

**COMMUNITY BOARD 17**  
**JOINT HOUSING AND LAND USE COMMITTEE MEETING**  
**THURSDAY, MARCH 10, 2022**

**ATTENDANCE**

<b>Pealeane Fields</b>	<b>Adwardo Cambrin</b>	<b>Shermira Bugsby</b>
<b>Joan Bakiriddin</b>	<b>Yvette Medes</b>	<b>Brie Decasta</b>
<b>Sherif Fraser</b>	<b>Jorge Tait</b>	<b>Veronica Dellimore</b>
<b>Mary Bell Downes</b>	<b>Zenobia McNally</b>	<b>Rawlins</b>
<b>Aubrey Henderson</b>	<b>Ann Hudson</b>	<b>Trisha Ocona</b>
<b>Hercules E. Reid</b>	<b>Roy</b>	<b>Gary</b>
<b>James Lewis Electrical Corp</b>	<b>- Ozni Lewis</b>	<b>Theo</b>
<b>CK Price</b>	<b>Devin D</b>	<b>J. L James</b>
<b>Igor Mar</b>	<b>Dawes</b>	<b>Eduardo Cameron</b>
<b>Jocelyn Chambers</b>	<b>Marguerite Vigliante</b>	<b>May G</b>
<b>Lilieth Heron Robinson</b>	<b>Dwayne</b>	<b>Maxine Headely</b>
<b>Shakira McIntosh</b>	<b>Kwame Afreh</b>	<b>Marcia</b>
<b>Michael Shapiro</b>	<b>Julia Charles</b>	<b>Teres R</b>
<b>Adele Bennett</b>		

**DISCUSSION: Michael Shapiro, President, AIC**  
**Dynamic Development and Construction LLC**  
**382 and 406 Remsen**

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The Joint Housing and Land Use Committee meeting was called to order by Ms. Pearleane Fields, Chair of the Housing Committee. Mr. Kwame Afreh Chair of the Land Use Committee introduced himself to attendees sending greetings. Both Ms. Fields and Mr. Afreh decided to push back the approval of the minutes and Chairperson's report in acknowledgment of the guest speaker from Dynamic Development and Construction LLC in attendance.

Mr. Michael Shapiro, President, AIC begins by thanking Community Board 17 for welcoming Dynamic Development and Construction LLC. Mr. Shapiro states he attended tonight's committee meeting to answer and address any concerns involving development projects located at 382 and 406 Remsen. Mr.

Afreh asks District Manager, Ms. Sherif Fraser, to address Mr. Shapiro in the representation of community board 17.

District Manager Sherif Fraser begins by requesting Mr. Shapiro to provide an overview of construction projects first and address any questions or concerns following the overview.

Mr. Shapiro then proceeds to provide a project overview.

**406 Remsen Avenue.**

- Expected to be over 100,000sqft
- (8-story) building
- Carrying 95 Rental Units
- Units will be built and managed by Dynamic Development and Construction LLC.
- The project is expected to take approximately 18 months (start-finish) including demolition of the current structure, construction, and completion of the building
- The exterior will be made of concrete with a stucco façade on 3 sides
- A portion of the 1<sup>st</sup> floor will be full glass, storefront community facility made available for rent to local businesses
- 50% of the apartments within the Unit will be P Fast Units (geared towards housing the elderly) P Fast is a city-funded program.
- The building plan has been fully approved by The Department of Buildings and Authorized for Construction.

Mr. Shapiro concludes the project overview for 406 Remsen Avenue, then opens the floor for questions and concerns from District Manager and Committee Chairs.

Mr. Afreh inquiries as to whether the construction site began work on time due to concerns referencing documentation provided to Community Board 17 stating the construction site located at 406 Remsen Avenue was set to begin work in July of 2021.

Mr. Shapiro provides clarity by informing the committee he has never submitted anything g the Community Board 17 office, but he believes the letters Mr. Afreh is referring to are from the Department of Coalition which are sent out every 60 days until the construction begins to commence.

- Mr. Kwame Afreh then opens the floor for Housing and Land Use Committee question and answers forum.

Question: How will Dynamic Development and Construction manage tenants' garbage?

Answer: Dynamic Development and Construction intend on contracting a private sanitation company, expected to have weekly pick up 3X per week.

Question: How does Dynamic Development plan to address traffic, congestion, and parking?

Answer: Dynamic Development can not answer questions referring to traffic and congestion directing residents to receive answers from the New York City Department t Of Transit.

- Now when it comes to parking, Dynamic Development will be providing parking for building residents. The parking available for building residents will be an underground fully attended parking structure with 24hr service attendants available. The available parking will accommodate approximately 60% totaling 55 parking spaces. With no access to outsiders. Parking will be available to tenants assigned to the rental apartment Units for free with fees included in Unit Rent.

Question: Will there be modifications to the public transportation schedule to better accommodate new residents.

Answer: Again, this is a Department Transportation question Dynamic Development cannot answer.

Question: Was there a racial impact study done?

Answer: No, not that I am aware of.

Question: There was a requirement passed by the City council brought by New York City Public Advocate Jumaane Williams implementing that for developments, there would be an impact study on the community, in terms of displacement. Was this done?

