



# BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE

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**RUBEN DIAZ, JR.**  
BOROUGH PRESIDENT

**GEORGE L. RODRIQUEZ**  
CHAIRPERSON

**CEDRIC L. LOFTIN**  
DISTRICT MANAGER

## FULL BOARD MEETING

### MINUTES

January 26, 2017

**Attendance:** George Rodriguez, Ngande Ambroise, Carol Boddie, Betty Bryant-Brown, Josephine Fernandez-Byrne, Carolyn Chamorro, Maura Cosme, Linda Duke, Lynda D. Gaines, Lucas Henriquez, Richard Iyasere, Aracelis Lucero, Jewels Marshall, Walter C. Nash, Arline Parks, Freddy Perez, Jr., Brenda Rodriguez, Carmen Santos, Mohammed Sheikh, Alice Simmons, Betty Wessley, Tracy Alecia Woodall, Delores Waller-Worrell, Cesar Yoc.

**Absent:** Barbara Alvarez, Carmen Aquino, Nathaniel Aviles, Maria Garcia-Baltazar, Daniel Barber, Steven Benedith, Passyna Bula-Bula, Ronnie Caraballo, Isabel Figueroa, Brenda Goodwin, John Johnson, John Lemon, Nellie McKay, Mohammed Mutawakil, Sandra Stone, Hakiem A. Yahmadi.

### Public Session

#### **Women In Need (WIN)**

**Ms. Robin Fernandez, Housing Coordinator** Powers Avenue Residence said that DHS owns the building where Woman In Need operate a shelter. The building took in residents after hurricane Sandy. Currently we have 75 units. Our staff we have three Case Managers, myself as the Housing Specialist, a Case Manager Supervisor and a Director. Basically our goal is to help the homeless population by finding permanent housing.

My job is basically to build relationships with small business owners who may have residences that they're interested in renting out to voucher holders. I work with DHS to match residents to open apartments that are available. Basically we are in the third quarter and we're all working very hard to get some families placed. So if you do have any questions feel free to reach out to me and if you're interested in renting your units please our families need these apartments. Unfortunately a lot of landlords have a stereotype against a lot of voucher holders. Not everyone is the same so if you do have an apartment that you're willing to rent let me know.

### End of Public Session

**The District Manager** said that before we get started I just have a bit of housekeeping news. As everyone knows this is a new year and we have a new Chairperson of one of our committees. We have a Board member which she has been asked by the Chairperson of the Board to be the head of Education and Youth Committee. So I'm going to ask this Board member to standup and introduce herself so that everybody will know her.

Good evening everyone my name is Brenda Rodriguez I am a Board 1 member and also a Director at Boricua College. Again it is a pleasure to serve and I certainly hope that I do a great job and represent everyone here. I look forward to working with you all.

**The Chairman called for the roll.**

The roll was called and there were twenty-four members present constituting a quorum.

**The Chairman called for a motion on the Agenda.**

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

**The Chairman called for a motion on the Prior Meeting Minutes.**

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

#### **Chairman and District Manager's Report**

The District Manager said that tonight we have a Public Hearing before us coming to us through the ULURP process from the City of New York. The Board members have the item on the Agenda sheet and I will read it out for the record. The time now is 6:07 PM and this will be a Public Hearing with the results sent down to the City of New York and the Borough President's Office. There is a presentation that is part of this process that will be made by the applicant. After I finish with is portion of the Public Hearing then the applicant will come forth and give their presentation. The Board members will have the right to ask questions and then into the persons that have requested to speak related to the item on the agenda.

The item is related to application # C 170140 ZMX, CEQR Number 17DCP025X, Project 600 East 156<sup>th</sup> Street. An application submitted by 600 Associates, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map Section No. 6c by changing from an M1-1 to an R8A District property bounded by Eagle Avenue, 156<sup>th</sup> Street Cauldwell Avenue, and a line 100 feet southwesterly of 156th Street, Borough of the Bronx, Community District 1. This is a voting item by the Community Board.

The reason we're having this meeting today is because the Board has to vote on this action before the 23<sup>rd</sup>.of January. That's why we're having the meeting on the 19<sup>th</sup>. We're going to move on and I'm asking the firms representatives to come forward and give their presentation on this item.



