



BRONX COMMUNITY BOARD #1

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RUBEN DIAZ, JR.
BOROUGH PRESIDENT

GEORGE L. RODRIQUEZ
CHAIRPERSON

FULL BOARD MEETING MINUTES March 28, 2019

CEDRIC L. LOFTIN
DISTRICT MANAGER

Mr. Cedric L. Loftin, District Manager asked Ms. Betty Bryant-Brown to commence the meeting with a prayer.

PUBLIC SESSION

BIKE NEW YORK

Ms. Sharon Pope said that I'm here to talk to you about Bike New York's free after-school summer camp program. These programs are established after-school as well as established summer camp. What does that mean if your organization has an after-school program or a summer camp program contact us will give you two hours or more of free programming for youth who are interested in learning how to ride a bike. We also address the challenges of learning how to ride a bike and provide free bikes, free helmets, and free safety vests for use during the class we also provide licensed Safety Instructors. I'm going to pass around these flyers that are only for existing after-school or summer camps and we need your help to publicize these programs. You can contact the Director of Youth Programs from this flyer if you're interested please contact us.

Now separately a lot of you may not have heard of Bike New York however you have heard of the Five Borough Bike Tour, that's us. We have 32 thousand people the first Sunday in May to cover all five boroughs comprising 40 miles is the Five Borough Bike Tour. It would be totally wonderful if we could have some cheer squads some folks who are out there encouraging the cyclists as they come through the Bronx. So if you're interested or know of some step groups or other types of cheer squads let me know I can give you my business card and we can contact them to find out they're availability.

Councilmember Rafael Salamanca said good evening everyone so I just have a few announcements that I want to make. We've started Participatory Budgeting as you may know every Councilperson has the option to participate in that program where we take a million dollars from the Capital dollars allocated to every Councilmember and we allow the community to tell us how to spend that million dollars. For the last couple of months we've been going around to different parts of the neighborhood asking the constituents people in the community about ideas of how they would like to spend a million of Capital dollars. Remember Capital dollars are things that are brick and mortar things you cannot move in making improvements to schools, benches, bus stops, parks things of that nature. The beauty about this is that constituents kids that live in the neighborhood kids as young as 11 years old. So we've compiled all the requests

there's about 7 requests that I got from my district and we're voting on it this week. The voting starts on Saturday and it ends next Sunday but because you guys will be meeting at the end of next month will handout these ballots and make an exception so you guys can vote. But I'm really excited about this because again this is an opportunity for you the constituents to decide how we can spend a million dollars. May 8th along with the American Cancer Foundation I am hosting an early detection of Breast Cancer event where we're going to have a mammogram van parked in front of my District Office it's going to be from 9 to 4:30. Those individuals that have insurance or don't have insurance you're more than welcome to come regardless of your immigration status you will be serviced. For those individuals that have an appointment with your Tech months down the line and you want something much sooner they will perform the exam and they will send your results to your Primary Care Doctor. So it's just something free that we're doing.

Councilmember Diana Ayala said good evening everyone. There has been a lot of conversations in the last few months about the Mott Haven Jail Proposal and I know that there were a lot of questions at the last meeting so I'm here if you have questions for me.

Questions and Comments

The Councilmember explained her reasons for supporting the jail being placed in the Mott Haven section of her district.

Mr. Josh Cortes Mayor's Office answered questions related to the Mayor's Jail Proposal.

Mr. Justin Santana the Bronx Borough President's Office said that I want to give the Borough President's perspective on everything that's going on right now. On Sunday we did hold a rally at City Hall. Basically where we are on this is that there is a better location, everyone knows there's a better location and we don't understand why people are arguing against that point but apparently that's the message they want to be telling to you. From the Borough President's Office we know there's a better location we're fighting to make sure that there's not an issue and we've already had a conversation with the State, the State said that they would turn over that land so we could build a jail there. On top of that the Borough President said that there was no consultation with his office from the City and not even any consultation from Melissa Mark-Viverito who was talking about all of this. We have to understand the struggle of these human beings the things that happen at Riker's are not just okay what the Borough President is fighting for is just to make sure that when we build a new jail we're building it in the right place and doing it in the right way so a repeat of what has happened on Riker's doesn't happen all over again. So that is the Borough President's position on this and we will continue to be engaged and be present with all the meetings coming up. Anything that you guys want us to know we're always here for you and if you have any questions as to where we stand I'm here until the end of the meeting.

END OF PUBLIC SESSION

The District Manager called for the roll.

The roll was called and there were 27 members present constituting a quorum.

The District Manager called for a motion on the Agenda.

Motion made to approve the Agenda. Motion duly seconded. Motion called and passed.

The District Manager called for a motion on the Prior Meeting Minutes.

Motion made to approve the Prior Meeting Minutes. Motion duly seconded. Motion called and passed.

CHAIRMAN AND DISTRICT MANAGER'S REPORT

The District Manager said that related to tonight's report we have a Public Hearing before us based on a certification that has happened for us to act on a ULURP item within a 60 day period, the period began on March the 6th and must be completed by May the 6th of this year. This item came before the Economic Development-Land Use & Housing Committee a presentation was made by individuals from HPD and also the Development Team. That item was passed out of Committee this month. Now we're going to have a Public Hearing as is necessary under the City Charter I will read the application number and notice of certification.

PUBLIC HEARING OPENED

The District Manager said that we will move forward with the entities first we will start with HPD providing a brief overview related to the history of this project and then move on to the presentation itself by the Development Team.

