

# Bronx Community Board #2

Borough President Ruben Diaz, Jr.  
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Dr. Ian Amritt  
Chairperson



Ralph Acevedo  
District Manager

## HOUSING AND LAND USE COMMITTEE MR. ROBERTO CRESPO, CHAIRPERSON WEDNESDAY, APRIL 5, 2017

**Membership:** Ian Amritt, Ex-Officio, Evelyn Arauz, Sean Coleman, Mildred Colon, Robert Crespo, Altagracia Cruz, Paula Fields- Conyers, Sonya Ferguson, Jazmine Goodwin, Alexandra Guadalupe, Barbara Lopez, Lina Lopez, Dr. Francis Onukwue, Peter D Rosado

### MINUTES

1. Ms. Diane Louard-Michel of Unique People Services will be updating us on the development of 1060 Rev. James A. Polite Avenue.

**Ms. Louard-Michel gave an update on the construction, which is about 8-% complete. Concerns were raised as too how many apartments are allocated to the community. As per the Letter of Support that was given, 27 apartments are to be allocated to the community, whereas Ms. Louard-Michel stated it will be between 7 and 14. Ms. Louard-Michel will follow-up and report back to the committee.**

2. Ms. Carol Corden of New Destiny Housing Corp. will be presenting plans for developing affordable housing at 1071 – 1075 Bryant Avenue, Bronx NY 10459. (30 minutes)

**Ms. Corden gave a presentation on a potential new development. Concerns were raised with the number of apartments allocated to the community. Ms. Corden stated as to the HPD, NYCHA guidelines, only 6 to 7 apartments will go towards the community while the other apartments will be allocated towards the actual funding purpose. At this time, the committee stated they will not take a vote on providing a letter of support unless the number of apartments allocated to the community increases.**

3. Review ULURP application Letter of Conditions (20 minutes)

**The committee finalized the letter of condition regarding the ULURP application for 1125 Whitlock Avenue. The letter will be provided as an attachment with these minutes.**

4. Mr. Justin Lamorella, City Planning – Southern Blvd Study (10 Min)  
**Mr. Lamorella stated he will return to June's committee meeting to discuss updates regarding the Southern Blvd. survey and study.**

5. Old Business  
**No old business was presented at this time**

6. New Business  
**No new business was presented at this time.**

7. Announcements  
**No announcements was presented at this time.**

8. Adjournment

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Dr. Ian Amritt  
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April 6<sup>th</sup> 2017

Marisa Lago, Chairwoman  
 City Planning Commission  
 22 Reade Street  
 New York NY 10007

**RE: ULURP Application C 170087 ZMX**  
**Whitlock Avenue & 165<sup>th</sup> Street Rezoning**

Dear Chair Lago:

On March 29<sup>th</sup>, 2017, Bronx Community Board 2 (CB2) reviewed the Uniform Land Use Review Procedure (ULURP) application C 170087 ZMX for the rezoning of Whitlock Avenue and 165<sup>th</sup> Street, Bronx NY. The application relates to a proposal by The Ader Group LLC (applicant) to construct a Housing Development with commercial retail space (the proposed project). On March 9<sup>th</sup> 2017, CB2 held a public hearing on the application.

At its regularly scheduled Full Board Meeting on March 29<sup>th</sup> 2017, CB2, on the recommendation of its Board Members, and following a duly noticed public hearing, voted by roll call **24** for, **4** against, **0** abstaining and **3** not present eligible to approve with Modifications/Conditions. CB2 recommends the following stipulations and conditions enumerated below:

- The applicant will commit to the Area Medium Income (AMI), remaining as proposed. We would also like to see the Our Space units decrease in half from 48 to 24 to ensure more of the community residents have an opportunity to apply and be selected:

Phase 1

	Our Space	30% AMI	40% AMI	50% AMI	60% AMI	Total
Studio	10 (5)	2 (1)	2 (1)	2 (3)	33	49
1 Bedroom	19 (9)	5 (2)	5 (2)	5 (5)	51	95
2 Bedroom	12 (6)	3 (1)	3 (2)	3 (3)	39	60
3 Bedroom	7 (4)	2 (1)	2 (1)	2 (4)	25	38
<b>Total</b>	<b>48 (24)</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>158</b>	<b>242</b>

