

## **FULL BOARD MEETING**

### **AGENDA**

March 30, 2023

6:00 PM

Ms. Arline Parks – Chairperson

Mr. Anthony R. Jordan – District Manager

### **VIRTUAL MEETING**

<https://nyccb.webex.com/nyccb/j.php?MTID=mf9968a338f26a19a6583aa1dac83f4ac>

By Phone – 1-408-418-9388

Meeting Number (access code) – 2337 175 3187

Meeting Password – VStq6hNjy88

- 1. Introductions**
- 2. Call to Order**
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Approval of February 2023 Full Board Minutes**
- 6. Public Hearing (Voting Item)**
  - Ms. Susan Albrecht, Mr. Tony Savarese, Father Eric Cruz, Mr. Richard Espinal, and Mr. Drew Kiriazides from Catholic Homes MY and Ms. Emily Simons from Law Office Emily Simons PLLC.  
**Re:** Christopher Court City Planning Application M220319ZAX – Non-ULURP Modification to the Melrose Large-Scale Residential Development (LSRD) and as-of-right Proposed 193-Unit Affordable Housing Development
- 7. Chairperson's Report**

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### **8. District Manager's Report**

Presentations by:

- Mr. Juan Saldana, Assistant Supervisor  
Customer Service Unit, Bureau of Community Affairs  
NYC Department of Sanitation  
**Re:** New Trash Schedule
- Deputy Inspector Joseph Tompkins  
40<sup>th</sup> Police Precinct  
NYC Police Department  
**Re:** Crime Statistics

### **9. Committee Reports**

- Economic Development-Land Use & Housing
- Education & Youth
- Municipal Services

### **10. Elected Officials**

- |   |  |
|---|--|
| ▪ Mayor of the City of New York         | : Honorable Eric Adams                 |
| ▪ President of the Borough of the Bronx | : Honorable Vanessa L. Gibson          |
| ▪ United States Congress                | : Honorable Richie Torres              |
| ▪ New York State Senate                 | : Honorable Jose M. Serrano            |
|   | : Honorable Luis Sepulveda             |
| ▪ New York Assembly                     | : Honorable Chantel Jackson            |
|   | : Honorable Amanda Septimo             |
| ▪ New York City Comptroller             | : Honorable Brad Lander                |
| ▪ New York City Public Advocate         | : Honorable Jumaane D. Williams        |
| ▪ New York City Council                 | : Honorable Rafael Salamanca           |
|   | : Honorable Deputy Speaker Diana Ayala |
| ▪ The Bronx District Attorney           | : Honorable Darcel D. Clark            |

### **11. Old Business**

### **12. New Business**

### **13. Adjournment**

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**Mr. Mohammed Sheikh, First Vice Chairperson** said good evening everyone. I'm requesting for a role and then I will turn the meeting over to Mr. Freddy Perez, Jr.

**The roll was called** and there was not a quorum.

**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** said that it's not on the agenda, but I got a call and I want to give this person an opportunity because I think it's important because we don't have a quorum. Mr. Torres has some important information regarding funding for the community, I'd like to give him two minutes of the Board's time.

**Mr. Alberto Torres** said good evening everyone and I am on the board of the New York Yankee Fund. It was created for us to be able to give funding to Community Based Organizations, that's something that the Elected Officials had negotiated when they built a new Yankee Stadium. I have been on the board for three years and my outreach is to the Community Planning Board for its members to be able to identify Community Based Organizations to get them the application. Unfortunately, I do not have many submissions and a lot of the submissions are coming from other Planning Boards with the grants being up to \$15,000. The focus of the grants basically are with reference to making a difference with our youth but must be a program or project that is a 501 C3 however, if they're not a 501 C3 they can have a conduit receive the funding from which they can receive their monies. If anyone has an organization that we should put on the list so that we could send them an application there are small and large grants, and we need to get Planning Board 1 involved. I will send the application on Friday to the Planning Board to be distributed, I thank you very much.

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**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** said thank you Mr. Torres and asked Mr. District Manager has anyone else called in, do we have a new headcount for quorum. I'm going to ask that the roll be called again to see whether or not we now have a quorum.

**The roll was again called** and still 3 more persons were required for quorum.

**Mr. Freddy Perez, Jr.** said let's move forward we have a presentation from the New York City Department of Sanitation.