**The District Manager** said that we're going to hold the Public Hearing at this time 6:11 PM and go into another item which is Elected Officials Reports.

### **Elected Officials Reports**

**The representative from the Bronx Borough President's Office Ruben Diaz, Jr.** said good evening folks for the Board members we have the Parliamentary Workshop. Tom has been emailing folks on the Board if you're able to attend and you have not confirmed yet please call me or email me with your confirmation. If you're not able to attend on Monday we're having another workshop early spring so in March or early April will have a second workshop. We're also working with City Planning to have workshops on the ULURP process being that the Bronx is having a number of ULURP items coming up in the Community Boards. So we want to give a refresher on the ULURP process for the Board Members so once we have a date set for that we will notify you guys. For those Board Members that are up for reappointment if you have not submitted your reappointment application please do so, so that we can start the process. If anyone here is interested in applying for the Community Board I have some applications that are out in the front so please take one and fill it out you can also log on to the Borough President's website and you can download the application there and submit it to our office as well. Lastly just to sort of report to you guys the Governor had his State of the State address last week and he's stepped forward and provided the \$108 million dollars for the Kingsbridge Armory. Its exciting news that place has been vacant for 25 years now it's going to be developed into the Kingsbridge International Ice Center Project. So that's significant for our borough and also he's provided funding for a major rehab project over at Orchard Beach. So the historical pavilion over at Orchard Beach will finally get a major facelift in the next coming years. So you guys have my card any questions or concerns feel free to give me a call. I also brought some flyers for the Parliamentary Training.

**The representative from the Office of the Mayor Bill DeBlasio** said that I'm happy to be here today and wanted to make sure that I was here because I wanted to introduce myself to introduce myself to some of you and reintroduce myself to some of you. I'm the new Bronx Director for the Mayor DeBlasio and I'm excited to get work in this area and to continue to develop on what we've already started at the beginning of his office. A little bit about myself I worked at the City Council for 4 years as an intern and now I'm at the Mayor's office. If you have any questions I have my business cards on me and can hand them out to you if you need. I also want to say that the Mayor is having the State of the City address coming up soon and if you're interested in attending please reach out to me via text, email or however you need to. My email is [JCortes@cityhall.nyc.gov](mailto:JCortes@cityhall.nyc.gov).

**The representative from Assemblyman Michael Blake's Office** said that I just have three quick announcements for today the first one is we are continuing our tenants program so if you know of anyone having issues with housing from 11 AM to 3 PM every Tuesday you can call make an appointment or walk in and an individual from HRA is at the office to kind of help you or directly try to address that housing issue. The second thing is that we're starting a partnership with Get Enrolled an organization from the Mayor's Office which helps people enroll in healthcare and there's open enrollment for Obama care until the 31<sup>st</sup> and next Wednesday will be the last day because then enrollment runs out. On Wednesday between 11 AM and 5 PM you walk in and if you or someone you know needs health insurance they will help you and go through the whole process just make sure that you have your income statement and anything else you think you need to enroll in health care. So that's the second thing and our third and final item is we're having our State of the District this Sunday which is the 22<sup>nd</sup> at 2 PM and the doors open at 1:30 and it's at 1870 Crotona Avenue on 176<sup>th</sup> Street and will be held at VIP



Community Services so if you want information on that or to RSVP I will leave flyers so you guys can pick one up and give us a call.

**The Chairman called 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 unanimously.

**Police Officer Hector Espada** said that hopefully everybody had a good 2016. Sorry I was late we're doing a Safe Street up on Courtlandt Avenue and 152<sup>st</sup> Street we're closing down the streets and basically letting the community know that we're here to support them. We're here to make sure that the streets are safe so we're trying to work even if it takes us one street at a time we're going to do it. I know it's a long process but have patience with us and we'll try to get the job done. We're having more presence in the Bid area especially 149<sup>th</sup> and 3<sup>rd</sup> which has been a major concern for the community we're going to try to clean it up. Like I said it doesn't happen overnight ladies and gentlemen please be patient with us we're trying to work as much as we can with the manpower that we have. Please I have an open door policy and if you guys want to see me and talk to me the majority of this community knows where to see me and talk to me. So like I said hopefully 2017 will be even a better year. Anyone with any issues or concerns please feel free to express that right now if you want to.