Answer: I can investigate that and get back to the board.

Question: How many structures are being torn down and what is there now?

Answer: 406 Remsen Avenue is 1 lot and the project we are currently discussing, the 95 Units with a single-story building across the lot which takes up about 50% -60% at the moment and is being torn down. 382 Remsen Avenue is a completely separate property across the street from 406 Remsen Avenue property. It is currently a Transmission Shop. There is nothing proceeding with this project, so there is nothing to communicate on this property. There is data and height, but Dynamic Development is currently unsure of intent.

### **382 Remsen Avenue**

- It will be a 7-story building
- 28 Units
- Attended Parking included with rental unit rate

Question: Are there any Federal funds involved with 406 Remsen Avenue?

Answer: Federal: NO State: YES

Question: What guarantees as a developer will be provided to the community to ensure there would be no discriminatory practices based on race for applicants looking to apply for housing within Dynamic Development Housing?

Answer: Besides human decency, I cannot offer any guarantees, but I can say we are not geared towards any specific group or Race.

Question: Is this private or public?

Answer: The project is public not Union.

Question: How will you market rent?

Answer: These Units will be affordable open market units?

Question: Do you have a Blueprint available?

Answer: We do have Blueprints available, but I don't know if I can distribute with the community.

Question: How are you going to address energy consumption for a building this size without it affecting neighboring residents?

Answer: We are pulling brand new servers, which were approved by the City and Con Edison alongside utilizing brand new sewer lines approved by the Department of Environmental Protection.

Question: Have you had a meeting with surrounding homeowners?

Answer: That is not going as well as expected. We did meet with all the surrounding homeowners during this meeting where the actual access agreements, the questions that everybody had in terms of that and the axis agreements, whoever doesn't know are agreements that neighboring property to give the developer's access to their property for protection purposes. So, meaning to provide. Fed or roof protection overhead protection that is required by the Department of Buildings, and that process goes 2 ways that process either goes that it is direct communication with the tenant and the with the neighbor and the developer, and they come to an agreement, they sign an access agreement, and it goes like that, or it obviously must be taken to court. Then, granted by the court, because the protection is the requirement of the Department of buildings and must be done no matter what.

Question: How long have you been in conversation with the homeowners, and will you be revisiting, um, this access agreement?

Answer: We have 3 executed access agreements. We have 3 neighbors that we have communicated with, some of them stop responding, others are still responding, but not really moving along on the process, and 1 neighbor not responding at all. At this point, I mean, we are fine to start demolition and we will start demolition in several weeks. But unfortunately, if we can't come to an agreement within the next, probably, I would say several weeks with the remainder of the neighbors, we will have the file in the court to receive ordered access agreements.

Question: Will the building have 24-hour Security?

Answer: This building will have surveillance cameras, and 24 on-site super but no there will not be In-person live security.

Question: Will each unit have a gas meter?

Answer: Yes

Question: Will the stove and appliances be electric run?

Answer: Yes

Question: For residential units, a major concern for excavation.

Answer: Vibration monitors that are going to be monitoring all vibration when excavation or piling is taking place. If there's anything that's going to be going on that's going to be out of the ordinary everything stops. The Department of buildings will be visiting the site. Probably multiple times a week checking everything.

Question: Will there be any se-session rights to Senior apartments.

Answer: I do not have an answer to that question, but I will get back to you all with an answer.

- Mr. Afreh then closes out this faze for questions, concerns, and answers by thanking Michael Shapiro, President, of Dynamic Development and Construction LLC. Ms. Fraser also gives thanks for attendance with hopes of resolutions with neighboring homeowners. Mr. Shaparo then thanked to the Board and Community for working together to have this meeting providing answers to all questions and concerns involving projects, leaving contact information with Ms. Sherif Fraser to distribute to the community as needed.

Ms. Pearleane ensures all committee members are on the line.

### **Ms. Fraser Proceeds with Roll Call**

Ms. Bugsby Makes a motion to approve the February 10<sup>th</sup>, 2022, meeting Minutes

Bree Decasta Seconded Motion

### **Unfinished Business: NONE**

### **New Business:**

- Upcoming Housing Fair (Please bring your ideas to the floor at the next land use meeting) during the 2<sup>nd</sup> week of June. This is a tradition for the housing committee and the main objective of this event is to get to know neighbors and build on community collaboration.
- The newly formed AD- HOC committee and Chair: Mr. Orlando Ross is hosting 2 town hall meetings.
  - 1.) Informative session | **Saturday, March 26, 2022, 12:00pm-2:00pm**
  - 2.) Community engagement session on contextual rezoning | **Friday, April 1<sup>st</sup>, 2022, 6:00pm-8:00pm**

Ms. Fraser introduces our new Assistant District Manager Ms. Shakira McIntosh to the committee informing attendees, unfortunately, she will not be assisting with the Housing Committee due to assistance needed in other areas.

Ms. McIntosh briefly introduces herself to committees expressing greetings and thanks for such a wonderful welcome, with high hopes for working with and assisting on Community Board 17.

## **Adjournment**

- Adele Bennet makes a motion to adjourn meeting.
- Mary Bell second motion