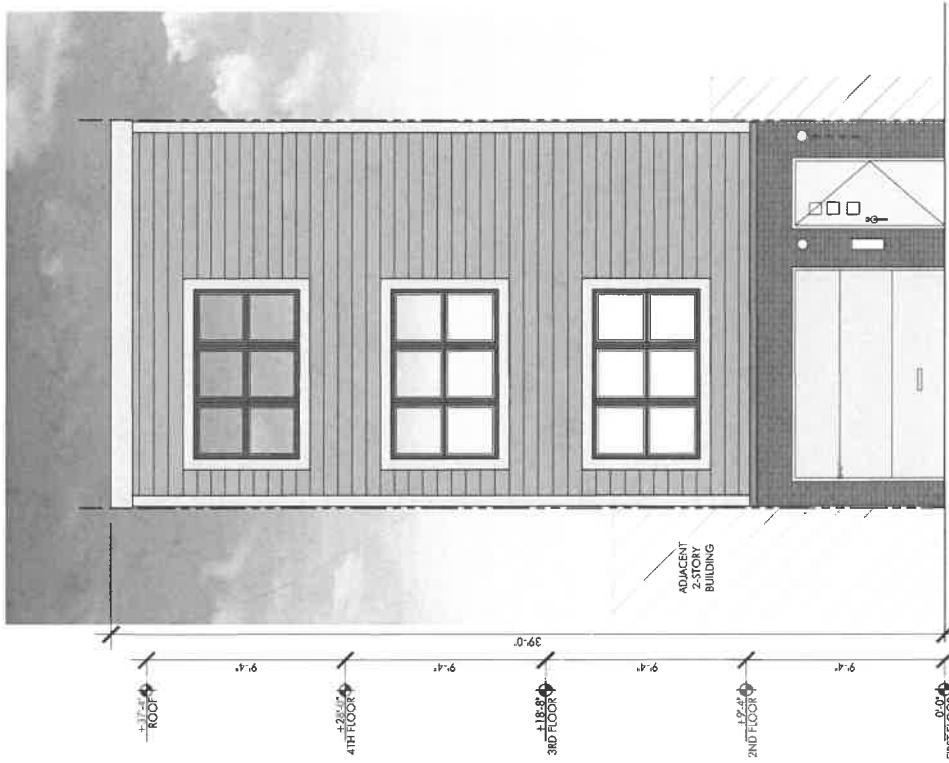
Sandra Erickson
Real Estate Inc

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OAKLANDER, COOGAN & VITTO, PC
ARCHITECTS

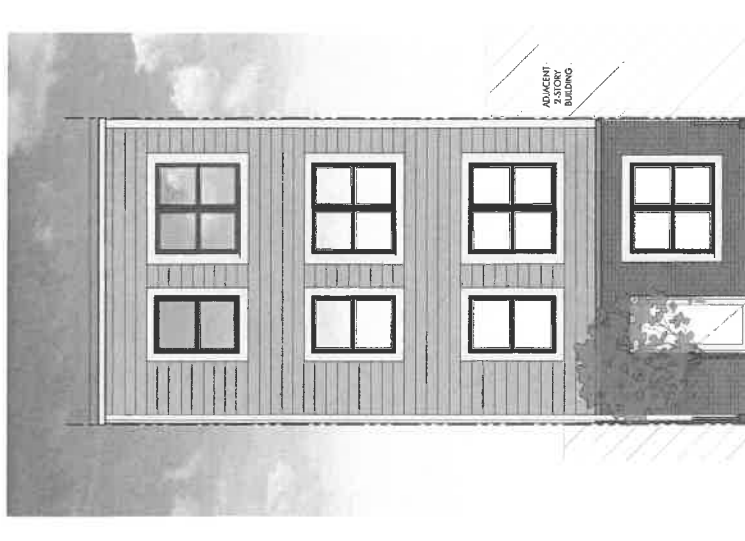


APARTMENT DISTRIBUTION

FLOOR	1BR	2BR	3BR	TOTALS
1ST	0	0		1
2ND	0	0	1	
3RD	0	1		1
4TH	0		0	
TOTALS	0	1	1	2



STREET ELEVATION



REAR ELEVATION

MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
 BRONX COMMUNITY BOARD 3 PRESENTATION
 11/15/2021

3341 THIRD AVE

JCAL
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 ARCHITECTS

Two-Family Houses

Address	Owner BR #	AMI Target	Sales Price	Down Payment	Mortgage	Gross Mthly. Mort. & Housing Costs	Rental BR #	Approximate Rental Income	Net Mthly. Mort. & Housing Costs
1319 Chisholm St (2971/38)	3BR	80%	467,063	23,353	443,710	3,175	2BR	1,800	1,375
1319A Chisholm St (2971/39)	3BR	80%	467,063	23,353	443,710	3,175	2BR	1,800	1,375
1325 Chisholm St (2971/35)	3BR	80%	467,063	23,353	443,710	3,175	2BR	1,800	1,375
3341 Third Ave (2370/143)	3BR	80%	487,733	24,387	463,346	3,187	2BR	1,850	1,337

-- Rental unit is based upon local market for 2BR units

-- Housing Costs include Real Estate Taxes, Property Insurance and Utilities

Co-op Units

	AMI Target	Sales Price	Down Payment	Mthly. Mort. & Housing Costs
1312-14 Chisholm St Studio	80%	227,692	11,385	1,575
One-Bedroom	80%	276,410	13,821	1,968
Two-Bedroom	80%	316,978	15,849	2,362

-- Housing Costs include Real Estate Taxes, Property Insurance, Utilities & other CAM charges (Common Area Maintenance Costs)

QUESTIONS & COMMENTS

MORRISANIA/MORRIS HEIGHTS - OPEN DOOR
BRONX COMMUNITY BOARD 3 PRESENTATION
11 / 15 / 2021