#### **Committee Reports**

**The District Manager** said that we only have one Committee Report of the Municipal Services Committee which is a follow up on an item that we dealt with four times last year which is traffic safety and improvements to the area. DOT came back and gave a brief update of some of the changes that will happen to try and increase some of the flow of traffic to the Randall's Island Connector and also to make sure that safety enhancements happen with cyclists and pedestrians you have the information in your folders. As everyone knows last year we had an unfortunate accident around 138<sup>th</sup> Street a woman god bless her soul lost her life to the Coca Cola truck that ran off the road. So one of the aspects of our trying to improve areas in that way was to come up with traffic safety plans. We just need your approval so that they can move forward and start implementing some of these changes. Some of the changes I will tell you will reduce some of the parking in the area around 133<sup>rd</sup> Street but they have to do that if they don't there's not going to be enough width for cyclists, pedestrians and cars and if that happens we'll have more accidents because we're getting a lot more traffic and truck traffic. So I need your support on this and I need a vote from the Board that you want the city to move forward. Without the vote I will tell you that the city will probably cut back and I will say that a lot of this DOT funding came from the Fed's and we have a new President and I don't know if the funding will be there next time around in the budget so it's very dicey related to what's going to happen so let's make sure that we secure these funds while we have them.

**The Chairman called for a motion on the New York City Department of Transportation (DOT) Safety Improvement Project at Bruckner Boulevard and East 138<sup>th</sup> Street and Randall Island Connector.**

Motion made to approve support for the New York City Department of Transportation (DOT) Safety Improvement Project at Bruckner Boulevard and East 138<sup>th</sup> Street and Randall Island Connector. Motion duly seconded. Motion called and passed unanimously.

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

Motion made to approve the Committee Report as presented. Motion duly seconded. Motion called and passed unanimously.

**The District Manager** said we're now going back to the Public Hearing item the firm is ready to move forward with their presentation.

**Public Hearing reopened at 6:23 PM**

**Power point presentation provided.**

**Mr. Mark Koskovitz** said that this is a two-part project of a Charter School on the first two floors and above that housing. Phipps is the oldest non-for-profit developer in the city and they have an extensive track record with a significant number of units here and Phipps will own the project once it's complete. So I'm from Curtis & Ginsberg the Architect and we've done extensive affordable housing and planning and Phipps is in the process of selecting a Contractor at this point and Phipps will be the Property Manager they manage over 76 hundred units. Next slide is talking about the building itself it's 175 units and 12-stories. We will have information later on the exact income levels but it's for low, moderate and extremely low under the HPD and HDC mix and match. There's a 30 square foot Charter School serving K-4 students. Now I'm going to introduce Eric Felzac who is from Civic Builders who will tell you more about the school.

**Mr. Eric Falzac** said that Civic Builders is a real estate development organization with a focus on Charter School development and we started in 2002 and developed over 21 Charter Schools serving over 11 thousand students putting out over \$500 million dollars in the communities we serve. We also have completed a number of schools in the South Bronx area Bronx Charter School for the Arts, Icahn Charter School 2, Brilla College Prep and Heketi Community Charter School. So the school we're looking to occupy the space is Brilla College Prep a K-4 school and nearly 90 percent of Brilla's students live at or beneath the poverty level 22 percent that have a special education designation, 23 percent are English Language Learners and generally has 10-20 students that flout in and out of homelessness or insecure housing situations. So Brilla is a high performing school they out-perform the districts standards by 46 percent in math and 120 percent in language arts. There academic program is supplemented by a robust character education program that focuses on four core virtues: courage, justice, wisdom and self-control. This school will be about 450 students K-4 elementary school and they will have a lottery preference in district 7 which is the South Bronx.

**Mr. Mark Koskovitz** said that the next slide is a bird's eye view of the site it's what's in red this is where you could see where we started to look at the scale of the different buildings and it's a mixed neighborhood you've got low rise and then you've got some very high rise and a number of things in between. With that in mind how did we develop the massing and design of the building so based on zoning and a building base height we were then required to have setbacks using something called the Dormer Rule to modulate those setbacks. The site has a 15 foot slope on it and we tried to use this to our advantage. The first two floors are the school but a lot of the school is in what is technically the cellar.



