



**THE CITY OF NEW YORK**  
**BOROUGH OF THE BRONX**  
**COMMUNITY BOARD 7**



HON. VANESSA L. GIBSON., BOROUGH PRESIDENT    EMMANUEL MARTINEZ, CHAIRPERSON    ISCHIA BRAVO, DISTRICT MANAGER

## HOUSING, LAND USE & ECONOMIC DEVELOPMENT

<b>Chair:</b>	<b>Erick Ascencio</b>
<b>Meeting Date:</b>	<b>June 13, 2022</b>
<b>Meeting Time:</b>	<b>6:30 pm</b>
<b>Meeting Location:</b>	<b>Via Zoom Video/Teleconference</b>
<b>Meeting Recording:</b>	<a href="https://youtu.be/Xb46KGEG37E">https://youtu.be/Xb46KGEG37E</a>
<b>Members In Attendance:</b>	✓ Erick Ascencio    ✓ Myrna Calderon    ✓ Sandra Erickson ✓ Edgar Ramos    ✓ Barbara Stronczer    ✓ Mahbubur Jewel ✓ Helene Redd
<b>Minutes done by:</b>	<b>Erick Ascencio</b>

**Minutes: (please click on active links for more information)**

- I. Meeting was started at 6:35 pm by reading the Meeting Guidelines as established by the Governor’s executive order and review of Agenda.
- II. **Meeting Guidelines**
- III. **Introductions and Attendance:** Quorum was met.
- IV. **Review of previous minutes from May 2022 were reviewed and approved.**
- V. **Follow-up from previous month**
- VI. **New Business**
  - A. **Fire Safety Legislation**
    1. Council member Osvaldo Feliz presented the Fire Safety Legislation put forward by him as chair of the Fire Safety Task Force and recently signed into law by Mayor Adams. Some of the major component of the legislations include
      - Landlords have no more than 14 days to fix defective doors and make sure all doors are self-closing.
      - Mandatory inspection from HPD and/or FDNY to verify that landlords have conducted the necessary repairs properly.
      - If the landlord has not repaired self-closing doors within the 14 days allowed, HPD will perform the repairs at the owner’s expense.

THIS MEETING’S MINUTES ARE SUBJECT TO CHANGE. FOR THE MOST UP-TO-DATE INFORMATION, CONTACT US AT:

229-A EAST 204TH STREET ◊ BRONX, NY 10458 ◊ PHONE: (718) 933-5650

E-MAIL: [IBRAVO@CB.NYC.GOV](mailto:IBRAVO@CB.NYC.GOV) ◊ WEBSITE: [WWW.NYC.GOV/BRONXCB7](http://WWW.NYC.GOV/BRONXCB7)



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- Landlords that falsely report repairs will face fines up to \$1000 per violation.
  - Only space heaters that have safety measures that shut off if overheating or tip over and are certified will be allowed to be sold in the City of New York.
2. As part of the legislation additional HPD inspectors will be hired in an expedited process to conduct all necessary inspections.

#### **B. Douglaston Development**

1. Joel Kolkman and Russell Lang provided an update on the ongoing construction of the Senior Housing building at 2850 Webster Avenue, which is phase I of the projects for the intersection of Webster Avenue and Bedford Park Blvd:

- The building consist of approximately 13,000 SF for Cherry Valley Supermarket and 181 residential units; 151 studios, 36 one-bedrooms
- Building is expected to be topped off early this summer
- Marketing and applications will begin to be accepted in October 2022 via HPD Housing Connect.
- Applicants can qualify with a maximum income of \$43,700 for single occupancy or \$53,400 for double occupancy. Accepted candidates are expected to pay 30% of their income for rent.
- Expected occupancy March 2023.
- A security guard will be available for approximately 7 hours of the day.
- Supermarket is anticipated to open in March 2023.

2. Phase II of the project will be a building with approximately 280 residential units and an additional 8,000 SF of commercial space for Cherry Valley Supermarket as part of the DCP Fresh Program.

3. Local Hiring information to be provided.



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### **C. Catholic Homes**

1. An update was provided on the ongoing construction of the two buildings at 3054 and 3069 Villa Avenue (St. Philip Neri Apartments).
2. Target income between 40%-70% AMI and Special Needs
3. A total of 186 units of Low-Income and Special Needs in two separate buildings
  - 50% of the units (92 units) will be designated via Empire State Supportive Housing Initiative (ESSHI) and served Beacon of Hope. These units are split up between the two buildings.
  - 50% of the units (92 units) will be available via a lottery. Residents of CB7 will be given priority on 46 units.
  - One unit in each building will be designated to a super
  - Applications will begin to be accepted through NYS housing lottery website and via paper form which can be requested from Fordham Bedford Housing Corp, who will be managing the buildings.
  - [Online application here](#)
  - St. Philip Neri Apartments LLC

Fordham Bedford Housing Corp.

2751 Grand Concourse

Bronx, NY 10468
4. 24 hour security will be provided. One in each building.
5. Social service staff will be available in each building.
6. Local Hiring information to be provided.

### **D. DSNY Waste Management**

1. Stephen from DSNY provided a summary of the new waste management law that went into effect April 1st, which aims to reduce the amount of garbage set out in the sidewalks/curb.



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2. New construction buildings or substantial renovations over 150 units are required to provide a waste management plan to DSNY for approval.
  - Projects under DOB review have 60 days from April 1st, to submit their waste management plan.
  - New filings with DOB should provide their waste management plan at the time of filing.
  - The plan should include:
    - a. Estimate amount of trash, recyclables and compost that will be created when the building is operating at full capacity. Each type to be held separately.
    - b. How and where will the garbage be set out for DSNY collection.
    - c. Education plan for tenants and signage.
  - Buildings should be able to hold 150% of the trash capacity inside in between pickups.
  - DSNY can provide consultations on the requirements. There is also a waste calculator and training can be provided to building staff.

**E. HPD Updates (s) (If applicable)**

**F. DCP Update (s) (If applicable)**

**G. DOB Updates (s) (If applicable)**

**VII. Next meeting date: September 13, 2022 at 6:30PM**

**VIII. Discussion on next agenda**

**IX. Adjournment**