



# BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE

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**RUBEN DIAZ, JR.**  
BOROUGH PRESIDENT

**BETTY BRYANT-BROWN**  
CHAIRPERSON

**CEDRIC L. LOFTIN**  
DISTRICT MANAGER

## FULL BOARD MEETING

June 24, 2021

MINUTES

**Ms. Betty Bryant-Brown Chairperson opened the meeting with a prayer.**

### NEW YORK CITY DEPARTMENT OF CULTURAL AFFAIRS

**Ms. Kayla Coleman, Deputy Director Percent for Art** said that I just want to take some time to introduce Jeffrey Gibson who was the artist selected for the 40<sup>th</sup> Precinct community project, and he will be showing you his proposal tonight. But nothing has been created as of yet this is just a conceptual design and we're coming here first to share this with you. We will be going to the Public Design Commission for an upcoming meeting to review and approve this design. There will be time for question and answer about the artwork after Jeffrey has presented. After the discussion we would like for the Board to take a vote on the project and then follow up that vote with a letter of documentation. We will include that letter with a package we will be sending to the Public Design Commission. We look forward to keeping the community informed on this project as it moves ahead. I would now like to turn it over to Jeffrey who will show you his conceptual design.

**Mr. Jeffrey Gibson, Artist** said that I'm going to share a presentation with you, so this is for the community room at the 40<sup>th</sup> Precinct. I will be creating three site-specific paintings and a permanent installation in the Community Center at the 40<sup>th</sup> Precinct. The title of the overall installation is Life Could Be A Dream, a lyric from the 1954 song "Sh-Boom" by the Chords. The first canvas will be Life could be a dream, second is Life could be a dream and the third is Do-roo-do-do, sh-boom.

Additionally, the three paintings will be inset into a mural painted directly on the wall that frame the three canvases into one immersive installation. The paintings will be protected by glare free tempered museum glass and the mural will be coated in a clear non-yellowing surface that can be wiped down for easy maintenance.

The layout of the three paintings takes into consideration the use of wall space as mural, the proposal consists of three 60" x 60 acrylic on canvas paintings. Here are images of recent paintings which should serve as reference to the overall look and feel of the proposed paintings. The mural will be hand painted directly on the wall with interior latex paint.



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The way I put things together is like a collage a quilt, things are layered up on top there's different types of textures and surfaces, lots of color and lots of pattern. This is the process we've done in the Brooklyn Museum that installation you saw with the moccasins and the Roberta Flack lyrics on top, this is a side view so you can see

it's directly to the wall so we're not taking any additional space. The paintings will come out and the mural will be developed around where there's an ATM. The lighting will be over the top so that there won't be a lot of shadows there, it will be very evenly lit and really brighten up the space.

### **Questions and Answers**

#### **There is to be a Public Hearing on the WIN POWERS (346 POWERS AVENUE) Project (Voting Item)**

##### **Public Hearing**

**Ms. Winifred Campbell HPD Deputy Director of Bronx Planning** said that HPD is proposing the following actions on the project WIN Power project (1) the designation of an Urban Development Action Area ("UDAP"); (2) Disposition of City owned land; and (3) A special permit pursuant to Section 74-903 of the New York City Zoning Resolution ("ZR") to modify the requirements of ZR section 24-111 to allow an increase in permitted floor area ratio FAR for Use Group 3 non-profit use with sleeping accommodations from 2.43 FAR to 4.8 FAR.

**Ms. Christine Quinn, President & CEO** said that the development site is located in the Mott Haven neighborhood and occupies most of a block bounded by East 142<sup>nd</sup> Street to the north, East 141<sup>st</sup> Street to the south, Jackson Avenue to the east and Powers Avenue to the west. The development site is currently occupied by a three-story building and a parking lot near the corner of Jackson Avenue and East 141<sup>st</sup> Street. The existing building and parking lot will be demolished to allow the site to be redeveloped with the proposed development

**Ms. Christine Chisholm** said that the existing WIN transitional shelter for families on the development site will be replaced with the proposed development. There will be 2 new buildings, building 1 is the proposed 11-story family shelter building and building 2 is an 8-story for supportive housing. There would be a total of 221 units including 153 supportive units and 68 for families with children, plus two superintendent units, and a daycare facility.

