



BRONX COMMUNITY BOARD #1

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RUBEN DIAZ, JR.
BOROUGH PRESIDENT

GEORGE L. RODRIQUEZ
CHAIRPERSON

CEDRIC L. LOFTIN
DISTRICT MANAGER

FULL BOARD MEETING

MINUTES

June 29, 2017

Attendance: George Rodriguez, Clarisa Alayeto, Maria Garcia-Baltazar, Daniel Barber, Steven Benedith, Carol Boddie, Betty Bryant-Brown, Passyna Bula-Bula, Carolyn Chamorro, Isabel Figueroa, Lynda Gaines, Brenda Goodwin, Lucas Henriquez, Richard Iyasere, John Lemon, Freddy Perez, Jr. Mohammed Sheikh, Alice Simmons, Cesar Vazquez, Hakiem A. Yahmadi, Cesar Yoc.

Absent: Barbara Alvarez, Ngande Ambroise, Josephine Fernandez-Byrne, Maura Cosme, Linda Duke, John Johnson, Aracelis Lucero, Nellie McKay, Mohammed Mutawakil, Walter C. Nash, Arline Parks, Brenda Rodriguez, Carmen Santos, Sandra Stone, Tracy Alecia Woodall, Delores Waller-Worrell

The District Manager asked Board Member Betty Bryant-Brown to start the meeting with a prayer.

Public Session

Morris Heights Health Center

Ms. Shannell Arroyo Senior Community Liaison said that for most of you know Morris Heights Health Center is a federally qualified health center non-for-profit that has been around since 1981. We have now 8 health centers in the Bronx and 20 school based health clinics. What I have for you all is our July community events calendar and I have the sites that I work for which is St. Ann's on 137th Street, Cypress and Melrose on 158th Street. So I have information on all the services we provide. We also implemented a Patient Advisory Group for our patients and for the community for whoever is more than welcome to become part of the council and speak on behalf of what they want to see in our community.

New York City Department of Education

Mr. Adolfo Figueroa said that this is my second time I was here for Pre-K for All from the Mayor's Office through the Department of Education. But here I am with 3-K for all we've seen the success with the Pre-K initiative and we see that a lot of the community members appreciate that enthusiasm for Pre-K. so now the initiative is for 3-K and will start in District 7 as well as District 23 in Brooklyn these two districts are going to be the initiators for Three-K for All. The children attending free full-day 3-K will be able to grow, learn and explore the world around them. I have some palm cards here and also some cards with the website. Parents can go into the website and request for one of us to give them a call and help

them to fill the application for some of the programs. There's about 13 different program schools many that will be hosting the 3-K for All and from a lot of parents we have already received numerous applicants and if it wasn't for you guys that continue to spread the word here in the community we **wouldn't be able to launch this so quickly this September. I don't know if any of you remember the Mayor announcing it a few months ago.** We obviously have more applications coming in and the deadline will be July 14th for this 3-K for all program as well as for the Pre-K. There are some schools that still have available seats for the 3-K program so if you hear of any family that the child was born in 2014 they can still continue to call us at the Department of Education to try and find them a seat.

New York City Department of Education

Ms. Glennis Gomez Special Outreach High School Admissions Specialist said that the City when it comes to Mayor Bill de Blasio and Carmen Farina the Chancellor have announced in previous months new initiatives to increase diversity at specialized High Schools. These initiatives are basically to provide more free tutoring for low-income students and also to expand the scope of the Discovery Program. The Specialized Schools Admissions Test which is the exam for eight Specialized High Schools. The eight Specialized High Schools in New York City are the following the Bronx High School of Science; the Brooklyn Latin School; High School for Mathematics, Science and Engineering at the City College of New York; High School of American Studies at Lehman College; High School for the Sciences at North College; Staten Island Technical High School; Stuyvesant High School and also LaGuardia High School which is a performing arts school. Every eighth grade student that is now in public school takes the Specialized Admissions Test when they are in the eighth grade. Every single eighth grade student is mandatorily required to apply for High School but the Specialized High Schools on the other hand is an additional option that they have it is not mandatory. For them to apply to the Specialized High Schools they must take this test the Specialized High School Admissions Test. The Department of Education is working really hard to promote the Dream Program which is a twenty-two month program that provides test prep for these students when they are in their sixth and seventh grades. So the Department of Education is continuing to work extremely hard by visiting about fifteen schools within the fifteen districts that are underrepresented within the Bronx, Queens and Manhattan and we go to the school and we do power point presentations to explain the enrollment process and the options that families have.

