



**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, October 13th, 2020
Meeting Time:	6:30 PM
Meeting Location:	Via Zoom Video/Teleconference
Members (Check Those In Attendance)	✓ Alex Karman ✓ Barbara Stronczer ✓ Edgar Ramos ✓ Denise Relf ___ Edgar Cisneros ✓ Erick Ascensio ✓ Sandra Erickson
Minutes done by:	Alex Karman

Minutes:

- I) Introductions
- II) Review of previous minutes
 - a) The committee unanimously approved the September 15, 2020 meeting minutes.
- III) Follow-up from previous month (If applicable)
- IV) New Business
 - a) BSA Special Permit: Planet Fitness, 90 West 225th Street
 - 1) Mr. Frank St. Jacques from Akerman LLC presented the application by PFNY, LLC (Planet Fitness) to the NYC Boards of Standards and Appeals for a special permit to operate a Physical Culture Establishment (PCE) at 90 West 225th Street in River Plaza shopping center. He explained that Planet Fitness had operated a gym at this location since 2007. The gym operates 24 hours per day, 7 days per week. Because Planet Fitness failed to timely renew its special permit in 2017, it must now apply to the BSA for a new special permit to operate a PCE. No changes are planned to the physical layout or hours of operations of the facility.



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The gym is currently open at a reduced capacity per COVID health guidelines.

2) After some discussion, the committee voted 6 – 0 in favor of the application submitted by PFFNY, LLC (Planet Fitness) to the NYC Board of Standards and Appeals for a special permit to operate a physical culture establishment at 90 West 225th Street.

b) Eviction Moratorium and Rental Assistance

1) Department of Buildings, Office of the Tenant Advocate

- **Representatives from the NYC Department of Buildings (DOB), Office of Tenant Advocate presented an overview of their role assisting tenants in buildings undergoing construction. They explained that every DOB construction permit required the permittee to file a Tenant Protection Plan (TPP). The permittee must notify tenants of the TPP and post it conspicuously within the building during construction. The TPP is also available on the DOB Building Information System website. They explained that Building Marshalls have authority to enforce a violation of the TPP by issuing a stop-work order. The representatives offered their phone and email contacts.**

2) National Association of Realtors

- **Ms. Sandra Erickson offered the position of the National Association of Realtors (NAR) with regard to national and state eviction moratorium. She explained that all sides of residential real estate (tenants, managers, and landlords) were eager for assistance to address the crisis. She provided factsheets about the situation and reported she has been in contact with her Congressional representative.**



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V) Old Business

a) St James Church – 2500 Jerome Avenue

1) Ms. Barbara Stronczer reported that the NYC Landmarks Preservation Commission (LPC) met on October 6, 2020 to review the application by St. James Church for a Certificate of Appropriateness to construct a new multiple dwelling on the lot containing St. James Church. She stated that the LPC Commissioners comments about the application aligned with the comments made by this committee at its September 2020 meeting. She stated that LPC did not vote on the application but instead directed LPC staff to work with the applicant on its proposal. Mr. Alex Karman recognized the meaningful impact that this committee had on the application and the importance of the CB 7's role representing the interests of the community to NYC agencies.

b) CAMBA – 202nd Street & 203rd Street

1) Ms. Francesca Brown from CAMBA provided an update on their proposed buildings, which were previously presented to the committee in 2019 and 2020. Ms. Brown explained that financial impacts of the COVID-19 pandemic impacted the project's finances. As a result, CAMBA expected to close on its financing in December 2020 and begin a 25-month construction schedule after that. Ms. Brown reiterated CAMBA's commitment to work with CB 7 to promote the local applicants to the building lottery and to encourage local hiring.

c) Capital and Expense Budget Request

1) The Committee discussed the annual needs statement and budget request.



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Committee members were encouraged to submit individual budget requests by the October deadline.

VI) Next meeting date – Tuesday, November 10, 2020

VII) Discussion on next agenda

a) Ms. Geethanjali MR from the NYC Department of City Planning stated that a group of local students from ELLIS Preparatory Academy was preparing a plan for the redevelopment of the Kingsbridge Armory. She offered links to allow people to interact with the planning project: Facebook: <https://lnkd.in/gRmw6ET> Survey: <https://lnkd.in/ghVT4e9> Promotional Video: <https://lnkd.in/gJhEmcj> Email: kingsbridgearmory2020@gmail.com.

Ms. Ischia Bravo stated that she reached out to the group to invite them to a future committee meeting.

VIII) Adjournment