So by using the slope of the site we were able to have classrooms with windows on the street on both levels and we then have the school entrance on 156<sup>th</sup> Street and a residential entrance on the side of the building. We then started looking at the neighborhood and this is how we started thinking about the design and how we developed ideas. So then here is a view on 156<sup>th</sup> Street there's the school entrance that you can see the windows of the school are red with a red band around them. The school will operate during the day and then they will do programs in the evening and you'll be able to walk down the street and see people and they will be able to see out. Tied into that we will be putting lighting all around the building to increase security and also with night to make it a well-lit place for people walking down the street. This is then the entrance to the school as you can see here the red windows in more detail. These are some examples of other schools Civic Builders has developed and we plan to do something similar. So here on the lower level as you can see at this end on Eagle we can exit directly out. We have a gymnasium multi-purpose room and a cafeteria with a warming kitchen, an assembly room and then we have a number of classrooms. Then this is the utility space, the electrical and water room for both parts of it and the trash room. So on the main floor this is the school entrance we'll have the main stair here to get to the lower level you'll be able to go up here and we'll have an outdoor classroom and then all of the classrooms on this level will have windows. Then this is the residential lobby I'll show you where we have a ramp going down and stairs going in fully handicapped accessible with elevators. So here is the residential entrance again we're having to deal with the extensive slope of the neighborhood. The building will be three colors of brick. These are examples of two different lobbies we've done and expect to have a lobby of similar quality and finish. This is a typical residential floor I will be showing you plans of the apartments in more detail where we have the elevators and one stair and the elevators will have a window overlooking the play area. Up on the ninth floor we have an outdoor recreation space, community room a fitness room and a laundry room. So we have these activity spaces for people in the building to go to exercise to have events together and to sit outside we will be having some green space.

This is an example of what the apartments will look like just to give an idea we're going to go through each of the studio, one, two and three bedrooms. This is a drawing giving you an idea of the apartment. This is where the window would be we just dotted it in so this would be a studio apartment with a kitchen, bathroom here and a living space here one bedroom living area, kitchen, bedroom, bathroom, the two bedroom we just add a bedroom and the bathroom is over here the kitchen is a bit larger the three bedroom we then have two bathrooms, and the living space gets a little larger. All the units are designed to meet or exceed the HPD guidelines. I will now let Phipps give more specific information.

**Mr. Michael Wadman Vice President of Real Estate Phipps Houses** said that we wanted to provide a pretty full design overview for you. One of the comments from the Committee meeting last month was that we really didn't give a feel of what it would be like to live here and the kind of amenities. I hope this provides that kind of feel for the type of high quality housing this is going to be. Wanted to talk a little bit more about the housing program and the way it's distributed. So as you can see from the slide we actually changed the affordability since we were at the Committee meeting in December. Based on comments received at that meeting and subsequent conversations with your Councilman and others we've changed the orient from serving the lowest income range 30 percent of median and a higher range 80 percent of median that has been typical in past affordable projects. So about half of the project will be at 80 percent of median so that's a family of four earning about \$72 thousand dollars a year, 20 percent of the units will be at the extremely low 30 percent of the median so that's a family of four earning about \$27 thousand dollars a year this is also part of HPD which they call their "Our Space" initiative some of those 30 percent median units are for shelter homeless referrals I should say that no one has to leave because they go over in income which is pretty much all the projects so you're not penalized for earning



more over time you simply stay in your unit. As Mark pointed out we kind of put amenities all in one place on the ninth floor so you can do laundry and run down the hall to the fitness room or the community room those kinds of activities we been doing more increasingly in our buildings to make them more pleasant for the residents. Over 60 percent of the units at two and three bedrooms so we're really serving a family population here. I should say that the family type unit is for all income levels described, all affordability is mixed throughout the building so regardless if you're shelter referral or any percent of median family you have the same opportunity in getting into a two or three bedroom depending on family size. This is just more detail so the units of the different sizes the affordability bands are laid out here 10 percent of 30 AMI "Our Space", 10 percent units of the 30 AMI, 30 percent units of the 50 AMI, and 50 percent units of the 80 AMI. The 50 percent AMI is also to serve a group that has not been served very much in the past. As you probably know most projects have a lot of 60 percent median so if you're at 50 or a little less you probably can't afford that unit so this gets rid of the 60 percent band and is 50 instead so I think all three of these are underserved traditionally. In this band is families earning between \$15 and \$28 grand, in this category is \$25 through \$47 and in the 80 AMI it's families between \$40 and about \$96 thousand. In the 80 percent band you're allowed to lease all the way up to 100 percent median the idea is to catch a wide swap of families earning a little too much for the traditional programs and not enough to find good housing in the neighborhood. At this very top range you're talking about families that really don't have income at the moment and their rents are set at shelter rent so we're not expecting any income to pay for rent.

