

**Minutes**  
**Joint Meeting Land Use Committee/ Economic Development Committee**  
**November 6, 2023**

Location – Board office 5676 Riverdale Ave. Suite 100 Bronx NY 10471

Hybrid Meeting

Chairmen called meeting to order at 7:05 pm

Attendance Land Use:

Present (10) – Charles Moerdler, Martin Wolpoff, Sylvia Alexander, Bob Bender, Carol Blake, Lee Chong, Nick Fazio, David Gellman, Daniel Rowan, Laura Spalter

Absent (2) – Omar Murray, Jessica Sosa

Community Board Members/Staff: Julie Reyes (CB8 Chair), Farrah Kule Rubin  
District Manager

Attendance Economic Development:

Present (5) Nick Fazio, Joy Campbell Priveterre, Constance Barnes Watson, Rhashida Hillard, Community Member Miguel Matos

Absent (2) – Aboubacar Barry, Julia Gomez

Guests - Camila Thomas (DCP), Matt Waskiewicz (DCP), Jesse Lerer Rep. for Assemblyman Dinowitz

Land Use Vote to approve October 18, 2023 minutes – approved unanimously with slight change to add “the root structure” to resolution on 680 West 232<sup>nd</sup> street.

APPROVED – Charles Moerdler, Martin Wolpoff, Sylvia Alexander, Bob Bender, Carol Blake, Lee Chong, Nick Fazio, David Gellman, Daniel Rowan, Laura Spalter

OPPOSED 0

ABSTAINED 0

Economic Development Vote to approve October 3, 2023 minutes – approved unanimously.

APPROVED: Nick Fazio, Joy Campbell Priveterre, Constance Barnes Watson, Rhashida Hillard, Community Member Miguel Matos

OPPOSED 0

ABSTAINED 0

Presentation by Camila Thomas of DCP on City of Yes for Economic Opportunity  
<https://cbbrooklyn.cityofnewyork.us/cb8/wp-content/uploads/sites/3/2020/10/DCP-COY-Zoning-for-Economic-Opportunity-Presentation.pdf>

Discussion was had after presentation and points of concern and questions brought up by chairs of both committees as follows:

Land Use Committee:

- There are 18 Text amendments in the 664 page zoning text application that Department of City Planning (DCP) wants comments on for each of the 18 text amendments. Review clock started on November 8, 2023 giving the Board until January 8, 2024 to comment on. This is not sufficient enough time to make knowledgeable recommendations.
- Impacts of residential changes to home businesses
- Will the codes and role of Department of Buildings (DOB) and Fire Dept. be adjusted to enforce the changes? Answer is yes.
- To have commercial space in NYCHA Developments will this take away residential apartments for this?
- There is a history of lack of enforcement by DOB on violations within the SNAD district and other properties in the district
- Have NYCHA residents been informed and did they give feedback of these zoning text amendments and how it affects their development? Answer is not yet
- Request was made to send case studies and research papers to the committee to see what the effects of these proposed text amendments had elsewhere

Economic Development Committee:

- Encourages the Committees to bear in mind and look at the ways the commercial economic ecosystem has changed and some of the positive benefits to small scale businesses with these changes.
- We are mostly small scale businesses with less than 2% manufacturing in our district.
- Consider if this will diversify and create more sustainable and self sufficient economy in NYC.

Report by subcommittee working with Stagg construction on 3745 Riverdale Avenue:

- Sub Committee met in early October and plan to meet in late November with Stagg representative. They are currently working on the elevators and when completed they will focus on the outside area and beautification.
- Possibility of putting a Sculpture in the front. Committee asked if a local artist can be retained for the project and gave the name of a local artist they recommend.
- Will discuss what happens when they are finished- what is the AMI and what advertising they will do for the building.

Old Business:

- Economic Development Committee had a successful Commercial Corridor walkthrough on Johnson Avenue with ED Committee members and representatives from the Bronx DA's office and Small Business Services. They gave them resources and discussed the businesses' concerns.

New Business:

- Land Use Committee: Next Meeting coming up will have new Zoning applications and a discussion of the application coming up for the Hebrew Home
- Next meeting coming up will be a joint meeting again with Land Use and Economic Development Committee on December 5, 2023.

Meeting was adjourned 9:22pm

Submitted by Farrah Kule Rubin