



**THE CITY OF NEW YORK  
BRONX COMMUNITY BOARD 6**

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*Honorable Ruben Diaz Jr., Bronx Borough President*

**MS. EVONNE CAPERS**  
**Board Chairperson**

**MR. JOHN SANCHEZ**  
**District Manager**

**Housing and Land-Use Committee Meeting Minutes**

Thursday, December 17, 2020

Frank Franz, Committee Chairperson

The Housing and Land-Use Committee met on Thursday, December 17, 2020 through Zoom Audio and Video Conference. The following board members were present at this meeting: Clarita Bailon, Cornell Brown, Evonne Capers, Sadija Cekovic, Frank Franz, Maria Garcia, Julisa Hamilton, Laura James, Matthew Martinez, Michael Nelson, Carmen Rivera, Kristine Rivera, and Jacquetta Whaley.

The following items were discussed:

- **St. Joseph's Affordable Housing Development at 1949 Bathgate Avenue**

The committee discussed the proposed affordable housing project that will be developed by New York Catholic Homes and New York Institute for Human Development at 1949 Bathgate Avenue. The proposed project will require the rezoning of R6A to R7A to facilitate the development a mid-density 290-unit affordable and supportive residential building. The development would also require an MIH text amendment to be included to Appendix F. The development will have a total of 130 units of supportive housing that will be managed by Beacon of Hope and New York Founding and a total of 160 units of low income housing. The construction for the proposed project will begin late 2021. The development will also contain preserved existing rock outcropping and original retaining wall from St. Joseph's Church to maintaining the history of the church in the community. The committee recommended that a letter of support be issued for this proposed affordable and supportive housing development.

- **Arthur Avenue Hotel Rezoning on East 188<sup>th</sup> Street, Arthur Avenue and Hughes Avenue**

The committee discussed the proposed Arthur Avenue Hotel Rezoning on East 188<sup>th</sup> Street, Arthur Avenue and Hughes Avenue. The proposed project area is home to St. Barnabas Hospital Health Systems, Montefiore Medical Center, Bronx Little Italy, Bronx Zoo, Fordham University and the New York Botanical Garden. There are only a total of 64 hotels in the borough of the Bronx. Although approximately 10 buildings located within a 1 mile radius of the proposed project area, only 3 are operating as hotels with hotel services today. In order to develop this project, there are land-use actions that are required. The proposed project requires a Zoning Map Amendment to rezone Bronx Block 3077, Lots 29, 31, 33, p/o 34, 53, 54, 55, 56, 58 ("Rezoning Area 1") from R6 and R6/C2-4 zoning districts to a C6-1 zoning district and to rezone Bronx Block 3077, Lots p/o 4, p/o 6 ("Rezoning Area 2") from an R6 zoning district to an R6/C1-4 zoning district. It also requires a Zoning Text Amendment to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing ("MIH") Areas for Community District 6, Bronx to establish Rezoning Area 1 as an MIH Area (Option 2 and the Workforce Option). The proposed project will be a mixed-use development of 146 hotel rooms and 56 resident units including 17 affordable housing units. The proposed project will also increase employment, partnership opportunities, housing, and community attraction. The committee recommended that a letter of support be issued for this proposed hotel and residential development.

*Honorable Ritchie Torres,*  
*City Council Member, 15<sup>th</sup> Council District*

*Honorable Rafael Salamanca Jr.,*  
*City Council Member, 17<sup>th</sup> Council District*