Mr. Ted Weinstein Director of Bronx Planning HPD said that tonight we have a ULURP presentation that's the public review procedure that you have to go through for various reasons we've done this in front of you many, many, many times. I'll just tell you a little bit about the background about the site and some of the history. The Development Team will give you some more details briefly.

This is a site at the corner of Courtlandt Avenue and East 157th Street that's within the Melrose Commons Urban Renewal area which has been an area that has been tremendously developed. That Urban Renewal area is split roughly between your district, district 1 and district 3 but in total approximately 35 hundred apartments, newly built apartments have come on board since the first new construction in 2000. So this is one of the few vacant remaining city owned Urban Renewal sites that are in Melrose Commons. For the most part when we have city owned land so we do a competitive process for that land like a Request for Proposals that's what we did here a few years ago but typically in this case there were MWBE's because we wanted to try and somewhat start to expand the universe of Development Teams that come in to us and get financing from us. As I think you know when its city owned land we sell that land to the Developer for a nominal amount because we want the money to go into the building. We did that RFP got some proposals we reviewed them, they're reviewed by our finance people, our Architects, our planning people and then we selected a team that we think came up with a good proposal. It's a fairly

small site and they'll explain that it's only going to be 20 units. We're pleased that the few remaining lots can be developed for affordable housing. It's through ULURP and there are three actions the city needs the authority to dispose of the land and also to designate as an Urban Development Action Area UDAP which allows it to get certain tax benefits and certain necessary loan as well. The Urban Renewal Plan had some height restrictions on certain blocks for the most part the north-south avenues like Melrose Avenue like Third Avenue was rezoned back in the 1990's when the Urban Renewal Plan was adopted most of the side streets had height restrictions we found almost immediately after that it did not make much sense so there is a section in the Urban Renewal Plan for the larger zoned areas the height restriction is very different from what zoning is now but on the side streets where it says R7 is limited to only 45 ft. that just isn't practical at this point at all. So there is a section in the Urban Renewal Plan that allows for an exemption from that requirement and so what we're proposing to do is to add this particular site to that exemption so that what gets built there will be as per zoning. So those are the actions you will be voting on and at this point I turn it over to Randall Powell and his Development Team.

Mr. Randall Powell Principal said that we're looking to develop a 7-story 20-unit building with community facility space as well as commercial retail space on the first floor. It is located on the corner of Courtlandt Avenue and East 157th Street. It's actually 2 city owned lots that are owned by the City of New York I believe it's actually an infill site. Also in surrounding area are NYCHA buildings and a school in the area to the left of the site and some other residential housing complexes in the area.

Just to briefly give you guys a layout in the package that I provided on page 6 is what the design of the building will look like represented by this rendering. We have an entrance for the retail space, community facility space as well as for the building. We're also proposing a community area that will house a laundry facility as well as an open space and solar panels. The design of the building will have various size units we're targeting a family building so there will be one, two and three bedroom units affordable to households between 30 to 80 percent AMI. In terms of other amenities we also have a bike storage facility this building will have an elevator within the community facility space there will also be an elevator that can be used for those eventual occupants. As we move through the last couple of pages you'll see some other renderings. On page 15 it will give you the elevations of the building. I will let the co-development team speak about the design issues that we have. Again that's pretty much the project and we're looking to kicking this off. We're really happy about this and look forward to you guys supporting our application.

OCV Architects representative said that we've been working together in the Bronx for over the last 7 years and have been for 35 years doing affordable housing. What we've presented here is a very nice package of a mixed use building that has a corner store it's going to have a community facility space that may be a daycare a medical facility that's still to be determined. Then upstairs the energy efficient apartments that are going to be mostly two-bedrooms, three's and a couple of one-bedroom family units. What we're trying to do is provide a variety of amenities for the community in terms of retail, in terms of community facility, family homes that are affordable to the folks. The specifics on the design we're going to have a very high efficient building in terms of energy use we're going to have all electric heat pumps and we're going to use high efficiency lighting. So we're trying to make something that is in line with the movement towards a little architecture in the community.

Questions and Comments

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The District Manager asked for a roll call vote.

The roll was called and the vote taken with modifications/conditions made by the Economic Development-Land Use & Housing Committee and the Board.

The item was passed with modifications/conditions.

PUBLIC HEARING CLOSED

ELECTED OFFICIALS REPORTS

The representative for Comptroller Scott Stringer said that today I have only one announcement is that demanding that the Charter City Commission to include a Chief Diversity Officer as part of the proposal to present. What the Chief Diversity Officer will do is basically to create more access to end the diversity in the city. For example from the 19 billion dollars spent last year only 5 percent of those went to MWBE's that's something that we have to increase to access for more women, and minorities. So today I have and iPad with me if you support this I have the petition with me you can just include your name added there and that will be great.

The District Manager asked for a motion on the Elected Officials Reports.

Motion made to approve the Elected Officials Reports as presented. Motion duly seconded. Motion called and passed.

The representative for Darcel Clark District Attorney Bronx County said that the District Attorney is having a Meet and Greet on Wednesday April 24th from 6:00 to 8:00 PM. So that you can come and express any concerns that you may have. Also on April 7th from 2:00 to 4:00 PM we're going to have our 34th New York Crime Victim Light Vigilant.

COMMITTEE REPORTS

The District Manager said that we dealt with the Economic Development-Land Use & Housing Committee. The Education & Youth, Health-Human Services and Senior's and Municipal Services Reports were in the Boardmembers folders.

OLD BUSINESS

NONE

NEW BUSINESS

NONE

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The District Manager called for a motion to adjourn.

Motion made to adjourn. Motion duly seconded. Motion called and passed.

MEETING ADJOURNED.