



BRONX COMMUNITY BOARD #1

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ECONOMIC DEVELOPMENT-LAND USE & HOUSING

June 9, 2021

MINUTES

WIN POWERS (346 POWERS AVENUE)

Ms. Winifred Campbell HPD Deputy Director of Bronx Planning said that HPD is proposing the following actions on the WIN Powers 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 the majority of a block bounded by East 142nd Street to the north, East 141st 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 141st 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 which will be comprised of approximately 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 onsite-supportive services such as case management, clinical mental and behavioral health services; a 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

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well as a community room and computer lab, while the upper floors will be populated with a similar mix of supportive units and the 7th 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.

Phase 1 will involve construction of the new Transitional Housing Building with the existing building temporarily remaining in place. 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.

Ms. Arline Parks Chairperson called for a vote on the WIN Powers proposed project. Motion made not to grant WIN Powers a letter of support. There was a roll and there were 10 No's with 1 Abstention not to provide support to the WIN Powers proposed project. The item did not pass.

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

MEETING ADJOURNED.

The purpose of this study was to examine the effects of a 10-week training program on the self-efficacy and performance of employees in a call center. The study was conducted in a call center with 100 employees. The employees were randomly assigned to a control group and an experimental group. The experimental group received a 10-week training program that focused on self-efficacy and performance. The control group did not receive any training. The results of the study showed that the experimental group had significantly higher self-efficacy and performance than the control group at the end of the 10-week training program.

The results of this study suggest that a 10-week training program can effectively improve the self-efficacy and performance of employees in a call center. The training program should focus on self-efficacy and performance, and should be implemented in a call center setting. The results of this study have implications for the design and implementation of training programs in call centers.

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