In building 2 the cellar will primarily contain offices for building and social service staff for to provide on-site-supportive services such as case management, clinical mental and behavioral health services, a





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child-family liaison providing individual therapeutic interventions and family counseling; and job development counseling. The ground floor will have a mix of one, two- and three-bedroom units, as well as a community room and computer lab, while the upper floors will be populated with a similar mix of supportive units and the 7<sup>th</sup> floor will include two laundry rooms. Also, there will be a daycare center on the ground floor. Included will be approximately 28 bicycle parking spaces, 8 in Building 1 and 20 in building 2.

In the center of the development site, landscaped open passive and active recreational space will be provided for each of the buildings. The space would include a playground and play area; seating areas with picnic tables; as well as other passive seating areas. Also provided will be trees; plantings; and other landscaping throughout the space. The utilization of open space between buildings 1 and 2 will be separate from each other. Overall, the proposed development will have 281,790 square feet. of the floor area (4.71 FAR), a lot coverage of 70 percent on corner lot portions and 58 percent and 60 percent on interior lot portions of the development site and provide minimum 60 ft. rear yard equivalents on through lot portions of the site.

**Ms. Christine Quinn** said that this will be a purpose built shelter the building that were in now was never meant to house families in the way that it is and so in rebuilding it what were able to have is larger units to better fit different family sizes. To have the community room benefit the residents will have childcare for the residents living on site as well as 24-hour security. Additionally, we do have a lot of outdoor space as well as a playground specific to the children and families that are living in this facility. WIN anticipates starting construction on Phase 1 shortly after the completion of the ULURP process. It is anticipated that construction will begin on Phase 2 in early 2024 along with the demolition of the existing building and construction of the permanent housing. Phase 2 once the transitional housing is built and occupied the existing building will be demolished and that is where this new building would be constructed. The affordable and supportive building again would be 223 permanent units. So that's permanent housing for persons who were formerly homeless as well as 88 affordable units for the community. In the permanent housing building we're really looking to improve the streetscape. These buildings will be done in an energy efficient way to include solar panels. As mentioned, we have social services in this building, and we will have a community daycare center with its own area. Two things that I want to mention as well we do look to do community hiring as much as possible but we also setup our Tenant Advisory Board so that's an opportunity for us from WIN as a service provider to meet regularly with members of the community to address any issues as they come up and make sure that we have an open dialogue, so that we can do as much as we can to be the best neighbor possible.

So, this is the slide that shows the amount of outdoor space, the dark purple area as you can see is the transitional housing where will have the playground there for the children that are living at that shelter, the yellow dark area is the courtyard for the permanent and supportive housing also you'll see the daycare. There will be development of a fair amount of outdoor space in this project. So, this is both buildings once they are complete and this building is existing and not related to the project which is dark grey here. Similarly, these are renderings from a different project just to give a sense of where the design is currently heading.

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The first part of the paper discusses the importance of the study and the objectives of the research. It also mentions the scope of the study and the limitations. The second part of the paper discusses the methodology used in the study and the data collection process. The third part of the paper discusses the results of the study and the conclusions drawn from the data. The fourth part of the paper discusses the implications of the study and the future research directions.

The study was conducted in a laboratory setting and the data was collected using a series of experiments. The results of the study show that there is a significant difference between the two groups. The conclusions drawn from the data are that the first group performed better than the second group. The implications of the study are that the first group is more effective than the second group. The future research directions are to conduct a larger study with a different sample size and to investigate the reasons for the difference between the two groups.

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The last thing I'll share is the timeline, so here we are in terms of Community Board review here as you'll see there are several other steps, and should we go forward we'd be looking at the first phase beginning sometime in 2022 and the second phase of the project sometime in 2024.