**Mr. Juan Saldana, Assistant Supervisor Customer Service Unit, Bureau of Community Affairs for the New York City Department of Sanitation** said briefly I'm going to go over the new trash schedule that will go into effect April 1<sup>st</sup>.

Currently, we put our trash out after 4 PM the day before your scheduled collection so, the new rule will reduce the time that trash is obstructing sidewalks making our streets cleaner and reducing the rats. There are two options for to set out trash the first option is after 6 PM in a container of 55 gallons or less with a secure lid and the second option is after 8 PM in putting the bags directly on the curb. For business they also have two options the first option is one hour before closing in a container with a secure lid or after 8 PM putting bags directly on the curb.

We're continuing to conduct outreach for both residents and businesses with conversations with community such as tonight, and mail to residents, property managers, businesses, paid media campaigns covering print, digital, radio and public space advertising.

Now as far as enforcement goes based on feedback from businesses and residents, there will be a one-month grace period to allow time to adjust, business and residents will receive only written warnings during this time. Now, these written warnings will be tracked and those previously warned will be among the first to be placed in compliance inspection in May. I'm open to any questions or concerns.

**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** asked does anyone have any questions?

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### **Questions and Answers**

**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** said we've established a quorum, I'm going to move the agenda. Can I have a motion to approve the agenda as presented.

**Motion made** to approve the agenda as presented. Motion duly seconded. Motion called and passed.

**Mr. Freddy Perez, Jr.** said let the record reflect that the agenda was approved unanimously. I need a motion to approve the February 23<sup>rd</sup> Full Board Minutes.

**Motion made** to approve the February 23<sup>rd</sup> Full Board Minutes as presented. Motion duly seconded. Motion called and passed.

**Mr. Anthony R. Jordan, District Manager** said that we're having a Public Hearing on the application by Catholic Homes New York on a non-ULURP Modification to the Melrose Large-Scale Residential Development (LSRD) and as-of-right proposed 193-unit Affordable Housing Development.

**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** said just as a note of clarification, this group came before the Economic Development committee this month and made a presentation, but it could not be voted on because we did not have a quorum so, I asked them to come before the Full Board with the Chairperson's permission, that was granted. So, let's afford them the opportunity to make that presentation and it's a voting item.

### **Public Hearing**

**Ms. Susan Albrecht** said I oversee the development of new housing for Catholic Homes New York, which is the housing office for Catholic Charities in the Archdiocese. I am joined today by

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Joanna Clutter, Drew Kiriazides, and Emily Simons the Land Use Counsel for our application.

So, we're here today to provide background on our non-ULURP Modification to the Melrose Large Scale Plan to facilitate the development of a new 193-unit all affordable housing development on the site of the Christopher Court apartments.

This is just a little bit of background about Catholic Homes New York our mission is to develop and provide safe, affordable housing for families, seniors and people with special needs based on our belief that have a home is a sacred human right. We currently have 14 projects with over 2,900 units of affordable housing for families and seniors. This is an example of 3 recent projects on the left is Second Farms which was on a former parking garage at West Farms with 319 units of affordable housing, the one in the middle is St. Augustine Apartments which is on the site of the former church and then the one on the far right is St. Vincent Paul Senior housing located on the parking lot of the St. Vincent Paul Nursing Home.

So, the Melrose Urban Renewal Area and Large-Scale Residential Development Area was established in 1969 by the New York City Department of City Planning. The plan identified a 20-block area for large scale residential development. The boundaries are in west is Park Avenue, North is East 156<sup>th</sup> Street, East is Morris Avenue and Alfred E. Smith playground, and South is East 149<sup>th</sup> Street. The existing developments in LSRD are Michelangelo Apartments, Maria Lopez Plaza, Christopher Court Apartments, Park Avenue Green Apartment, Morris Avenue Apartments, 675 Morris Avenue and 3000 Park Avenue. So, now I'm going to ask my colleague to talk about the current site conditions and the initial concept that we have for our new development on this site.

**Mr. Drew Kiriazides, Catholic Homes New York** said thank you everyone for the opportunity to present before you. So, what you're seeing here is a full block with Park Avenue on the left and the far right is Morris Avenue, and the red are 2 existing buildings Christopher Court on the far left. Fronting Park is the existing parking lot of 48 spots, and we would relocate the 48 spots to the southern portion of the site up against the alleyway that is closer to Michelangelo apartments. It was mentioned earlier that it's 193-units, the development is 13-stories and we're presenting a mix of incomes from 40 percent to 70 percent, it would have a percentage of homeless and for this project that would be 29 units.