I'm here today because I would like to connect with any community organization or any community advocate when it comes to education or that works with the youth so that I can either visit your organization or I can either work with you so that we can continue to promote the importance of these Specialized High Schools with the options that students have in the sixth, seventh and eighth grades. Part of the lack of diversity in the Specialized High Schools is because our families are underrepresented in our districts and do not have this information. This is not something that you can say that culturally is spoken in our homes while many other ethnic groups are preparing their children beyond fourth, fifth grade. This is very important and much credit to Mayor Bill de Blasio and Carmen Farina the Chancellor for making this initiative and providing employees like myself so that we can come out to the communities and provide this information. I have these brochures in both Spanish and English. I just want to mention something quickly we had for the first time a Specialized High School Fair in the Bronx and one in Brooklyn a few months ago and about 2,500 families attended the one in the Bronx and in Brooklyn about 1,800 so work is being done and I am here so that you can forward this message to family members and any youth that you think can benefit from this.

Questions and Comments

Police Officer Hector Espada said thank you for all the love I've gotten throughout the years and for welcoming me to your neighborhood. At the end of the day I consider it my neighborhood but it's yours but thank you for embracing me and making me part of your community.

Third Avenue and 149th I don't know if you've seen it's being cleaned up slowly but surely we are trying our hardest. The problem is ladies and gentlemen I have very good news and very bad news situation Melrose and 149th is being cleaned up I went today and thought that I was in a different BID location the problem is that these individuals are now going to St. Mary's Park. We can't get rid of them we can relocate them we are also Police Officers and cannot violate people's rights. So we have to do it the right way to try and get these individuals help obviously a lot of them decline this help so we're trying to work together with the community to get them help. I know a lot of the community say arrest but we're here to help these individuals they have a disease they have a habit and need help. So please bear with us we've cleaned up 149th and now we're concentrating a little bit more on St. Mary's Park because unfortunately they're using it to do their activities. It might sound crazy what I'm about to say they're not bad people they just make bad choices. So at the end of the day I know my Father was one so maybe that's why I have compassion when it comes to individuals like that. Some of us have had relatives that have fallen down that path. I think this is going to be a great summer we have National Night Out August 1st on Brook Avenue between 138th and 137th. The Halloween Event me and Gabe are still working on it we're going to try and have it in front of the Precinct and maybe if everything goes well we might make the 40th into a haunted house. So 99 percent of you have my cell phone number so please if you have any issues or concerns please contact me. We're trying to be more in tuned to what the community needs.

Another thing we did arrest the six individuals that assaulted the vendor on 149th and Third Avenue. It was definitely a great job that the Detectives did. As far as the Mosque I don't know if anyone heard I guess there were some kids with bb guns we have twenty-four hour police presence at the corner of the Mosque to ensure that this doesn't occur again and just to make sure that everyone is safe at the end of the day. We also have a sky watch right down the block.

Questions and Comments

End of Public Session

The Chairman called for the roll.

The roll was called and there were twenty-one 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.

Chairman and District Manager's Report

Public Hearing was opened by the District Manager

The District Manager read the description of the ULURP Application on the Special Harlem River Waterfront District Expansion for the Public Hearing.

The District Manager introduced Mr. Oscar Oliver-Didier Senior Urban Planner at the New York City Department of City Planning making the presentation on the Special Harlem River Waterfront District Expansion.

Mr. Oscar Oliver-Didier said that this presentation is based on what was certified and presented in front of the Commission at the beginning of this month on June 5th. But it's important to note that actually you guys have been heavily involved in this project for more than a year now and actually say this way before the Commission did. Again we value input but we wanted to update you and obviously present this for a vote for you tonight.

