



Chairman Mohammed Mujumder - District Manager: William Rivera

# Land & Zoning, Economic Development & Planning Committee Meeting Summary December 4, 2023

**Board Members Present:** Mitchell Halpern, Twywana Bush, Ahmat Jallo, Alizia McMyers, Andrea McLeod, Kevin Kiernan, Kristine Garcia

## 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.

## 1. Speaker

### A. Dept of City Planning, City of Yes for Economic Opportunity

The committee received a presentation on this topic followed by a Q&A. The committee will continue conversations on this topic at January's Land & Zoning Meeting where a vote will be taken on this proposal followed by a General Board Meeting vote. Full presentation was provided to the committee following this meeting for review and can be provided upon request.

Goals include: Making it easier for businesses to find space and grow; Boost growing industries; Enable more business-friendly streetscapes; Create new opportunities for businesses to open.

- Make it easier to find space and grow:  
Lift time limits to reactivating vacant storefronts; Simplify rules for business types allowed on commercial streets; Expand opportunities for small scale clean production; Modernize loading dock rules so buildings can adapt over time; Enable commercial activity on upper floors; Simplify and modernize how businesses are classified in zoning
  - Support growing industries:  
Clarify rules to permit indoor urban agriculture; Give life sciences companies more certainty to grow; Support nightlife with common-sense rules for dancing and live entertainment; Create more opportunities for amusements to locate; Enable entrepreneurship with modern rules for homebased businesses
  - Foster vibrant neighborhoods:  
Introduce corridor design rules that promote better activate ground floors; Reduce conflicts between auto repair shops and pedestrians; Encourage safe and sustainable deliveries with micro-distribution
  - New opportunities for businesses:  
Facilitate local commercial space on residential campuses; Create process for allowing corner stores in residential areas; Rationalize waiver process for adapting spaces for industries like film; Create new kinds of zoning districts for future job hubs
- Proposal 1: Lift time limits to reactivating vacant storefronts  
Proposal 2: Simplify rules for business types allowed on commercial streets  
Proposal 3: Expand opportunities for small scale clean production

- Proposal 4: Modernize loading dock rules so buildings can adapt over time
- Proposal 5: Enable commercial activity on upper floors
- Proposal 6: Simplify and modernize the way businesses are classified in zoning
- Proposal 7: Clarify rules to permit indoor urban agriculture
- Proposal 8: Give life sciences companies the certainty to grow
- Proposal 9: Support nightlife with common-sense dancing and live entertainment rules
- Proposal 10: Create more opportunities for amusements to locate
- Proposal 11: Enable entrepreneurship with modern rules for home-based businesses
- Proposal 12: Introduce design rules that ensure buildings contribute to surroundings
- Proposal 13: Reduce conflicts between auto repair shops and pedestrians
- Proposal 14: Encourage safe and sustainable deliveries with micro-distribution
- Proposal 15: Facilitate local commercial space on residential campuses
- Proposal 16: Create process for allowing new corner stores in residential areas
- Proposal 17: Rationalize waiver process for business adaptation and growth
- Proposal 18: Create new kinds of zoning districts for future job hubs

## 2. BSA

### A. GLOBKA-X016; 1106 Metcalf Ave

This BSA is an extension request and was approved by the committee with the condition that the Mobil Gas Station does not allow any business or entity that is unlicensed to operate on their property or sidewalk.

### B. BSA CAL # 278-86-BZ; 1677 Bruckner Blvd

This BSA is an extension request and was approved by the committee with no additional conditions

## 3. New Business

### A. Penn Station Access project is the recipient of a Fed-State grant award from USDOT's Federal-State Partnership for Intercity Passenger Rail Grant Program!

[ICYMI: GOVERNOR HOCHUL ANNOUNCES \\$6.76 BILLION FOR \(mta.info\)](https://www.mta.info)

### B. Utilizing Data from the Furman Center Report

Spreadsheet received from the NYU Furman Center to be added to Google Docs for L&Z committee to review and include input. Ownership and Zoning information to be added by committee members for each property.

### C. Identifying Under Utilized Parks and property owned by the Parks Department that is Vacant

As per DM Rivera, Parks would be opposed to usage of Parks land based on City and State Law jurisdictions

### D. Formulating a Plan to Discuss Findings and Recommendations with Elected Officials

After data is compiled from Furman Center Report than a strategy session would need to be hosted to discuss how to present findings to Elected Officials for further action.

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