



Chairman Mohammed Mujumder – District Manager: William Rivera

Land & Zoning, Economic Development & Planning Committee Meeting Summary January 13, 2025

Board Members Present: Mitchell Halpern, Twywana Bush, Alizia McMyers, Andrea McLeod, Kevin Kiernan, Kristine Garcia

I. Introduction

- A. Committee Description:** The Land & Zoning, Economic Development & Planning Committee represents the community's interests with regard to the use of land, zoning, landmark, building, etc. and acts as a liaison between community members and Department of City Planning, Department of Buildings & the New York City Economic Development Corporation.

II. Speakers

A. John Villapiano, SVP, Development at Urban Edge

Mr. Villapiano presented on upcoming retail at Bruckner Commons including BJ's (2 floors, scheduled to open in 2027) and Chic-Fil-A (scheduled to open in 2026), see presentation link below.

[UE_PPT_Bruckner Commons Redev Overview 1_13_25.pdf](#)

Follow-up Items and Inquiries from committee include:

- Timeline on projects for Bruckner Commons
- Request for improved lighting after hours in parking lot
- Inquiry on potential future carnivals to be held at Bruckner Commons
- Can the community utilize space at Bruckner Commons?
- Request for contact for community recommendations on retail, ex. healthy cuisine (general email on website for marketing)
- Request for local workforce/workforce development
- Request for a Traffic Study in the area with NYC DOT
- Concerns regarding retail theft and any precautionary measures
- Concerns regarding ADA compliance
- Urban Edge/Bruckner Commons have given back to the community on numerous occasions including (but not limited to): helping with NNO, local Turkey Drives, Christmas Toy Drives, Community Carnivals, providing Storage for Rap4Bronx since covid, Renovating CB9 Office, and Sponsoring Christmas Lights on White Plains Rd (request to expand on Christmas lights and include tree lighting).
- Request to have food trucks vendors in the parking lot over the summer
- Shopping center will always be evolving and opportunity for housing potentially in the future

III. Notifications

- A. CB BX - 24DCP033Y - Revised Technical Memorandum 002 for City of Yes Housing Opportunity**

[24DCP033Y Revised Tech Memo 002 12132024](#)

- B. Summary of NYC Council's City for All Investments and Modifications to Zoning for Housing Opportunity (ZHO) Citywide Text Amendment**
<https://council.nyc.gov/land-use/wp-content/uploads/sites/53/2024/11/ZHO-COUNCIL-MODS-SUMMARY.pdf>

IV. New Business

A. L&Z Chair Articles

- South Bronx officials push back against city's plan for massive migrant shelter – Bronx Times
<https://www.bxtimes.com/south-bronx-officials-push-back-against-citys-plan-for-massive-migrant-shelter/>
- NYC Approves 'City of Yes' Rezoning Plan | Planetizen News
<https://www.planetizen.com/news/2024/12/133247-nyc-approves-city-yes-rezoning-plan>

OFFICE INFO

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