



The City of New York
Bronx Community Board Three

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Comm. Bd. Info go to: nyc.gov/bronxcb3

RUBEN DIAZ, JR.
BRONX BOROUGH PRESIDENT

REV. DR. BRUCE C. RIVERA
CHAIR

JOHN W. DUDLEY
DISTRICT MANAGER

BOARD MINUTES

Date: 2/09/2021
 Place: Remote Teleconference
 Time: 6:00 P.M.

Members Present

Kolaco Acqui
 Xiomara Arriola
 Jerry Aviles
 Joetta Brown
 Dawn Carter
 Gilberto Constantinez
 Rev. Frederick Crawford
 Vladimir Cruz
 Nelson Delerme
 Randy Dillard
 Abdul Johnson
 Marilyn Johnson
 Kathy Johnson-Morris
 Abraham Jones
 Rita Jones
 Linda Kemp
 Victor Latimer
 Tracie Lucas Lord
 Aubrey Mike
 Gina L. Newton
 Paul Navarro
 Rev. Idus A. Nunn, Jr.
 Laila Patino
 Anddy Perdomo
 Rev. Dr. Bruce Rivera
 Wilson Ramirez
 Olympia Jay Striplin
 Keziah Sullivan
 D'Andra Van Heusen-Thomas
 Sarah Torres

Staff Present

Etta F. Ritter
 John W. Dudley

Members Excused

Gloria Alston
 Wanda Ellis
 Maurice Gray
 Una Lawrence

Members Absent

Joyce Almeida
 Joshua Diaz
 Wilbert Tee Lawton
 Pablo Mendoza
 Aazam Otero
 Patrick Willis

CM Vanessa Gibson's Office

Michael Ivory

SS Luis Sepulveda's Office

SS Luis Sepulveda

CM Rafael Salamanca's Office

Shanna Knotts

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Bronx Borough President's Office

Alexis Ruiz

NYC Comptroller's Office

Khadim Niang

DA Darcel Clark's Office

Robert Barnes

AM Chantel Jackson's Office

Chantel Jackson

Call To Order

Rev. Dr. Bruce C. Rivera, chair of Bronx Community Board Three, called the meeting to order at 6:04pm.

Invocation

Rev. Idus Nunn, Jr. led us in prayer.

Point of Information

Dr. Rivera stated that tonight's agenda is full and in the interest of time, each speaker shall be limited to 2 minutes, unless permitted by the board chair. He requested that there be no cross talk. Attendees were requested to put their names or questions in the chat box or raise their hands, if they wished to speak. It was also requested that flyers and announcements be placed in the chat box and also emailed to eritter@cb.nyc.gov. Elected Officials will be limited to 3 minutes.

Community Concerns/Exchange of Information/Announcements

Gilberto Constantinez, board member, stated that the GC for the residential development project at St. Peter's Deliverance Church, is not hiring locally. Mr. Constantinez stated that there are numerous vehicles with out of state licence plates at the site. Mr. Constantinez wanted to know what can be done to hold developers accountable in hiring locally. Mr. Dudley stated that he would reach out to Shawn Bell, a representative from St. Peter's Deliverance Church, to ascertain why the general contractor and sub-contractors are not hiring locally. Mr. Dudley will also speak with HPD representatives to inquire about contractual obligations or protocols on developers to hire locally and what actions can be taken for compliance by developers. Upon Mr. Dudley's findings he will provide an update in this regard.

Ms. Vee Jay Sanchez, community resident, wanted to know if her application was received by the Bronx Borough President's Office. Mr. Dudley advised her to send an email to cbapplications@bronxbp.nyc.gov, to inquire in this regard.

Victor Latimer, board member, wanted assistance in understanding Bill A-416, which relates to the removal of cases, contacts and carriers of communicable diseases, who are potentially dangerous to the public health. SS Sepulveda stated that he would look into this bill and provide an update.

Ricardo Ruiz, representative from NAICA, spoke briefly on NAICA's program services, not limited to housing court assistance relating to evictions, and rent arrears. Individuals who are interested in this service, can email rcosme@naicany.org.

Sulay Lora, representative from SEBNC, is requesting assistance in getting NYCHA maintenance to address repairs issued at 955 Tinton Avenue. They have concerns relating to 3 broken toilets and constant flooding. The women now have to share the men's bathroom. This issue is having a negative effect on staff. Ms. Lora requested any assistance the Community Board could provide. The DM noted that he is currently still in the process of getting an update on the capital funding commitment made for SEBNC, which is still in the pre-planning stage. A conversation off-line will be had with the DM and Ms. Lora in this regard.