### **Questions and Answers**

**Ms. Arline Parks Chairperson Economic Development-Land Use & Housing Committee** said that this project just came before the Board in 2019 and at that time the committee members were opposed to the project and there were issues that still are issues with the fact that the Community Board nor the community ever received the particulars about this project in advance of it being certified by the City Planning Commission. The community was not afforded the ability to respond in fact we haven't seen any studies on the project to understand the impact of these buildings being torn down nor have we seen anything regarding mitigation. We also discussed the fact that at the location that they're talking about the building that would be impacted is a Diego Beekman building which is 324 Powers Avenue. We are in the process of doing major improvements at that location and there are structural problems at this location which we are not trying to deal with. We also discussed the fact that this is the Diego Beekman community that consist of 38 buildings, 1,200 units of housing and it also is a homeowner community which has the Nemiah Homes that are impacted as well as Jackson and Concord Avenues. We also discussed the number of already existing shelters and supportive housing that are already in this community that have some impact on the quality of life and other issues that we have in this community. The biggest issue here is that the Community Board has not been notified about this project at all prior to the two times they came for presentations before this Board and there's just a lot of issues that we have around this project that we weren't afforded the opportunity to discuss in advance of certification by the City Planning Commission. We also discussed the fact that coming to the Board now after the fact talking about an Advisory Board when people are opposed to the project is an issue and I don't know that people will want to join an Advisory Board on a project that they don't want in the first place.

Then there were some other issues to take into consideration environmental impact just a whole host of things and for all of those reasons the committee voted not to grant a letter of support for this project moving forward. We discussed the location of it, we discussed that fact that this taken into consideration all of the supportive housing we have on 138<sup>th</sup> Street, the supportive housing we have on 139<sup>th</sup> Street, the supportive housing shelters we have on 140<sup>th</sup> Street, the brand new and the fact that the location of this requires all this traffic to go into down along Cypress Avenue to the 141<sup>st</sup> Street corridor which will cause problems for the Diego Beekman community and none of that was discussed in advance of the project. We tried to in 2019 to make the outreach to HPD this project was done as a result of planning and hard work that the community did to talk to Elected Officials who were very supportive of what we were trying to accomplish to bring the type of project to the community that would address some of the social development issues and quality of life issues in the community that all too often fall on the Diego Beekman community because of how it's 'situated and the access we have since 1974. So that being said I got to say that we've had there Senator Serrano's on the phone and he





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can attest to this that it had been a shelter that had been a problem in the community prior to WIN. We were hoping to be afforded the opportunity to develop that site to create community space other things that the Diego Beekman community doesn't have and that we sorely in need of, but we were not afforded the opportunity. We put together a plan to be afforded that opportunity and the manner in which the project is being disposed of so for all those reasons we're making the recommendation at this time for the Full Board not to support this project. I am now requesting for a motion and a vote from the Community Board in regard to this project.

### **Questions and Answers**

**The Board Members present** were opposed to the project and the community that the project is sited in also does not support the project and as such no letter of support will be granted from Community Board 1..

### **Public Hearing Closed**

**Honorable State Senator Serrano** said that I was hoping that Mr. Loftin was here tonight so that I could publicly thank him for his service, I've known him since I was 17 years old and I'm 47 so you can do the math. He did an amazing job and we're very grateful for him.

I just wanted to come by tonight to talk a little bit about the work that went on during the legislative session which just concluded recently. One of the main issues that we dealt with was with COVID Relief, many of our small businesses, arts and cultural organizations small housing, renters you name it have suffered disproportionately within our community during the COVID Pandemic, this has created a much harder strain in our community. I think was highlighted by many of the disparities the community faces, whether it be healthcare disparities or economic disparity. So, I believe that the COVID Relief package that was part of recent federal stimulus was directed to the communities that needed it the most. So, I'm very happy that my colleagues in government both in the Assembly and the Senate were able to those with food insecurities and real relief to our arts and cultural organizations. We suffered a great deal during the Pandemic so, I'm happy that we were able to do that. So, we passed a much more progressive taxation policy within the State of New York insuring that the wealthiest in our State pay their fair share of taxes so that we can pay for the programs, educational opportunities and for things we need as a community. So, I'm grateful again to my colleagues and all the people in the community who pushed very hard for aggressive taxation. Also, we were able to pass some legislation to deal with gun violence and gun control measures. With the unfortunate of gun violence within our community it's something that I know many members of the community have shown these concerns and have come to

