



Chairman Mohammed Mujumder - District Manager: William Rivera

Land & Zoning, Economic Development & Planning Committee Meeting Summary September 14, 2026

Committee Members Present: Mitchell Halpern, Twywana Bush, Alizia McMyers, Andrea McLeod, Chandra Moore, Md Alauddin

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. Eric Aladmix, BSA at 1915 Bruckner Blvd, Organization

- The applicants plan to renovate an existing gas station by upgrading pumps, repaving the parking lot, adding landscaping, and expanding the building to include a Dunkin' Donuts and Nathan's Express. The gas station has operated under a special permit since 1967, and the application seeks to amend this permit to allow the continued gas sales, and the new food service uses. The operation hours will remain 24/7, and no significant changes to traffic are expected.
- Several BMs expressed concerns about the addition of Nathan's Express and Dunkin' Donuts, emphasizing the district's saturation with unhealthy food options. They advocated for healthier food alternatives to promote better living standards in the neighborhood. The applicants acknowledged these concerns and indicated that Nathan's is attempting to offer fresher products but also noted the business model relies on existing customer bases and traffic patterns. Suggestions were made to consider healthier food chains such as Sweetgreen or Chopt to diversify offerings.
- Discussion covered the physical upgrades planned for the site, including rebuilding sidewalks, landscaping, removing vacuum stations, and updating pumps with the latest technology. Safety concerns were raised regarding pedestrian traffic, especially due to the proximity of an elementary school. The applicants assured that construction would be limited to eight months and that traffic markings and safety measures would be implemented to protect pedestrians. Security measures such as 24-hour surveillance cameras were also confirmed.
- The site currently has eight parking spaces, including one ADA-compliant space, which meets legal requirements. Questions were raised about the possibility of adding more ADA spaces or parking accommodations. The applicants indicated that the current parking configuration complies with regulations and that all parking spaces are available to customers. There will be no drive-through service, and trucks will be removed to improve the site's appearance and functionality.
- The applicants highlighted their ongoing community involvement, including donations to Food Bank for NYC and participation in neighborhood events. The board encouraged continued and increased community engagement, especially during upcoming events like Christmas and back-to-school giveaways.
- The gas station will remain a full-service station with the current employee who has been pumping gas for over 30 years continuing in his role. The building expansion will be similar in style to the existing Dunkin' Donuts. Hours of operation will remain 24/7. The

applicants confirmed that garbage will be stored indoors. Security and safety protocols will be in place to protect employees and customers, especially during late hours.

• **Follow-up priorities:**

- Eric Aldamix and partners should consider providing designated space and accommodations for e-bike deliveries to improve accessibility and reduce community frustration with bike congestion.
- Eric Aldamix and partners need to consider exploring healthier food options at the gas station location, as suggested by community members.
- Follow up with the Shell gas station owners regarding their special permit and any upcoming plans, as the Shell station is adjacent and relevant to the project.
- The architect working on the gas station project must ensure proper traffic markings and safety measures within the parking lot to address community safety concerns, especially regarding pedestrian flow and vehicle movement.
- Eric Aldamix and partners need to confirm and communicate plans for security measures including 24-hour surveillance cameras and after-hours service protocols to ensure employee and customer safety.

B. Richard Carrion, Director of Workforce Development at Andromeda Community Initiative (ACI)

- Mr. Carrion presented ACI's construction training programs serving all five boroughs. They offer hands-on training in construction trades, safety certifications, and work readiness skills free of charge. They have an 85% completion rate and 75-85% employment placement within a year. ACI is seeking to expand with satellite locations in the Bronx to better serve local communities and is interested in partnerships with community boards and developers for local hiring initiatives.
- ACI's training includes general construction, HVAC, electrical, carpentry, and environmental remediation with a focus on energy efficiency. They work with diverse populations including reentry individuals and youth, providing transit and meals during training. The program is designed to prepare participants for union and non-union jobs, with job developers assisting in placement. ACI maintains alumni engagement through ongoing training resources and job opportunities.

• **Follow up priorities:**

- ACI should send an invitation to the CB9 to engage with local high schools and youth programs to increase outreach and participation in their training programs.
- ACI needs to provide CB9 with flyers and business cards to distribute to the community.
- ACI leadership collaborate with CB9 and elected officials to explore potential locations.

II. District Needs Statement

- The board emphasized the importance of including issues like healthy eating in the statement to influence city planning and budget priorities.
- The board also discussed ongoing zoning applications in the district, including stalled projects at 255 Avenue and 945 White Plains Road, in addition to the need for proactive engagement with developers and city agencies.
- Improvements with city agencies, like DOB, especially regarding Lafayette Estates.

III. Chairperson Report

A. NYU Presentation: Using Faith-Based Land to Expand Housing Supply

- The committee discussed the concept of using faith-based land for housing development. This approach allows churches to partner with developers to build housing projects that include new church facilities.
- Examples in the district include projects at 1755 Watson Avenue and 2069 Bruckner Boulevard. The committee reviewed research from the Furman Institute at NYU and emphasized the need to educate members on this development option as a strategy to address housing shortages.

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