There would be landscaping of the courtyard which right now is just a grassy area, to fix the walkways and create a variety of different passive and active recreational spaces, another key element we're proposing is access points from the street for tenants to use to get to the courtyard, right now there's an entrance to Christopher Court from Morris and we're proposing to have an entrance from 151<sup>st</sup> Street that would provide access to all the tenants of the development.

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Here's an image of a floor plan of the new development, it's a mix of 1 bedroom, 2 bedrooms and 3 bedrooms and it will also have a laundry room, community room and the yards are just immediately outside the and will be landscaped. Part of our goal here is to not just build a new building but to create an integrated development that's good for the whole Christopher Court community so, we met with the tenants a few weeks back to present this and hear about their ideas about it. The courtyard redesigning is a big part of this plan as well as you know, this is an opportunity for our organization to provide affordable housing in the community and it will be developed through city programs that will have like green rooms and solar cells. Here's a little more detail about the units as I mentioned before we're targeting 40 percent to 70 percent and as you see here for 1 bedroom this is low. The low number would be the unit at 40 percent and higher number would be the same unit at 70 percent, we didn't do that for the 2 bedroom and 3 bedrooms. What our organization does encourage in all our developments is to have the required Community Board preference and we're going to as we do in our other projects. So, people know about it because it's put in local papers, sent to your organization and a ton of other community groups to know when the lottery is happening. We're hoping for the financing to be HPD through the ELLA Program a low-income housing program, we've had discussions with the city, but it's not yet been finalized.

We had a City Planning process for this non-ULURP Modification and they came up with approvals based on certain categories that's what you see here the project will provide greater flexibility for better site planning, but it's about how the density of this project is not to the detriment of the community as it still complies with the 72 and the large scale plan and they felt good about this project we've met with City Planning for a couple years on this. A plan has been completed with City Planning and part of that was the Environmental Review that was shared with you guys and that showed a negative declaration that this project would not have an adverse impact. Part of the process is getting City Planning approval, meeting with the Community Board to present it and then your vote would go to City Planning.

So, I just wanted to note that whenever there is a new development on a large-scale residential development area, as we described we're required to go through the process of non-alert modifications. So, it's slightly different than some of the other ULURP actions that I know the Community Board reviews. So, we welcome your questions.

**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** said thank you and asked does any Boardmember have any questions, please raise your hand and identify yourself.

## **Questions and Answers**

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**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** said thank you and we have to move the agenda. Mr. Jordan are you there?

**Mr. Anthony R. Jordan, District Manager** responded yes Mr. Chairman so, for the Public Hearing we either have to vote yes or no for recommendations and if there are any recommendations they should be one sentence recorded and forwarded to City Planning.

**Mr. Freddy Perez, Jr. Chairperson Economic Development-Land Use & Housing** Ms. Rojas will begin the roll call vote on the Christopher Court Non-ULURP Modification to the Melrose Large-Scale Residential Development (LSRD) and as-of-right proposed 193-Unit Affordable Housing Development.

**The roll was called with** 13-Yes votes and 11-No votes, and one recommendation for Catholic Homes New York to come back with the amount of federal funding and how much of that will be used to hire locally. The item was passed.

The item was passed, and we will be issuing a letter of support for the modifications. I'd like to thank the presenters for coming and hope that you keep us abreast of any new outcomes and jobs. Mr. Jordan let's move the agenda.

**Mr. Anthony R. Jordan, District Manager** said thank you Mr. Chairman, thank you ladies and gentlemen.

I mentioned that I was making an overall comprehensive assessment of the work of the office and I'm in the middle of that process, it has to be ongoing. After 25 years of service to this community our Community Coordinator Ms. Ana Rojas is retiring. I have taken on the responsibility of developing a job description for the next person who we be taking on that role going forward so, we are working with that and passing that job description to the Executive Committee. We will be bringing it to the Board when we are ready to announce the process of the person who would likely be hired. It is my hope that the opportunity will be to have someone who can serve before Ms. Rojas moves on with retirement so, that we can be able to make sure that her retirement is seamless from the office, and we could have continuity of services and resources. The Board passed a general operating budget for the office which includes personnel and also I found the opportunity where I believe that would likely be some savings. For the replacement there will likely be a special meeting called and at the same time



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hopefully to have a resolution passed for the proposed budget to continue spending the rest of the money for the fiscal year so, we're excited about that. When I came on I promised a very transparent and open seamless system and I will continue to provide that to the you as Boardmembers.

