



**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, June 9th, 2020
Meeting Time:	6:30 PM
Meeting Location:	Via Zoom Teleconference
Members (Check Those In Attendance)	<input checked="" type="checkbox"/> Alex Karman <input checked="" type="checkbox"/> Barbara Stronczer <input checked="" type="checkbox"/> Edgar Ramos <input checked="" type="checkbox"/> Myrna Caldron <input type="checkbox"/> Edgar Cisneros <input checked="" type="checkbox"/> Erik Ascensio <input checked="" type="checkbox"/> Sandra Erickson
Minutes done by:	Alex Karman

Minutes:

- I) Introductions
- II) Review of previous minutes
 - a) The committee unanimously approved the May 2020 meeting minutes
- III) Follow-up from previous month
 - a) BSA Special Permit: Planet Fitness, 309-311 East Fordham Road
 - 1) Mr. Frank St. Jacques of Akerman LLP responded to questions posed by the Committee at its May 202 meeting. He stated that Planet Fitness expected about 40-60 users during the overnight hours and that patrons using the gym overnight often do not work nine-to-five jobs. He stated that 54 Planet Fitness locations in NYC operate 24/7, which is part of the company’s business model. He also explained the health and safety precautions planned by Planet Fitness in light of the COVID-19 pandemic. In response to a question about security, he explained that there are cameras located on the interior and exterior of the facility as well as a wallet locker with cameras inside the facility.
 - 2) By unanimous vote, the Committee voted for a motion in support of the application by DG Fordham LLC (Planet Fitness) to the NYC Board of Standards and Appeals to extend the term of the previously granted special permit for a physical culture establishment (PCE) at 309-311 East Fordham Road.



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b) Catholic Homes NY, 3054 & 3069 Villa Avenue

- 1) Ms. Susan Albrecht and other representatives of Catholic Homes NY responded to questions posed by the Committee at its May 2020 meeting. She stated there was no project labor agreement for this project and that the builders were not required to pay prevailing wages. She stated that 10 local residents worked on Galaxy's previous project on Villa Avenue. Ms. Betty Arce expressed concern about a cat colony now living on the lot adjacent to St. Phillip Neri church. She explained the cat colony would need relocation and long-term care.**
- 2) Sen. Alessandra Biaggi offered remarks on housing policy. She explained that the challenging economic environment made it less likely that state agencies would continue to provide funding towards new affordable housing. She stated that one of her goals was to promote housing stability, arguing that it is less expensive to keep someone on the verge of losing housing in their home than to build new homeless shelters.**

IV) New Business

a) Geel Community Services, 3095 Webster Avenue

- 1) Ms. Maria Matias and her colleagues from Geel Community Services presented an overview of the new multiple dwelling proposed for 3095 Webster Avenue. She stated that Geel currently manages 193 units in the Bronx plus 100 scatter site units. Geel proposes to build an 11 story building containing 116 units (45 affordable units and 70 supportive units), broken down into 89 studio units, 18 one-bedroom units, and 9 two-bedroom units. The building will also contain space for social services and other amenities. The building will have 24/7 on-site security plus camera monitoring (recording and remote viewing). Geel plans to build solar photovoltaic panels on the roof, install energy efficient appliances and building systems, and add thermostats in each apartment. The building will include all electric**



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appliances and heating/cooling except for a gas fueled water boiler servicing the entire building. Geel also plans to partner with NY Botanical Garden on programming its rear yard space for residents. Geel explained that the rental rates were determined by the funding program and each household's income. Geel stated that 50% of the units were set aside for CB7 residents and that the building would employ 11 new, permanent positions. Geel expects to close on its financing and commence construction in December 2020 with occupancy beginning January 2023. In response to a question from the public, Geel stated it reviews three applicants per unit and that each applicant interviews with a case manager.

- V) Next month's meeting date: Thursday, June 18, 2020
- VI) Discussion on next month's agenda
- VII) Adjournment