A little bit more about the general information about numbers it's about an \$86 million dollar project about \$60 of that it construction related hard costs the rest is soft costs and other kinds of expenses. It's going to have a high level sustainable design with solar power panels on the roof to help provide electricity, very high efficiency boilers and Green Communities Certification. Then of course we will be working in two areas construction employment where the General Contractor will be accepting applications and then for permanent jobs there are two categories here one is the Phipps side of the equation which is Property Management and Maintenance and the second side which is actually a much bigger employer is the school on those ground floors. There will be about 45 permanent jobs and that's the employment side. This is just a little breakdown on how the money works you've got city agencies up at the top providing the bulk of the money you've got HDC and HPD, sponsor loans through Phipps got some money that Civic will bring to the table for the Charter School so there will be a fair amount of money that's not just the city's. So this is just regarding timing and as you know we're in ULURP and this is the Community Board Hearing we were certified in mid-November so that timeline is seven months but in any case we would hope with everybody's support to by the end of the year close the financing and start construction. It will be approximately two years to build the building six months to lease up the residential and have the school move in the school will start serving people in 2020.

### **Questions and Comments**

**The District Manager opened the speaker list at 7:30 PM.**

**Mr. Miguel Montalvo and Mr. Gustavo Battle 32BJ union members** spoke about Phipps Houses service employee's salaries. In addition to asking that the service employees that will be working at 600 East 156<sup>th</sup> Street receive a good wage and benefit package.

**The Chairman called for a roll call on** Application # C 170140 ZMX, CEQR Number 17DCP025X, Project 600 East 156<sup>th</sup> Street. An application submitted by 600 Associates, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map Section No. 6c by changing from an M1-1 District to an R8A District property bounded by Eagle Avenue, 156<sup>th</sup> Street Cauldwell Avenue, and a line 100 feet southwesterly of 156<sup>th</sup> Street, Borough of the Bronx, Community District 1.

**The roll was called and the project was unanimously approved 21-yes and 2-no** with the addition of the following conditions and stipulations: 1- Preferences or set aside for people in the district subject to the law; 2- Preferences for short and long term permanent construction jobs for people in the district; 3 – Jobs created must be living wage jobs; and, 4 – Services for some kind of resource center based upon community need.

**Public Hearing Closed**

**Old Business**

NONE

**New Business**

**Board Member Josephine Fernandez-Byrne** informed the Board that free ESL classes were being given at MS328 1000 Teller Avenue for individuals over 21 years old registration on January 23<sup>rd</sup> and 24<sup>th</sup> 6 PM and a placement test would be given with classes starting on January 31<sup>st</sup> on Tuesdays, Wednesdays and Thursdays from 6 PM – 9 PM contact information is 347-364-4313.

**Board Member Tracy Woodall** said that they will starting something new in Board 1 in having peace dinners starting on February 10<sup>th</sup> in conjunction with the 40<sup>th</sup> Precinct Council, the 40<sup>th</sup> Precinct and SOS and we're going to take place at SoBRO and it's going to be 6:30 PM-9 PM targeting kids aged 13-17. The purpose is to give them someplace to go where it's safe and we can communicate with them empower them and just have a safe haven for kids to enjoy themselves. Then it will be held every second Friday. Councilman Salamance gave us \$15 thousand dollars for our organization also Assemblyman Michael Blake gave two scholarships and two laptops for our youth members.

**Board Member Aracelis Lucero** informed the Board of a February 17, 2017 workshop that MASA would be holding with different individuals speaking on immigration issues and policies at 146<sup>th</sup> Street and 3<sup>rd</sup> Avenue from 6PM-8PM.

**The representative for State Senator Serrano** distributed his Community Report.

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

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

**Meeting adjourned.**