



Chairman: Brandon Ganaishlal - District Manager: William Rivera

Land & Zoning Committee Meeting Summary

January 11, 2021 **Chair:** Mohammad Mujumder **Vice Chair:** Mitchell Halpern

Board Members Present: Mitchell Halpern, Mohammad Mujumder, Twyana Bush, Sinade Wadsworth, Jorge Hurtado, Ahmatt Jallo, Ruth Cordero,

1. Introduction

Committee Chair, Board Members & Guest

- 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.

2. ULURP

- A. 909 Castle Hill Avenue ULURP- Richard Rlobel, Willie, Ms. Blanco, Amanda Presentation

*Project Summary

1. Zoning Map Amendment to rezone 909-921 Castle Hill Avenue, Block 3687, Lots 37, 39, 40, 41, 42 and 43 (the "Proposed Project Area"), from an R3-2 zoning district to an R6B/C1-3 and an R6B zoning district. The proposed zoning map amendment will facilitate the development of a mixed-use, five-story plus cellar residential, commercial and community facility building with a total floor area of approximately 40,994 square feet (2.2 FAR) and a total of 35 dwelling units (the "Proposed Development") to be constructed at 909 Castle Hill Avenue, Block 3687, Lot 43 (the "Proposed Development Site").

2. Zoning Text Amendment to Zoning Resolution Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Bronx Community District 9, to establish the Proposed Project Area as a Mandatory Inclusionary Housing ("MIH") Designated Area. The proposed zoning text amendment will facilitate the development of permanently affordable housing units at 909 Castle Hill Avenue. The Proposed Development will either provide nine affordable housing units pursuant to Option 1 of the MIH program or eleven affordable housing units pursuant to Option 2 of the MIH program. Option 1 requires 25% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI. Option 2 requires 30% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 80% AMI.

*The committee had a productive discussion and asked questions to the presenters. In which the following was determined:

- There will be security cameras
- 22 parking spaces for tenants which 6 will be handicap parking
- Regular real estate marketing will be done
- An Environmental Impact Study will be done
- Each apartment has a laundry machine
- 50% preference is given to people living in the district
- DM Rivera stated that he will be speaking to the Council Member and developers. After this a vote will be done at the Executive Committee Meeting and then at the General Board meeting on January 21, 2021.

Meeting Adjourned: 8:05 PM