



Chairman Mohammed Mujumder - District Manager: William Rivera

Land & Zoning, Economic Development & Planning Committee Meeting Summary December 9, 2024

Board Members Present: Mitchell Halpern, Twywana Bush, Ahmat Jallo, Alizia McMyers, Andrea McLeod, Derrick Holman (non-committee member), Lena Johnson (non-committee member), Julio Quinones (non-committee member)

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. Jeff Klein, Allied Government Affairs - 1460-1480 Sheridan Boulevard (Waterfront)**
- Waterfront Application for 1460 Sheridan Boulevard: Waterfront Certification (N230300ZCX) and 1480 Sheridan Boulevard: Waterfront Certification Zoning (N230298ZAX) and Visual Corridor Authorization (N230299ZCX)
 - 1460 Sheridan Blvd: 100% affordable housing, 304 dwelling units, 1 building, 248,412 zfa
 - 1480 Sheridan Blvd: 100% affordable housing, 666 dwelling units, 2 buildings, 543,711 zfa
 - HPD's Mix & Match Program (Preliminary analysis subject to review and approval by HPD)
 - Number of Units per Income Band: Income # of Units: 0-30% AMI 146, 31-50% AMI 242, 51-80% AMI 195, 81-120% AMI 387, 121-165% AMI 0
 - Unit-type Breakdown: # of Bedrooms # of Units: Studios 219, 1BR 463, 2BR 235, 3BR 53, Total 970
 - Waterfront Features Include: Balls and half balls, Dip Benches, Bell lyre, Effect Disc, Steppers, 16" step, Liberty bells, Sit up bench, Babel Drum Large, Djmebe drum, and balance beam
 - Timeline for completion of construction: Phase 1: 3-4 years, Phase 2: estimated 2-3 years, timeline estimates include design, permitting, and approvals
 - Cameras will be installed all throughout the greenway
 - Bronx Rivera Alliance and CB9 to be allowed to attend General Manager Meetings during construction to voice any potential construction concerns
 - Request for full board Letter of Support, Committee unanimously approved letter of support with conditions
 - Conditions for consideration include but are not limited to: Parking garage updates regarding cost and maintenance to be shared with CB9 as it becomes available and best effort commitment to maintain parking management in house (no third party vendor) to allow for low/reasonable parking fees; New renderings to be shared with CB9 as it becomes available; Provide healthy food options for storefront (no fast food restaurants)

III. Notifications

A. Permits Filed for 2123 Glebe Avenue

<https://newyorkyimby.com/2024/11/permits-filed-for-2123-glebe-avenue-in-westchester-square-the-bronx.html>

IV. Old Business

A. Vacant Lot Spreadsheet Update

Committee to continue to work on this initiative in the coming months.

V. New Business

A. L&Z Chair Articles Summary

- NYC Council approves \$5 billion housing plan backed by Mayor Adams
<https://gothamist.com/news/mayor-adams-5-billion-housing-plan-to-reshape-nyc-approved-by-city-council>
- Public housing didn't fail in the US. But it was sabotaged.
<https://www.vox.com/policy/390082/public-housing-america-policy-failure-poverty>
- New York City Approves a Plan to Create 80,000 New Homes
<https://www.nytimes.com/2024/12/05/nyregion/nyc-housing-city-of-yes.html>
- A new state law requires all Washington cities to allow co-living facilities in areas zoned for multifamily housing.
<https://www.planetizen.com/news/2024/12/132947-seattle-legalizes-co-living>
- City Of Yes': Promising But Won't Solve New York Housing Crisis
<https://www.forbes.com/sites/richardmcgahey/2024/11/30/city-of-yes-promising-but-wont-solve-new-york--housing-crisis/>
- A new Bronx apartment building was meant to provide housing. Instead it's a shelter.
https://search.app?link=https%3A%2F%2Fgothamist.com%2Fnews%2Fa-new-bronx-apartment-building-was-meant-to-provide-housing-instead-its-a-shelter&utm_campaign=aga&utm_source=agsadl1%2Cagsadl6%2Csh%2Ffx%2Fgs%2Fm2%2F4

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