I had an opportunity working with folks in our District Service Cabinet meeting where the District Manager brings forward all the heads of the city agencies from parks and recreation to schools to all our city services. They come before me in the early morning on the 2<sup>nd</sup> Tuesday of each month for the opportunity of understanding of where city services are, and for me to be able to bring your concerns as committee Boardmembers straight to the folks who make those decisions for us and fight hard for what we expect for the Community Board so, I'm excited about that.

Moving forward, I have an update from the Parks Department, as you may or may not know our anchor park which is ST. Mary's on St. Ann's Avenue, Jackson and 149<sup>th</sup> Street has gone on with an enormous amount of renovation and we're excited about the work and investment that the officials have made to hopefully make the park a cleaner central park. Originally there had been some work to look at and now we're excited to announce the completion of the west and east sides of the park, and we're excited about that happening. We're returning to our Borough Commissioner and Elected Officials about having a general opening as we get into the spring season about what's happening. We also have the Borough Commissioner and Chief of Recreation coming forward to us in the next Community Board meeting to give and update about what the plans are for the recreational center. We want to make sure that we have free space and accessible recreational services in our city parks and open spaces.

We are in the final stages of moving forward to start live-streaming all Community Board and Committee hearing meetings so, we're working with our friends at YouTube and Facebook to start live-streaming each of these conversations so, that we all understand about how important it is to learn about what's going on in the community and to hold our partners accountable. Also, for our friends to know about the work we're doing, we were excited to make sure that this is happening so, we will be launching that very soon.

I'm going to move forward with the rest of the agenda, and I thank you for giving me the opportunity to be able to share some of the work that's been happening in the district and I'm happy to answer any questions that the Boardmembers may have.

**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** asked do you have any questions for the new District Manager? Having none, let's move the agenda for Committee Reports this is going to just take a few minutes.

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I met with the District Manager and the 40<sup>th</sup> Precinct regarding the vetting for 12 liquor license renewals and new applicants on Wednesday, March 22<sup>nd</sup>, three business upon the recommendation of the 40<sup>th</sup> Precinct were not approved for renewal because of either suspected prostitution, and at one of these locations there had been a shooting. The reason that it didn't go before the Committee was that we needed to move on this quickly and the 40 Precinct went and checked on each location prior to the meeting.

**Mr. Anthony R. Jordan, District Manager** said we also should be aware that under New York State Law the Community Boards will also be seeking to get recommendations for approval or denial of Cannabis Licenses and I would like to invite the NYPD into those conversations for consideration when making those recommendations. I thank the Chairman for his time.

**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** said that I want to make clear that the applications that come in the future will go before the Economic Development-Land Use & Housing Committee and then we will bring it up to the Full Board, but in this case it was time sensitive. I need a motion from the floor to accept the locations that were approved by the NYPD for renewal or new liquor license.

**Motion made** to approve the recommendations of the NYPD of renewal or new liquor license applicants. Motion duly seconded. Motion called and passed with two abstentions.

Let's move the agenda, Education Committee.

**Mr. Hakiem Yahmadi, Chairperson Education & Youth Committee** said we had the Superintendent come and speak about what's happening in the district with the schools. One thing highlighted was attendance and in the district as of February 27<sup>th</sup> it was at 90 percent versus citywide at 89.6 percent, and he talked about the chronic absences. He also spoke about a \$90,000 dollar grant that will be distributed between 4 or 5 schools and a number of other schools that were awarded grants. He wants the community to know that part of his mission is to make sure that the children know how to read.

We also had the Literacy Academy Collective is a group of 6 moms promoting reading for children with dyslexia. They are planning on opening a new school The South Bronx Literacy Academy. They're doing some work at PS 161 and their vision is to continue to support working with the PS161 community and are working on the possibility of launching an adult literacy arm as well. Looking to create some workshops with families where they can get some support

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with reading. They are requesting a letter of support for the new school and the Committee voted to provide them with one with one.

