



CICELY HARRIS  
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CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 10  
215 West 125th Street, 4th Floor  
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## RESOLUTION Manhattan Community Board 10

**RESOLUTION:** To approve the FRESH Update Text Amendment that provides greater incentives for neighborhood grocery stores to locate in underserved neighborhoods in the City

**WHEREAS**, New York City Department of City Planning (*hereafter known as "DCP"*) is seeking approval of the Food Retail Expansion to Support Health Update (*hereafter known as "FRESH Update"*) application, N210380ZRY, that provides greater incentives for neighborhood grocery stores to locate in underserved neighborhoods in the City; and

**WHEREAS**, there will be no expansion of the FRESH program in Manhattan Community Board 10 as it will only occur in the Bronx, Brooklyn, Queens, and Staten Island; and

**WHEREAS**, FRESH Update requires future applications to meet specific criteria (within ½ mile radius, the sum of bonus residential floor does not exceed 40,000 square feet) to prevent saturation of FRESH supermarkets in certain areas; and

**WHEREAS**, waivers will be granted for window installations or glazing requirements for conversions or renovations to an existing building in order to construct a FRESH supermarket; and

**WHEREAS**, FRESH Update will reduce parking requirements in R3-R5 districts to ensure that parking regulations do not stop a needed project; and

**WHEREAS**, on Thursday, May 20, 2021, the Land Use Committee of Manhattan Community Board 10, after hearing all of the views, had additional concerns regarding the number of existing FRESH stores and current applications in Manhattan Community Board 10, as well as the availability of programs or opportunities for entrepreneurs and local grocery stores to partner with developers to qualify as a FRESH store; and



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**WHEREAS**, on May 25, 2021 DCP provided responses to the aforementioned questions, by identifying three FRESH supermarkets located at 2395 Frederick Douglass Boulevard, 2630 Frederick Douglass Boulevard, and 223 St. Nicholas Avenue in the district, and also recommending NYC Economic Development Corporation to assist entrepreneurs and local grocery stores seeking opportunities for new stores and renovations; and

**WHEREAS**, on June 17, 2021, during the Land Use Committee meeting to review and discuss the FRESH Update Text Amendment, the full board voted unanimously to approve and support.

## **NOW THEREFORE, BE IT RESOLVED**

Manhattan Community Board 10 **APPROVES** application N210380ZRY, the FRESH Update Text Amendment. During the June 17, 2021 Land Use Committee Meeting, the board voted **29 Yes 0 No 0 Abstention and 0 Recusal.**