Power point presentation

The application before you is the Department of City Planning Special Harlem River Waterfront District and Expansion area. You sort of see here the geography and again this is going to be in District 1 in the Lower Concourse area of the Bronx you sort of see the blue star there. The New York Department of City Planning is proposing both a Zoning Map and text amendments to number one to update 2009 Special Harlem River Waterfront District regulations and this is the area in orange it's an existing district we'll be amending a few of the regulations that exist and the expansion itself which is what's up here tonight as a voting item. Again expanding the Special District to actually extend the access water plan south and you sort of see it there Park Avenue and see how it sort of abuts the Third Avenue Bridge and obviously it's the Harlem River to the west. I would add that the yellow item on top is actually the EDC led project that was certified in April and they've come here to present as well even though that lies in Community District 4. In this even though it's a stand-alone and separate application at the end of the process it would become the north sub-district of again the Special Harlem River Waterfront District.

So the goals of the Zoning Map and the Zoning Text Amendments are the following one to update the Special Harlem River Waterfront District to number 1 create flexible building form to encourage the development of affordable housing; number 2 address easements and other restrictions that we've recently discovered in the area; and finally meet flood resiliency needs. Then for the expansion area we will be expanding the Special District to encompass two waterfront blocks to the south. In the end we would address unique conditions to ensure lively accessible waterfront open space. So in the end it's important to note that this Special District was created as part of a broader rezoning back in 2009 you see the totality of it in blue. But the Special District itself one is sort of the orange abutting the Harlem River itself. For the expansion area what you sort of see there with the dotted line just south of it is inside the Port Morris/Bruckner rezoning which actually occurred in 2004. In terms of the existing zoning and land use here the Harlem River Waterfront is zoned for mid-density commercial and residential uses and the expansion area to the south currently is zoned for light industrial and residential. It's important to note that number 1 in this Harlem River Waterfront there is a Voluntary Inclusionary Housing Program again to promote the creation of affordable housing. It's also important to add that we're not changing the zoning district as part of this process. Will see that the amendments do not change the zoning or the heights it's really about sort of improving the Waterfront Access Plan and making sure that the kind of development we have in the Special District makes sense. In terms of the area which you obviously know very well it's an area with important institutions such as Lincoln Hospital, Hostos College among many others, there's good access to transit trains and bus lines obviously there are a lot of existing NYCHA communities and actually a lot of recent amount of affordable housing development. But it's important to note that since 2009 we really have not seen any development occur within the Special District boundary here shown in red. In terms of the place itself the Special District boundary which are illustrated here in orange and red it sort of helps understand that this sort of lies next to Manhattan water side you sort of see

the Harlem River and then the Special District area and the surrounding community connected by bridges. The area is obviously straddled with other buildings on both sides. In the immediacy of the Special District the dash line we see here the Special District is sort of straddled between the Major Deegan Expressway and between the Oak Point Railing which is on the water's edge which is a freight line along the shoreline. You sort of see on the left the elevated Major Deegan Expressway and you see on the right the Oak Point Railing water side so these are sort of infrastructural challenges that must be taken into consideration as part of this process. Also something that has changed its sort of like an added challenge what was originally created in 2009 is that we've actually learned a lot about resiliency post Sandy. It is important to note that the majority of the existing and proposed Harlem River Waterfront is in the one percent annual flood risk zone. So in the end a lot of the regulatory environment around resiliency has really changed as well and must be taken into consideration.

As I was saying earlier in terms of easement we have now a better understanding of easements and on buildable areas that lie inside that sort of core sub-district which you see here in orange and that northern edge right below 145th Street Bridge you sort of see how we have a significant amount of easements then we have more knowledge of and you sort of see a DBZ easement there but if you were to try to build something in that particular parcel you see how constrained and pinched it would be. But there's others and there's room for opportunities and there's new opportunities that have been appearing recently for example the Lower Concourse Investment Strategy where the Mayor allocated \$194 million dollars for the area in 2015 as part of an investment strategy that includes Lower Concourse north, the development of the new Harlem River Park and that includes acquisition, design and construction and street and intersection improvements on Exterior Street which we all know is very important to ensure that the community is able to access the waterfront. Finally investment strategies for commercial broadband access in the area. Again all of these area a catalyst for affordable housing but also for improved access and job growth.

