



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



RUBEN DIAZ, JR., BOROUGH PRESIDENT    EMMANUEL MARTINEZ, CHAIRPERSON    ISCHIA BRAVO, DISTRICT MANAGER

## HOUSING, LAND USE & ECONOMIC DEVELOPMENT

<b>Chair</b>	<b>Alex Karman</b>
<b>Meeting Date:</b>	<b>Tuesday, May 11, 2021</b>
<b>Meeting Time:</b>	<b>6:30pm</b>
<b>Meeting Location:</b>	<b>Zoom Teleconference</b>
<b>Members (Check Those In Attendance)</b>	<input checked="" type="checkbox"/> Alex Karman <input checked="" type="checkbox"/> Barbara Stronzer <input type="checkbox"/> Edgar Ramos <input type="checkbox"/> Denise Relf <input type="checkbox"/> Edgar Cisneros <input checked="" type="checkbox"/> Erick Ascensio <input checked="" type="checkbox"/> Sandra Erickson
<b>Minutes Done By:</b>	<b>Alex Karman</b>

**Minutes:**

- I) Introductions
- II) Review of previous minutes
  - a) The committee unanimously approved the April 13, 2021 meeting minutes.
- III) Follow up from previous month
- IV) New Business
  - a) 2528 Grand Avenue Publicly Financed Affordable Senior Housing (PFASH) – Seiden Schien o/b/o KBH Realty NYC LLC
    - 1) Alvin Schein, Mindy Menshi Lin, and Anthony Ng presented an overview of a mixed market rate and affordable senior housing rental building planned for 2528 Grand Avenue. They explained the building would use the Department of Housing Preservation and Development’s Publicly Financed Affordable Senior Housing (PFASH) program, which gives the developer a zoning bonus in exchange for setting aside units for households with seniors making no more than 80% of AMI. Senior units would rent for approximately \$1,719/month for 1 bedrooms and



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**\$2,055/month for 2 bedrooms. The units will be offered through a housing lottery. If there are no applicants for the units at the offering price, then rents would be lowered. The units are for independent seniors, there are no social services in the building, and the building would receive no public subsidy for the units. The building would be 8 floors, with 59 total units, of which 27 would be PFASH units. Construction should begin soon once the developer closes on its financing and be complete in 24 months. Committee members noted that the height of the building was well in excess of existing homes in the immediate vicinity.**

**b) Zoning Text Amendment: Citywide Hotels Special Permit –  
Department of City Planning**

- 1) Geethanjali Minirajesh and Shawn Brede from the NYC Department of City Planning (DCP) presented the proposed Hotel Citywide Special Permit zoning text amendment. They explained the purpose of the text amendment was to provide a consistent framework across NYC for reviewing and approving new hotels through zoning. Under the proposed zoning text change, all new hotels and substantial renovations of existing hotels would require a special permit and be subject to site plan approval. The site plan review would allow reviewers to consider the land use context for proposed hotels.**
- 2) The committee noted that the proposed zoning text change would give community boards more control and input over proposed hotels. It was also noted that while there is currently only one hotel in community district 7, there have been proposals in the past to build hotels given the district's**



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proximity to major Bronx attractions. By a vote of 4-0, the committee voted to support citywide hotel special permit text amendment because it would give CB7 oversight and review over hotel proposals.

**c) ULURP: Fordham Building CTAC Site Selection, C 210338 PSX – Department of Citywide Administrative Services**

- 1) A public hearing will be held on May 18, at 6:30p, concerning DCAS' proposal to locate a CTAC (civil service testing site) at 2566 Bainbridge Avenue. DCAS previewed this proposal at the committee's February 9, 2021 meeting.

**V) Old Business**

**a) NYS COVID-19 Rent Assistance**

- 1) Sandra Erickson provided an update of the rent assistance available to tenants and landlords. She explained that New York was behind other states on standing up the Emergency Rental Assistance Program but was hopeful the program would soon launch. The total value of rent assistance available in New York State is \$2.4 billion..

**VI) Discussion on next month's agenda**

**VII) Adjournment**