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Keziah Sullivan, board member, asked if there were any protocols in place for incarcerated individuals for COVID. It was noted that the Gov. has instituted vaccinations for prisoners and detainees over the age of 65.

Olympia Stripplin, board member, asked if there were any COVID related sites within any housing developments? It was noted that faith-based and community based organizations, have opened up as vaccination sites. Are there any specific sites for the elderly and those with mobility issues. Currently, there are no homebound services available.

For further information regarding COVID protocols for incarcerated adults and elderly persons within housing devevelopments, please contact the office of NYS Senator Sepulveda.

Roll Call

Ms. Keziah Sullivan, secretary of Bronx Community Board Three, called the roll and a quorum was established.

Members Requesting to be Excused

Gloria Alston
Wanda Ellis
Maurice Gray
Una Lawrence
Patrick Willis

Motion

It was motioned by Joetta Brown and seconded by Rev. Frederick Crawford, to excuse the following member(s):

Gloria Alston
Wanda Ellis
Maurice Gray
Una Lawrence
Patrick Willis

Approval of Minutes of Prior Meeting

It was motioned by Gina Newton and seconded by Rev. Frederick Crawford, to approve the January 12, 2021 General Board minutes, with necessary corrections, if there be any.

All In Favor

Motion Carried

Amendments to the Agenda

At this time, there were no amendments to the agenda.

ALL IN FAVOR

MOTION CARRIED

Presentation(s)

Jeff McDuffie, Project Manager, NYC DOT School Safety Division
Nivardo Lopez, Bronx Borough Commissioner, NYC DOT
Keith Kalb, Deputy Borough Commissioner, NYC DOT
Holly Malone, NYC DOT

Topic: Discuss Morrisania's School Safety Improvement Project

At this time, Dr. Rivera introduced Mr. Keith Kalb, Holly Malone and Jeff McDuffie representatives from the New York City Department of Transportation, to those in attendance. The New York City Department of Transportation came before the community board to discuss

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Morrisania's School Safety Improvement Project. Mr. Jeff McDuffie, representative from DOT's School Safety Unit, stated that DOT is also in partnership with "I Challenge Myself" which helps to nurture high school students. Mr. Jamaal King, representing University Heights High School, was in attendance along with two students that are involved in "I Challenge Myself". These students are being taught how to redesign and advocate for safer traffic patterns, which is the goal of Vision Zero.

At this time, a Powerpoint presentation for the Morrisania School Safety Improvements Project for Community District Three was shared on screen with those in attendance. Workshops were conducted along with field visits to determine areas of Morrisania that would benefit from implementing safer street patterns. Vision Zero is designed to decrease traffic fatalities by improving intersections, corridors, installing angle parking, curb extensions and islands.

Following are the areas of study: **Trinity Avenue, East 166th Street to East 161st Street** – DOT is proposing a two-way protected bike lane, angle parking and painted curb extensions to shorten pedestrian crossings and islands. **East 166th Street, Jackson Avenue to Union Avenue** - DOT is proposing painted curb extensions and protected bike lanes. **East 165th Street, Tinton Avenue to Trinity Avenue** – DOT is proposing two-way protected bike lane and pedestrian islands. **East 161st Street, Trinity Avenue to Tinton Avenue** – DOT is proposing angled parking, painted curb extensions and protected bike lanes. **East 166th Street, Union Avenue to Prospect Avenue** – DOT is proposing shared bike lane markings to complete bicycle networks on narrow streets.

Questions and concerns were entertained not limited to the following:

It was noted that the proposed traffic calming improvements will not hinder the response time of emergency vehicles during emergencies. There will be no concrete islands installed at this time and emergency vehicle apparatuses will still have full movement. The loss of parking spaces will occur at certain intersections. The community will gain more parking spaces due to the installation of angle parking. DOT is also proposing concrete wheel stops for motorists to avoid backing into the bike lane. Upon completion of said safety improvements, DOT will re-evaluate the project and make any improvements and adjustments, if needed. DOT will narrow wide streets to decrease traffic fatalities.

To view PowerPoint presentation go to Morrisania School Safety Improvements on DOT's website, copy URL into browser:

<https://www1.nyc.gov/html/dot/downloads/pdf/morrisania-street-safety-improvements-cb3-feb2021.pdf>

To view complete PowerPoint presentation from meeting ctrl+click to follow link

Go to the 55 minute mark: <https://www1.nyc.gov/site/bronxcb3/meetings/general-board-virtual-meetings.page>

Elected Officials' Reports

SS Luis Sepulveda's Report – 32nd Senate District

SS Luis Sepulveda did not provide a written report, at this time. Please contact the State Senator's office to request information on initiatives and resources at 718-991-3161 or email his office at team@senatorsepulveda.com

Assemblymember Chantel Jackson – 79th District

AM Chantel Jackson did not provide a written report, at this time. Please contact the Assemblymember's office to request information on initiatives, resources and events via email at schedulingbx79@gmail.com.