So jumping back to the 09' Special District and the goals that were set back then was to ensure development of a human scale guarantee variety of buildings and a varied skyline maximize waterfront views and facilitate a strong street scape encourage eyes on the street and safety that people are sort of looking out for each other ensure a range of uses on the waterfront to ensure its active and people have a destination to go to and finally to encourage people to use waterfront holding spaces. It's important to note that all of these goals are not changing they're still the basis of what we're working with and we're presenting to you tonight.

So the 09' Special District this just like a brief overview of what that Special District entails. So you see that it included 9 parcels included a Waterfront Access Plan which includes a 40 ft. shore public walkway along the shore line it included visual corridors it included uplink connection so that you could actually get to the water and included supplemental public access area which is sort of open spaces that occur along the waterfront area itself. But for development there it sort of requires active uses in rent parking regulations, tower locations, and controlled height and then the mapped park which we were talking about just a few slides ago.

So in terms of the updates that we're doing to the Special District first of all we're providing building vault variety and design flexibility for that development and again this is all to encourage the development of possible affordable housing; number 2 we're providing flexibility on parcel one which we saw earlier with all the easements to accommodate these; number 3 we're requiring ground floor active uses and rent parking only on key locations; and finally we're allowing greater options for resiliency design. Again this is all for the geography here shown in orange.

So about bulk and what we're doing in amending regarding bulk this is the existing bulk of the Harlem River Waterfront. So if someone were to build in this area as of now this is what you would get 60 to 85 ft. base heights with a tower above with some control height that ranges in distance and then you would have a required variation of street wall height. As part of the amendments that we're proposing we are lowering heights along the shoreline and again to make it more to a human scale something that feels more inviting. We're maximizing also the use of the waterfront you see we sort of have those U-shaped buildings to ensure that residents have visibility and better views of the waterfront itself. Then more importantly we're providing the flexibility to support the development of affordable housing and how we're doing that is by providing more options and the possibility of hybrid scenarios. For example you sort of see here in yellow under the new updates there's a better possibility of incorporating block and plank construction which is more typical of affordable housing but we're also permitting and you could also create a building that's entirely a block and plank construction and could fit more affordable housing units and you sort of see it here on the lower left and how we're achieving that also with more details in terms of the height you sort of see fronting the shorefront walkway all the measurements in red the height ranges from zero to 85 ft., there would be a required opening you sort of see sort of a U-shape part of the development that's going to go from zero to 45 ft. and then finally 125 maximum transition height. Lowering the heights on the waterfront just so it feels more inviting for the people who are walking along there. But 50 ft. from the shore public walkway where we actually feel more comfortable with height we have a base height that ranges from 50 ft. to 105 ft. and a maximum transition height of 155 ft. above that you have the towers and as part of this proposal we're simplifying the tower walls and giving more design flexibility and again this all for floor plate efficiency. Important to note as we've said earlier we're not changing the tower heights at all as part of this process.

So this is sort of what we get this is the vision of what we're trying to see here occur. You sort of see in this image how development sort of steps down towards the water and then you also see how you're getting full variety. It's also achieved again for the sake of that visual variation that we want to promote. So in terms of the easements themselves we're seeing the slide of earlier you sort of see how the 2009 requirements and these include the visual corridor of the connections shorefront public walkway we're really sort of pinching the possibility of seeing an efficient floor plate of a development actually occurring here. So what we're doing actually is removing a requirement that was placed in 09' an aligning and mapping an upland connection which is actually better because it's actually a route for people to get down to the water and we're shifting a public supplemental access area to the north where actually we feel it makes even more sense because a lot of people are coming from 149th Street. In terms of the wrap use and screening the current 09' rules had a requirement that ground floor parking that wrapped for uses along the shore public walkway the area fronting the shoreline to park and the current requirements supporting they are 100 percent wrap requirement these parcels are not particularly deep they're pretty regular actually and there's also screening requirements that require parking screen at ground floor level. What that means is that you have landscaping, vegetation that would buffer any sort of blank wall you would never see parking from the streetscape. So as part of this process what we're doing is we're keeping the 100 percent wrap use requirement fronting the shore public walkway parcels one and two and then for the other areas we're still keeping the wrap use requirement but it's going to be 50/50 so you have a nice variation of landscaping and shrubs and trees and that sort of thing and also the wrap use which could be sort of a retail or community facility use. Important to note however that the active uses that we were just saying that include retail and include community facility we're sort of requiring them now to be in specific areas most importantly these would occur in specific corridors of the development where people would be coming down towards the water. So in those particular geographies we want to make sure that people feel that it's sort of active and safe frontage before you reach the water instead of like a blank wall or something that's inactive and you sort of see them in red here and how they're going to be placed in the Special District itself. You sort of see here a view of how it could look like from