**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** asked are there any questions. Let's move on to the Elected Officials Reports. Is there anyone here from the Borough President's Office?

**The representative for the Honorable Vanessa L. Gibson, Bronx Borough President** said good evening everyone, I'm happy to be here with you all. My report is short, I just want to say anyone who has submitted their Community Board application or reapplication if you have any issues submitting any documents or you just want to confirm that we are in receipt of your application, please reach out to me via email so, that I can check that for you. The latest newsletter has been sent to the Board directly, if you haven't received it please let me know and I will send that to you directly. I'm going to put my information in the chat and thank you for the time.

**Mr. Anthony R. Jordan, District Manager** asked any questions for the President's people, no.

**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** asked is there anyone here from the United States Congress, no. Is there anyone here from the New York State Senate?

**The representative for the Honorable Jose M. Serrano, State Senator** said that the Senator is working on the budget and there are many steps in that process, but it should be done by April 1<sup>st</sup>. Things are always changing so, some initiatives may not make it into the final budget, but the Senate has come out in support of funding for CUNY and SUNNI schools, an increase for Tap Assistance programs to make more families eligible for financial assistance, to increase funds for libraries, housing funds for emergency rental assistance programs, pay increases specifically in the homecare sector, an 8.5 cost of living adjustment to index for inflation, the funding for the MTA and opposition to all fare hikes.

On February 13<sup>th</sup> the Senate Democratic majority passed legislation to increase diversity in education. And finally on February 27<sup>th</sup> the New York State Senate Bill s253 which develops area and guidelines for state designated art and cultural district, they still will encourage the development and growth of cultural areas throughout New York State. These destinations help

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all the arts and culture while supporting tourism and economic activity surrounding communities including the South Bronx. Any questions?

**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** asked does anyone have any questions for the Senator's representative, no. Then I'm moving along is there a representative for Assemblywoman Chantel Jackson?

**The representative for the Honorable Assemblywoman Chantel Jackson** said she sends her greetings from Albany; they're currently dealing with the budget and she's advocating to try to get the best amount of funding to the district. I also started a link to our healing circle that will be taking place next week in our district office that's open for anyone to attend, it's in partnership with a licensed Therapist refreshments will be served. Our district office is also offering prenatal yoga and dance classes the next one will be taking place April 24<sup>th</sup> for yoga and the dance class will be taking place April 26<sup>th</sup>.

**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** asked does anyone have any questions, no. Is there anyone here from Assemblywoman Septimo's office, no. Is there anyone here from the Comptroller's office.

**The representative for the Honorable Brad Lander, New York City Comptroller** said good evening and I have a couple of updates. First is that we released a report entitled Understaffed, Underserved and Impact of Staff Vacancies and Agency Performances so, if you're interested in that report I will put it in the chat. We also released another report entitled Accounting for an Island Seeker and in this analysis the Comptroller detailed the city's budget, contracts and services to date. The Comptroller also called on city officials to focus on scaling up efforts to transition New Yorkers out of shelters into permanent housing as well as coordinating efforts to help you arrive with supply for asylum and work authorization so, if you're interested in this report it's also on the website. Lastly we've also released an Aging New York survey, we're trying to understand how our seniors are accessing city services and what there may be so, I'll put the link to our survey in the chat. Thank you very much and have a good evening.

**Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** said thank you very much moving on is anyone here from the New York City Advocates office, no. Let's move on to the Honorable Diana Ayala.

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**The representative for the Honorable Speaker and Councilwoman Diana Ayala** said I have some updates.

The Speaker and the Borough President have started reviewing the Community Board applications and they're just at the beginning stages. A bill was recently passed related to training of Housing Specialists within DSS, customer service training for personnel and the requiring of ACS to report quarterly on the amount of time children spend in the children center and the temporary placement facility. The budget hearings are in full swing, and the Speaker is working tirelessly to negotiate the budget.

We have the nightlight van it's going to be free legal services coming into your neighborhood on April 20<sup>th</sup>, I will be sending the information to the Board so, you can help us share with the community. That's it on my end, thank you.

**Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing** asked is there anyone here from the District Attorney's office, no. Is there any Old Business, no. Is there any New Business, no. I want to thank all the Boardmembers for coming. Can I have a motion to adjourn.

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

**MEETING ADJOURNED.**



