



Chairman Mohammed Mujumder – District Manager: William Rivera

Land & Zoning, Economic Development & Planning Committee Meeting Summary March 10, 2025

Committee Members Present: Mitchell Halpern, Twywana Bush, Andrea McLeod, Kristine Garcia

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.

I. Speakers

A. William Vidal and Ryan Cote, City Council PLU Division

- Mr. Vidal and Mr. Cote presented on the modification made to the City of Yes for Housing Opportunity in Soundview, Parkchester, and Castle Hill. See presentation link below:
[Council Modifications Summary D18: City of Yes for Housing Opportunity](#)

Below are the questions from the Public and the Board Members, followed by answers from CCPLU and Council Member Amanda Farias:

- How does this project account for traffic and parking problems?
 - The project does not negate the replacement and expansion of parking garages in the area. They are considering having parking in one or both of the buildings and are working with the DOT to add angled parking to increase the number of spots.
- How will they guarantee that current residents can still access indoor, paid parking?
 - It is written in the MOB with the developers. They are looking into whether or not they can gain more parking by having attendant parking garages.
- How is transit reliability taken into account within the same zone?
 - They relied on the data to account for which stations were used by residents. While some large stations are in the community, they are not frequently used. Therefore, they were excluded from the proposals.
- Is the historical nature of Parkchester considered in the development of this project?
 - Since Parkchester is not considered a landmark and there has not been interest in landmarking it, there are no specific preservation requirements.
- How many housing opportunities will be in our district?
 - It is a very complicated process to determine this because it requires examining each lot in the district, so as of right now, they do not have this number. DCP might have the ability to find out this information. It is estimated to be around 2,000 lots.
- How many units are designated for low-income residents?
 - Around 1.5 units per acre will be designated for low-income residents.

OFFICE INFO

District Manager William Rivera - wrivera@cb.nyc.gov
Deputy District Manager Shirley SanAndres-Alonzo - ssalonzo@cb.nyc.gov
Phone (718) 823-3034 - Fax (718) 823-6461 - Office Email bx09@cb.nyc.gov - Website nyc.gov/bxcb9
Office Hours - Monday thru Friday 9AM to 5PM