Exterior Street with some of those active uses and landscaping requirements but also affecting the streetscape is resiliency itself. So in terms of resiliency the design filtration in this area ranges from two to eleven ft. in this district so it's very likely that as part of the new requirements buildings would be raised really to sort of like promote flood protection so this could actually encourage blank walls on sort of the adjacencies and surroundings of these buildings and right now the only underlying requirement for these are plantings. What we're doing is providing both group and requiring more design elements for blank walls that are taller than 4 ft. and these sort of design limits could include planting, seeding, lighting and bike racks. But you also see how the street wall is creating more room for things such as ramps, stairs so it really does create a more visual variety while still keeping the area safe and resilient. Really this is sort of what you would get and what you would see when you're walking along the shore public walkway something that feels active its resiliency and its sort of promoting a safe public route.

So on to the expansion area which is actually the boundary that we're seeing here in red and it's where we're promoting the expansion of the Special District. So again the reason why we're expanding is to address the existing conditions and ensure a lively and accessible waterfront open space. You sort of see here the visual that we just saw earlier to remind you folks of the specific area we're talking about there in sort of a dash pink you sort of see it from the north as well and we must be reminded that in this area these two waterfront blocks are straddled by both the Oak Point Railing and by the Deegan Expressway. So the expansion area now is a large waterfront block with independently owned lots making waterfront access very challenging. So the Waterfront Plan what it will do is allow is to customize access and address some of these unique conditions. It's important to note that what we will be showing now a plan that was formed by a lot of public outreach included a lot of members here at this table that was conducted last year during the summer and this is sort of what we're proposing so in essence what we're doing is breaking up that block to provide proper access. Instead of having this landlocked huge waterfront block breaking it up and making it feel more a part of the existing neighborhood and how we're doing that is incorporating and putting in place upland connections which you see here in sort of light blue. There's an existing inlet that's actually there you see it's sort of like a U-shape. An existing inlet that not many people know it's there but now will be sort of accessible you'll be able to get there from some of these surrounding and adjacent streets. We've also sort of place a supplemental public access area so it creates a nice open space in that area as well. As part of the process of this Special District we would require active uses in certain quarters. So again to make sure that when development occurs you would have a safe an active environment while you're walking down towards the street.

So in conclusion the proposed changes to the Special District area and its expansion zone will encourage number one the development of affordable housing by creating flexible building form; number two address easements and restrictions but meet the flood resiliency needs and finally would address conditions to ensure accessible open space on the river waterfront.

Questions and Comments

The Chairman called for a roll call vote on the Special River Waterfront District and Expansion Zone.

The roll was called with 10-yes, 4-abstentions and 4-no votes. The item passed.

Public Hearing Closed

Mr. Oscar Oliver-Didier said that I'm also here to present a Zoning Text Amendment that involves obtaining a special permit for self-storage facilities. The city understands that self-storage facilities have generated concern among communities and industrial advocates. Like many the city wants to support industrial jobs in Industrial Business Zones or IBZ's as we know them and then proposing to strike a balance in the city's most active industrial areas and the real demand that exists in this city for self-storage which is already limited as to where they can locate in New York City. So where did this come from and where did this proposal originate. In November 2015 just over 1 year ago the Office of the Mayor and the City Council Speaker announced a 10-point Industrial Action Plan that targets New York City's Industrial Business Zones the IBZ's as areas of employment growth and industrial innovation. The Industrial Action Plan has three main objectives one to protect industrial neighborhoods and incentive development which again includes to limit personal storage in IBZ's to support economic growth; number two align city services to help industrial business start, grow; and thrive, and finally to train the city's workforce to meet the need of the sector.