CM Rafael Salamanca's Report- 17th Council District

Ms. Shanna Knotts, deputy chief of staff from CM Rafael Salamanca's office, did not provide a written report. Time sensitive information was exchanged. Please contact the Councilmember's office via email Salamanca@council.nyc.gov or Sknotts@council.nyc.gov and by phone at (917) 837-6226. Please follow CM Salamanca via social media platforms on **Facebook or Instagram at CMSalamanca or on twitter at Salmancjr80**.

CM Vanessa Gibson's Report – 16th Council District

Mr. Michael Ivory, director of communications for CM Vanessa Gibson's Office, did not provide a written report, at this time. Time sensitive information was exchanged. Please contact the Councilmember's office at 718-588-7500, to request information on initiatives and resources provided or send an email to District16Bronx@council.nyc.gov.

Jumaane Williams – NYC Public Advocate

Mr. Brian Polanco, representative from the NYC Public Advocates did not provide a written report. Time sensitive information was exchanged. The "Constituent Services Department" is still working remotely however they can be contacted at 212-669-7250 or via email at gethelpatadvocate.nyc.gov.

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Bronx Borough President's Report

Mr. Alexis Ruiz, representative from the Bronx Borough President's Office, requested that board members return their EEO forms via email and USPS. The latest newsletter and resources from the BP's office was emailed to those on Bronx Community Board Three's list serve.

Comptroller's Office

Mr. Khadim Niang, representative from the Comptroller's Office, did not provide a written report. Time sensitive information was exchanged. Please contact Khadim Niang via email at kniang@comptroller.nyc.gov, for further information relating to initiatives, resources and events.

Chairperson's Report

At this time, Rev. Dr. Bruce Rivera appointed the following board members:

- Kolaco Acqui – Chairperson of the Housing, Land-Use & Economic Development Committee
- Abdul Johnson – Co-chairperson of Parks and Recreation/Youth Services and Historical Outreach Committee
- Marilyn Johnson – Co-chairperson Education and Consumer Affairs Committee

District Manager's Report

Mr. Dudley did not provide a written report; however, he spoke briefly about the following:

- A virtual teleconference meeting has been scheduled with NYPD, DOT and residents from the 505 Tenants Association to address the lack of available parking in the vicinity of East 161st Street & Brook Avenue.
- Ms. Vee Jay Sanchez received assistance with a Board of Education issue involving enrollment for her granddaughter.
- During inclement weather MTA implements bus stop cleaning protocols which employ snow laborers and makes use of mechanical operations equipment.
- Mr. Dudley informed Ms. Sulay Lora, representative from SEBNC, that he is still in the process of communicating with NYCHA regarding the \$70,000 capital funding commitment for repairs and building improvements for capital project ID #HAD001. The DM will look to ensure that NYCHA does their due diligence, to finalize a workscope and initiate design/procurement.
- Crotona Park Playground #9 (Clinton Playground) – The scope of work is being finalized and capital funding commitments are being sought.
- The DM will engage in a dialogue with the office of CM Salamanca and Congressman Ritchie Torres regarding mail delivery by the Southern Blvd. P.O.

Committee Reports

Housing, Land-Use & Economic Development Committee

Dr. Rivera noted that this proposed development of 127 affordable intergenerational permanent housing units with an elderly/frail senior component at 1356-1364 Fulton Avenue, was fully vetted at the committee level. Bronx Community Board Three residents will have a 50% preference. Acacia Network will look to create a contractual obligation with the General Contactor to ensure local hiring is in place. The General Contractor has a legal requirement with the City and Stte to provide monthly reports on how many local residents are hired. Acacia Network will be good neighbors to ensure that the requirements are met. Mr. Dudley requested a template on hiring requirements to assist in the local hiring process. The proposed building will be a Passive LEED Certified residence. The building will be managed by Acacia Promesa HDFC Management.

