



**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

Chair	Alex Karman
Meeting Date:	Tuesday, February 11th, 2020
Meeting Time:	6:30 p.m.
Meeting Location:	Scott Towers Community Room, 3300 Paul Avenue
Members (Check Those In Attendance)	✓ Alex Karman ✓ Barbara Stronczer ✓ Edgar Ramos ✓ Myrna Calderon ___ Edgar Cisneros ✓ Erick Ascensio ✓ Sandra Erickson
Minutes Done By:	Alex Karman

Agenda:

- I) Introductions**
- II) Review of previous minutes**
 - a) The committee unanimously approved the January 2020 meeting minutes.**
- III) Follow up from previous month**
- IV) Proposed Developments**
 - a) CAMBA Housing Ventures, 257-271 East 202nd Street & 258-278 East 203rd Street**
 - 1) Mr. David Rowe and Ms. Francesca Brown of CAMBA Housing Ventures (CAMBA) presented an overview of the two buildings CAMBA plans to build on 202nd Street and 203rd Street in Bedford Park. They stated that the two buildings would include 323 units of supportive housing for households making between 30% and 80% of area median income. They stated that CAMBA had received financing from the NYC Department of Housing Preservation and Development and the NYS Office of Temporary and Disability Assistance. They stated that CAMBA’s construction loans should close in the spring and construction should begin soon after that. They explained that the buildings will include community space that CB 7 could use for meetings.**



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They offered to follow up with CB 7 about street closures once construction begins.

b) New York Botanical Garden / Douglaston Companies, 2856 Webster Ave.

- 1) Mr. Aaron Bouska of the New York Botanical Garden (NYBG) introduced the proposed development at 2856 Webster Avenue. He stated that NYBG had partnered with Douglaston Development (Douglaston) to develop a two-phase, mixed use project at the corner of Webster Avenue and Bedford Park Boulevard where the Cherry Valley supermarket is now located.
- 2) Mr. Russell Levy of Douglaston presented an overview of phase one of the proposed project. He stated that phase one building would include 188 units of affordable senior housing. He stated that NYBG and Douglaston had partnered with Fordham Bedford Housing Corporation (FB) on the housing and services to be offered. He explained that the building would use project-based section 8 vouchers, which would mean eligible seniors would pay no more than 30% of their income in rent. Mr. John Garcia stated that Serviam Gardens uses the same program to provide affordable senior housing and that the average tenant in Serviam Gardens pays about \$150-\$300 per month in rent. Mr. Levy stated that the developers planned to use the FRESH program, which provides zoning and financial incentives to build grocery stores in target neighborhoods. The developers are partnering with the Cherry Valley supermarket at the site, which will re-locate to the building once construction is complete. He also stated that the project would pay Davis-Bacon wages and that Douglaston has used union labor in the past.
- 3) Ms. Stefanie Marazzi of Slater & Beckerman stated that the developers were asking CB 7 to approve a motion in support of the developers' FRESH program application. After some discussion, the



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Committee unanimously a motion in support of the developers' FRESH program application.

V) Old Business

a) DCP Flood Resiliency Plan

1) Ms. Lauren Harrison of the Department of City Planning stated that the City Planning Commission would soon make a text change to the Zoning Resolution adopting the recommendations of the Flood Resiliency Plan.

b) Developer interaction with CB 7

2) This item was tabled until next month.

VI) New Business

a) Heat Pumps 101 – Friday, Feb. 28, 10:00am – 12:00pm, 1666 Bathgate Avenue

VII) Next meeting date: TBD

VIII) Discussion on next month's agenda

a) NYC SBS Contracting Financing Loan Fun