Now in terms of the IBZ's themselves in the Bronx you see that in the southern end in Port Morris you have an Industrial Business Zone. So and IBZ or Industrial Business Zone are New York City's most active industrial areas with over 68 percent industrial-sector employment; critical for a range of industries: wholesale, trade, transportation & warehousing, manufacturing and construction; and more importantly since 2010 industrial employment is actually growing in IBZ's. So what the Industrial Action Plan builds is on a series of existing policies tax incentives, service provision, a pledge not to rezone IBZ's for residential use, and again support the economic growth that occur in these business zones.

So the proposed restriction on self-storage makes sense in this context of a clear development policy for IBZ's. So this is how we're sort of calling these areas in the IBZ's where these special permits shall apply. So we're calling them the proposed designated areas in M-Districts one reason we're calling it that way and not an IBZ for the purpose of the Zoning Text Amendment we will call the IBZ Designated Areas. We're giving them a different name because we need to incorporate boundaries into the Zoning Resolution which are based on the mapping conventions of zoning. We want to make sure that the boundaries and the Zoning Resolution are not confused with the existing tax program. That's what an IBZ is it's a Tax Program which will continue to operate in an independent manner the Zoning Resolution does not control tax programs. Again it's a tax program to incentivize industrial jobs in the IBZ's. So again it's just a technicality but I don't want to confuse people where we're calling these areas where the special permit would apply are called the Proposed Designated Areas in Manufacturing. So the boundaries created are created to conform with zoning practices and compared to IBZ's what they do is exclude airports again it's not a place where you have self-storage it actually includes more areas than the IBZ's themselves.

Self-storage itself we all know or we've seen it we kind of know how they operate and even some of the things that we don't like about them. Here's a little background of what these uses area. The industrial goals of the city from IBZ's are either job intensive, innovative, provide utilities and industrial services to and/or support additional economic output. The unregulated development of self-storage detracts from the city's long-term goals for an Industrial Business Zone for three principal reasons one that self-storage does not generate many jobs; secondly it serves primarily households; and finally then tend to occupy very large lots on designated truck routes or highways which often would be more optimal sites for more job intensive industrial uses. In that respect self-storage combines these three characteristics conflicting with the city's economic development goal for industrial business zones. So today's self-storage is permitted in M and C8 districts restricting these facilities in IBZ's is necessary because we see that industrial businesses are having a hard time finding appropriate sites and these large lots are increasingly

sparse. Here are a few examples of recent sites in different parts of the city where self-storage development has taken place. We think that in the context of the Economic Development Policy for IBZ's there could have been a more job intensive on sites like this. These lots as you can see here are very large and optimal location for trucks and businesses and the development of self-storage in such locations is regarded as a lost opportunity. So you see there are two Bronx examples here they're not in this district but we just wanted to show these one is in Throgs Neck and the other just north of Co-op City. So you have an idea that this is sort of a citywide problem and a borough wide problem I would add. So currently there are actually 240 facilities across the entity of New York City how they're classified these self-storages currently they're classified as warehouses and currently permitted as-of-right in C8 and all M districts. More importantly is that one quarter of all self-storage facilities are actually in Industrial Business Zones so you see the blue dots so you have sort of a broad idea where the self-storage sites are located and in purple you sort of see citywide where all these IBZ's are. As you can see Community Board 1 and 2 are the most impacted especially 2 but 1 has all the area of Port Morris over here.

So looking in and zooming into the Bronx the most areas of culpability here would apply as follows so the permit affects the areas in purple which is citywide one-third of all conforming facilities are in designated areas in M districts and two-thirds of self-storage facilities have opened outside of IBZ's.