Committee members in attendance came to a consensus to support the proposed development. A motion was made by Gloria Alston and seconded by Dawn Carter, to recommend approval of the proposed development of 127 affordable inter-generational permanent housing units, with an elderly/frail senior component at 1356-1364 Fulton Avenue, within Community District Three. Dr. Rivera requested that a motion be made:

Motion

It was motioned by Keziah Sullivan and seconded by Joetta Brown, to provide a letter of support to Acacia Network for the proposed development of 127 affordable intergenerational permanent housing units with an elderl/frail senior component at 1356-1364 Fulton Avenue, within Community District Three.

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YES

NO

30

0

**ALL IN FAVOR
MOTION CARRIED**

PUBLIC HEARING SESSION – ULURP APPLICATION #C 210156 HAX

Mr. John Dudley, district manager, stated that ULURP Application #C 210156 HAX, was certified on December 19, 2020 and is part of the NYC Department of Housing, Preservation and Development's New Infill Homeownership Opportunities Program (NIHOP) Melrose Open Door. Mr. Dudley noted that in February 2020, MHANY representatives came before the Joint Housing, Land-Use and Economic Development Committee and gave a formal presentation on their interest to develop homeownership opportunities at 12 scattered sites.

Ms. Kay Real, representative from the NYC Department of Housing, Preservation and Development, stated that the proposed scattered site development project spans Bronx Community Boards, 1, 2, and 3, and is referred to as the **Melrose Open Door Cluster**. This project is made up of 12 scattered development sites, to be developed for a total of approximately 70 cooperative homeownership units. Bronx Community Board Three has 6 sites, totaling 34 units. Five of those sites are subject to ULURP.

881 Brook Avenue –ULURP & UDAAP sites
901 Eagle Avenue – ULURP Site
959 Home Street – ULURP site
1298 Hoe Avenue – ULURP site
1013 Home Street – ULURP site
1175 Tinton Avenue – Non-ULURP site

At this time, Ms. Ismene Speliotis, executive director at MHANY, noted that their proposed project was the winning proposal for an RFQ issued in 2014. The RFQ invited applicants to submit proposals to develop clusters of small infill sites, that would otherwise be too small and difficult to develop on their own. These infill sites are vacant lots that are often between 2 existing occupied buildings, which gives the block a finished look.

It is the intent of MHANY to develop the properties within Community Board Three, which are scattered sites. These sites will be developed under one HDFC cooperative wherein the tenant will own a certain number of shares within that cooperative unit. These scatter site cooperatives will exist as one cooperative to eliminate the homeowners tax debt. It was noted that the land will be owned by a Community Land Trust. The properties will be leased by the Community Land Trust to HDFC Coops. This development model will provide affordability in perpetuity.

This project will be made affordable through HPD subsidies, NYS Affordability Housing Grant monies and Bank loans. MHANY has built a great relationship with banks to assist singles and families in securing home loans. MHANY has been able to help people get initial loan modifications and also help secure a 2nd loan modification due to COVID, so homeowners were not at risk of losing their home. MHANY has committed to building these sites along with finding appropriate homebuyers to live in the community. The homebuyer is automatically enrolled in the Foreclosure Prevention Program, in the event they experience a financial hardship. Federal dollars are for the downpayment assistance program and closing costs.

To view complete PowerPoint presentation from meeting ctrl+click to follow link

Go to the 2:29 minute mark: <https://www1.nyc.gov/site/bronxcb3/meetings/general-board-virtual-meetings.page>

PUBLIC HEARING OPEN

At this time, public comments from board members and members of the public were entertained, not limited to the following:

Concern was raised regarding affordability, the construction process and how it will affect neighboring homeowners, and the roof top recreation space. It was noted that under HPD's regulatory agreement, that there would be restrictions on resale from the Land Trust. A question was raised regarding the flexibility of a Land Trust structure that consists of a purpose and a mission strictly specific to Bronx residents.

PUBLIC HEARING CLOSED

The DM requested that a motion to approve ULURP Application #C 210156 HAX and the designation of the sites as an Urban Development Action Area with disposition of City Land to a developer to be selected by HPD.

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Motion

It was motioned by Gina Newton and seconded by Joetta Brown, to approve ULURP Application #C 210156 HAX, as an Urban Development Action Area Project and area with disposition of City Land to a developer identified by HPD.

| YES | ABSTAIN | NO |
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MOTION DENIED

The DM urged all board members who do not regularly attend committee meetings, to attend meetings to gain knowledge and understanding of proposed developments, at the committee level.

Birthday's

At this time, everyone born in the month of January was requested to raise their hands and be acknowledged. Everyone in attendance clapped "Happy Birthday" to those born in February.

Benediction

Rev. Frederick Crawford led us in prayer.

Adjournment

There being no further business to discuss, the meeting was adjourned at 9:15pm.

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