Phase 2

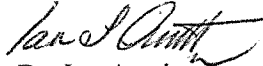
	30% AMI	40% AMI	70% AMI	80% AMI	Total
Studio	2	20	2	20	44
1 Bedroom	5	44	5	44	98
2 Bedroom	3	24	3	23	53
3 Bedroom	2	15	2	16	35
<b>Total</b>	<b>12</b>	<b>103</b>	<b>12</b>	<b>103</b>	<b>230</b>

- The applicant will commit to New York City Housing and Preservation Development (HPD) and Housing Development Corporation (HDC) lottery process transparency and will guarantee a minimum of 50% of the units reserved for CB2. A recommendation is to have the applicant report to CB2 once the lottery selection is completed.
- The applicant will notified CB2 once the lottery process begins and will provide a redacted report of residents of addresses in zip codes 10474, 10459 and 10455 being consider for the selection process. The Applicant will work with a Community Sponsor for the purpose of transparency in the Housing Connect process and to ensure a timely manner of the selection process through time of move in.
- The applicant will conduct a traffic study along Whitlock Avenue to minimize the amount of traffic congestion during construction phases. The study should include minimizing construction-related vehicle delay through the proposed project and enforcement of delay threshold on Whitlock Avenue and developing and implementing traffic management plans for the overall of Whitlock Avenue. It's extremely important for this study since the construction timeline will coincide with the redesign of the Sheridan Expressway, which is adjacent to the proposed project and will have a direct impact on the surrounding community.
- The applicant will provide Metropolitan Transit Authority (MTA) notice of approval for demolishing and construction around MTA property.
- The applicant will have a 30 day recording history of its video surveillance system, which will include surveillance of its parking garage. The surveillance system will also be accessible to the local New York Police Department 41<sup>st</sup> Precinct. The Applicant will also install a Stop sign upon exiting the parking garage.
- The applicant will create space along its exterior wall for a new mural created by the existing mural artists. The new mural(s) will capture the essence of the existing neighborhood while incorporating the proposed project.
- The applicant will explore hiring Unionize workers and/or will employ under the Fair Wages for New Yorkers Act. Also, the applicant will explore hiring local. This will ensure that tax dollars are invested back to the community, reduces the environmental impact of commuting, foster more community involvement and preserves local employment opportunities in construction.
- The applicant will address gentrification with the surrounding community, both business and residents. The proposed project will create benefits for the city in the form of additional tax revenue and the creation of temporary and permanent jobs, and for the applicant in the form of rent and an increase in property value. For the surrounding community, however, the proposed project will increase foot and vehicle congestion and a demand on public space; it will accelerate gentrification with its accompany effects on socioeconomic conditions, community character and indirect displacement of current businesses. The proposed project also will create shadows on, and limit views from homeowners on Longfellow Avenue.
- The applicant will give 90 day notice to the current garage tenants being evicted and explore assistance in relocation within the community.
- The applicant will have quality on-site property management to ensure the buildings are maintained to preserve assets and protect the building tenants. This will assist in keeping tenants long-term and will invest in timely building maintenance and repairs. Periodic inspections and maintenance of the roof, walls, gutters, drains, and foundation is an investment in controlling interior conditions as well as in preserving the building itself. A regular schedule for maintenance of the exterior and interior of the buildings should be created and maintained with an ongoing log of issues and resolutions.
- The applicant will engage in a public Community Benefit Agreement (CBA) which came as a result of community participation and feedback. CB2 strongly encourages the applicant communicates with schools in close proximity to the proposed project and offer revitalization, workshops, resources and services to the community. This will be requested to our local elected officials to ensure that the community benefit commitments are in fact implemented. The ability to enforce legal commitments is especially important in this context since community support at time of approval is needed.

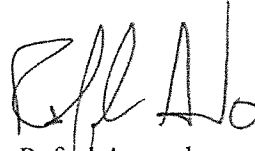
NOW, THEREFORE, BE IT RESOLVED that:

- Bronx Community Board 2 recommends approve of ULURP application C 170087 ZMX if the proposed project adheres to the conditions set forth above.

Sincerely,



Dr. Ian Amritt  
Chairman



Rafael Acevedo  
District Manager

cc: DCP Carol Samol  
Bronx Borough President Ruben Diaz Jr.  
NYC Councilmember Rafael Salamanca  
Congressman Jose E. Serrano  
NYS Senator Rev. Ruben Diaz Sr.  
NYS Assemblyman Marcos A. Crespo  
Ross F. Moskowitz – Applicant Representative