So we believe this proposal would be good for IBZ's because optimal industrial sites will be available for more job intensive industrial businesses. Again the area where we would be limiting the growth of more self-storage is actually in the IBZ's area.

So how would it work the proposed self-storage restriction work a CPC or City Planning Commission Special Permit is proposed for the development of self-storage in designated areas in M Districts. A case-by-case, site specific review process will ensure that self-storage development doesn't represent a significant lost opportunity for the future siting of an industrial more job intensive business. What it basically means is that it's not that we're prohibiting self-storage in these IBZ's it's just that you have to apply for a Special Permit and the City Planning Commission will look at it on a case-by-case basis. Again if it's a site that would be more appropriate for different reasons for more job intensive industrial use it would not get the Special Permit approved. So the restriction will apply only to self-storage and not to other warehouses or moving businesses because those uses are much more job intensive they usually have more staff. They need to have people driving the trucks moving the materials it's moving the actual elements that's being transported. These are the businesses again that tend to have more employees and serve businesses they are an important part of the functions of the industrial area where as self-storage really isn't.

So the Special Permit has specific criteria on which a Special Permit will be permitted for self-storage development on sites that are not appropriate for conforming industrial uses that the City Planning Commission will evaluate based on such considerations as zoning lot size, lot configuration; proximity to truck route; if the street is narrow or wide; has there been any investment in the area or comparable sites; is there a potential for conflict between potential industrial uses; and finally is this proposed site contaminated and is there a need for environmental remediation. So it's important to also note that existing self-storage facilities will be permitted to remain and extend or enlarge within the original zoning lot as of date of enactment. So existing self-storages will be grandfathered as part of this process. It's not really that the one's we have right now will be driven out or abandoned it's really that you can't build anymore unless you get again this Special Permit.

So this is how this Special Application would work just to understand what your role with this would be and the timing. So the Special Permit if you don't know is a discretionary action subject to full ULURP review so an applicant will have to show that the potential site is adequate for self-storage and impractical for industrial business. So the pre-application process means crafting land use and environmental applications which takes an average of 15 months and afterwards ULURP the Land Review process begins. As you all know the ULURP involves Community Board review, Borough President's review, City Planning Commission review and usually the Council also votes on it. So again as we all know the sort of length of the process for a CPC Special Permit is typically almost two years. So this again is in a scenario where there's actually a site that we feel comfortable with a storage facility popping up because maybe it's an area that's not ideal because it's irregular it's not close to adequate access for trucks and that kind of thing so it's not really useful for industrial use and we don't want to have an empty blighted site so maybe we do feel comfortable with having a self-storage there. But having said that if they want to proceed they would have to go through the full land use review process where's now they don't it's build as-of-right.

So in terms of this specific Text Amendment we referred this Zoning Text Amendment in May and then we're currently here and then a Borough Board and Borough President review and then we would hold a CPC Public Hearing and City Council would review. It's expected that this would be passed no earlier than November.

Questions and Comments

Elected Officials Reports

The representative from the New York City Mayor's Office Bill De Blasio said that a few things I want to talk about good news today the City passed the Mayoral control of for the Department of Education at least for the next two years. I think under the Mayor's tutelage while he's been in office our youth have done exceedingly well Universal Pre-K is an example Three-K is an example a high graduation rate dropout rate is down to nine percent physical education for all advanced AP classes for all and the list goes on and on I could talk about it all night but we do have two more years of Mayoral control. Two she's handing out pamphlets for Benefits Access Campaign. It's a campaign that we've launched we've looked at the numbers across the City out of 100 percent of people that are eligible for benefits only 20 percent of the people actually take the benefits. We want to remove the stigma around benefits you have a right to take benefits and we want to encourage that. We believe that in two years we can narrow that down to the 95 percentile. If you know anyone who is eligible for benefits please direct them to this information so we can be sure that they get it. Last but not least I want to direct you to a website its rikers.cityofnewyork.us if you go to this website you will see the plan that the City and the Mayor have to close Riker's Island. The City and the Mayor have committed to close Riker's Island but it's going to take all of us it's going to take all of our help. It's going to take the help of the NCO Officers, the Board, Precinct Councils, NYCHA Elected Officials, Council Members everyone. We believe given the track record in the decrease in crime that we've had over the last five months and believe it or not this is the safest New York City we've ever had.

