



**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, June 8, 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>	<b>✓ Alex Karman    ✓ Barbara Stronzer    ✓ Edgar Ramos __ Denise Relf    __ Edgar Cisneros    ✓ Erick Ascensio ✓ Sandra Erickson</b>
<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) Zoning Text Amendments – Department of City Planning**
    - 1) Health and Fitness: Geethanjali Minirajesh and Shawn Brede from NYC Department of City Planning presented a proposed zoning text amendment concerning health and fitness establishments. They explained that the operations of and attitudes towards gyms, spas, marital arts studios, and licensed massage therapy businesses have changed significantly over the last 40 years since the existing zoning rules were enacted. Health and fitness establishments are now considered a valued neighborhood amenity. However, the current zoning rules makes it difficult to locate health and fitness establishments, which must obtain a Board of Standards and Appeal special**



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permit to operate. Under the proposed zoning rules, health and fitness establishments would be permitted to open in commercial and manufacturing districts without a special permit. In certain commercial districts, gyms and spas would be limited to 10,000 square feet.

- After some discussion, the committee voted in favor of a motion supporting the proposed zoning text amendment for health and fitness.

## 2) FRESH II – The Food Retail Expansion to Support Health - Food Stores

- Geethanjali Minirajesh and Shawn Brede from NYC Department of City Planning presented a proposed zoning text amendment concerning FRESH II – The Food Retail Expansion to Support Health (FRESH) – Food Stores. The FRESH program provides developers with tax and zoning incentives for locating certified FRESH food stores in neighborhoods with an identified shortage of supermarkets. The proposed updates to FRESH are intended to prevent clustering of FRESH supermarkets, change glazing requirements to promote redevelopment projects, and modify parking rules in low density districts. While nearly all of Bronx community district 7 was already zoned for FRESH, the proposed zoning change would expand FRESH zoning to cover the entire district. In 2020, Bronx CB 7 supported New York Botanical Garden and Douglaston Development’s FRESH application build a new apartment building and rebuild the existing supermarket (Cherry Valley) at 2856 Webster Avenue.
  - After some discussion, the committee voted in favor of a motion supporting the proposed zoning text amendment for FRESH II – Food Stores.



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**b) 2275 Loring Place North UDAAP – Sandra Erickson Real Estate**

1) Sandra Erickson presented a plan to construct new, affordable rental housing on small, City-owned sites. Her company is one of several who were selected by NYC to participate in the Urban Development Action Area Project (UDAAP) program. UDAAP provides a 20-year property tax exemption to developers to rehabilitate or construct housing on City-owned sites. She presented plans for the building and suggested the units would be marketed towards renters making between 30% and 80% of AMI.

**c) Community Vision Plan**

1) The committee discussed topics they would like to focus on in the upcoming year. Among the topics suggested were: updated from developers who had previously presented to the committee (including CAMBA, Botanical Gardens, and Stagg); working with our elected officials, especially new elected councilmembers, to ensure developers appear before and are responsive to CB 7; promoting senior housing and holding developers accountable for what they promise to CB 7; large developments, including Fordham Landing (where the developer appears to still be assembling land) and Kingsbridge Armory (where the developer remains in negotiations with the State); advocate for more infrastructure and services to support new housing development, including schools, parks, and transportation; working with our business improvement districts (BIDs) to attract diverse retail tenants, especially those offering goods and services that residents now need to leave the neighborhood to access. The Department of City



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**Planning offered to support Bronx CB 7 with training or technical services towards a community visioning plan.**

**V) Old Business**

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

**1) Sandra Erickson provided an update of the rent assistance available to tenants and landlords. She recounted how she has helped tenants prepare applications for ERAP. She also credited the State for having an easier application process than there was for the previous rental assistance program. Mr. Joshua Stephenson of West Bronx Neighborhood Housing stated his organization was also assisting tenants submit applications to the program.**

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

**VII) Adjournment**