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me. Again, I'm very grateful to the community for being a strong advocate through the Pandemic, staying in touch with my office, staying in touch with my colleagues, and super grateful to everyone for giving me the opportunity to come by. Jose Ramon as always, my representative here on the Board and very grateful for his steadfast support within our office and he's always available if you need us and you know I can be reached at 212-828-5829. I will put my information in the chat and thank you for having me.

**The representative from the office of the honorable State Senator Sepulveda** said that I do have some announcements for gun violence awareness month the Senator did award \$50 thousand dollars to three programs to address the effects of gun violence. As a reminder there are important housing updates the Emergency Rental Assistance program which provides 12 months of rental assistance regardless of immigration status and you can visit the website, I will post it in the chat. The eviction moratorium was extended to August 31<sup>st</sup>. I will end with as a reminder our office is now open, to assist constituents on an appointment basis and I will put our address and the phone number in the chat box.

**The representative from office of the honorable Bronx Borough President Ruben Diaz, Jr.** said thank you for your work this evening and thank you for your service during these last 12 months as we head to a rest period. It has been a challenge for everyone I think that going back to in-person meetings will be helpful to all of us. I hope that you take the summer to relax and stay healthy so that in September we can come back strong. I just want to thank Annie who has done a yeoman job over the last month since Cedric's retirement to keep the place running. You will get information over the summer about opening the office and things of that nature. Thank you for the Chairperson's taking on some additional responsibilities and will continue to do so for the next couple of months and for the hard work they have done over this past month. To all those members who were reappointed congratulations, and we will be appointing new members in the next week or so leadership will have an opportunity to meet with those over the summer so that they're ready to go in the fall. Over the summer I am available for questions, you can talk to Annie and she can send them to me. You have my email address from my mailings to you, if you have any questions over the summer please feel free to let me know and again, we will provide you with some updates over the summer as to what is going on at the Board over the summer. Thank you all again and have a restful and safe summer.

**The representative from the office of the honorable Councilwoman Ayala's** said that the Councilwoman would like to thank everybody for the hard work they've been doing it's been a difficult year but we're pulling through. We wanted to say that our office has been open for a long time Monday through Friday at 214 St. Ann's Avenue. We have been helping our constituents with the ERAP application, we have been making appointments because it's a long application we're open to help everybody who needs assistance with that. Some of the events that we have been doing in the community is movie nights we have a movie night tomorrow we had to suspend the last movie night at Sawmill Playground because it had started to rain, but the kids were excited so we're going to be able to

The first part of the paper discusses the importance of maintaining accurate records of all transactions. It is essential for the business to have a clear and concise record of all income and expenses. This will help in the preparation of the annual financial statements and will also be useful for tax purposes.

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have a movie tomorrow at Sawmill Playground. Also, on June 12<sup>th</sup> a Saturday we had a community event at St Ann's and Brook Avenues we were able to close the street and have some community events. The event we did with the kids was a cleanup with the Department of Sanitation.

**The Chairperson called for a motion** on the Elected Officials Reports.

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

**Mr. Hakiem Yahmadi Chairperson Municipal Services** provided an overview of the three presentations that were held at his committee on June 14, 2021 Bronx Night Market, the Metropolitan Transit Authority and New York City Department of Transportation.

**The Chairperson called for a motion** on the Committee Report.

**Motion made to** accept the Committee Report as presented.

**The Chairperson called for a motion** to adjourn.

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

**MEETING ADJOURNED.**