Questions and Comments

The representative from the New York City Comptroller's Office Scott Stringer said that I just wanted to talk briefly about the divestment in private prisons. So basically as we all know private prisons

the industry is morally bankrupt they make more money by putting more people in jail. So across the country over 26,000 Americans are housed in roughly 135 prisons. Investigations have found that private prisons have higher rates of security and safety incidences they put non-violent inmates in solitary confinement because there's no space to put people sometimes and there's a lack of appropriate medical care because it eats into profits. So as a result people are dying people are sick and this poses real risks of lawsuits and financial losses for the City. So earlier this month the Comptroller announced that the New York City Pension Funds are the first in the country to fully divest from private prisons. More and more people are going to eventually go into the private prison system and we don't want to stand idly by it. So we've sold all 48 million that we've invested in these companies. Then second the Comptroller is having an Eid Al-Fitr celebration on Thursday, July 13th at DC 37 at 125 Barclay Street 6 PM. If you have any questions or concerns I'm here.

The representative from the Congressman Jose E. Serrano's Office said that I just have a couple of announcements we have a couple of events in the summer going on first and foremost we want to do a Veteran's Resource Fair it's going to be going on August 30th at the Bronx VA Hospital from 12 to 4 PM. We're also going to do off-site hours it's a time when we host hours that are not the regular 9 to 5 PM. We have five different moments and times when we will host these and they're going to be going on from 6 to 8 PM the dates right now are July 12th, 18th, 26th and August 16th. Last but not least we're going to have a Homeowners Legal Assistance Workshop 6 to 8 PM August 2nd at Kipps Boys School but its not finalized but just to let you know that all these events will be going on. Our office always has the doors open for any Federal issues you have or if you just want to come by and say hi.

The representative from the State Senator Jose M. Serrano's Office said that the Senator just recently released is anti-gun violence legislation because as I'm sure you guys know President Trump has made it clear that he is almost backtracking on almost all of the gun violence efforts that Obama has tried to make. So the Senator has co-sponsored a bunch of bills which basically protect us here in New York City all the bills are listed in this package. Last month we focused on Women's Rights and women's empowerment during our off-site Constituent Hours Monday through Thursday at local Senior Centers. But this month we focused on the LGBT community so they were able to come through and get some free resources and information from some of the organizations that we partnered with. Next month will be Veteran's History Month and Veterans Appreciation Month so we will be focusing on providing resources to our veterans. Speaking of veterans the New York State Senate does have a Veterans Hall of Fame and this year Senator Serrano inducted our very own Mr. Rodriguez into the Hall of Fame so a round of applause for him. So if you guys have any questions you can feel free to reach out to our office.

The representative for the Council Speaker Melissa Mark-Viverito said that I gave everyone a newsletter of what we did and the events we went to everything is listed there. As you know this is her last term so her days are numbered so whatever issues you have my information is on the flyer and whatever you need and whatever we can help you with our office is open the hours are here so you can call or come by and we will try to help you the best we can. We're very community oriented and we try to help our constituents the best we can.

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.

Committee Reports

The District Manager Cedric L. Loftin said that the Economic Development-Land Use & Housing and the Education & Youth Committee Reports were in the Board Member folders.

The Municipal Services Committee Chairman Hakiem A. Yahmadi provided an overview on the following presentations.

- The New York City Transportation on the East 143rd Street Safety Improvement Project.
- The MTA New York City Transit on subway system issues.

The Chairman called for a motion to approve the Committee Reports.

Motion made to approve the Committee Reports. Motion duly seconded. Motion called and passed unanimously.

Old Business

None

New Business

None

The District Manager Cedric L. Loftin informed the Board Members that there may be a need for a Special Meeting as he had received a ULURP Application and the item has to do with a Daycare Center.

The Chairman called for a motion to adjourn.

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

Meeting adjourned.