**Community Board 17**

**Land Use Committee Virtual Meeting**

**Thursday, February 3, 2022**

**Present: Guests:**

Kwame Afreh Violet Thom

Joan Bakiriddin

Allyson Martinez

Brie Da Costa

Joan Erskine

Julia James

Dale Dawes

Marguerite Vigliante

Teres Rodney

Adele Bennett

Judy Spence

Symone Sylvester

Victor Jordan

Lilieth Robinson

The **Land Use Committee** Virtual meeting was held on **Thursday, February 3, 2022 at 7:30pm.**

**Mr. Kwame Afreh** called the meeting to order at 7:34pm.

**Chairperson’s Report**

**Mr. Afreh** said there have been a lot of new appointees and they have gotten their contacts updated.

He has been reviewing the cease and desist letters, all the contextual zoning letters **(INAUDIBLE)** the departments and in unfinished business, he will ask tonight if they want to amend these letters in any way, because he is going to try and bring these back to the top to the new points of contacts just to make sure now that they have the new administration and the shuffle is done, they will be able to readdress the issues because they have been on pause for the last few months. He is not sure if everyone has the documents dated July 2nd, and if there are any amendments or update them with anything they know. He just wants to bring the most updated version of these letters to the top.

There was a Cease and Desist Zone hearing and unfortunately, he was not able to attend, but Ms. A. Martinez and Ms. Goodfriend did take part in it.

Tonight, he would also like to address Ms. Puzzo’s door and they have had some communication, along with some of the other team members about their role in the Landmarks Preservation Commission process, why and when they are needed in that process. They will address this tonight to try and get that ongoing issue resolved and they do have some provisions in place to try and get any additional training necessary, if anyone feels they need some.

Coming forward, the can communicate with the people in the district, and amongst themselves, addressing any future issues and should they try to use this as a means of deterring developers, at least they will be prepared, knowing the process and their role in it.

The minutes for December were not completed and he has a portion of January and he did not want to send them out. They will table the approval of the minutes for the next meeting.

**Ms. Joan Erskine** said regarding the update on the tax lien sale, the legislation has authorized the extension of the tax lien sale through 2021 and it ends on February 28, 2022 and after that, there is not further authorization. The Abolish the Tax Lien Sale Coalition is working towards making sure it does not get reauthorized later because, in the past, it has been allowed to lapse and then it gets voted back in. They are proposing alternative legislation for the tax lien sales. She thanked those that walked to streets to let people know of their alternatives. A rally was held on Feb. 12th at 211 Crystal Street, in East New York. There was also a rally held on Feb. 28th at City Hall.

**Ms. Allyson Martinez** said to follow up from last month, she went to the Landmarks Commission and met with Sonia **(INADUIBLE)** the new director of Intergovernmental and Community Affairs. They talked about some of the needs regarding East 25th Street specifically, and then working out what they can do communitywide, seeing as though there may be other areas that may **(INADUIBLE)** themselves, utilizing landmarking as a way to avoid displacement. She was told that the LPC was already comp templating having a Zoom webinar with the East 25th Street area and they have not actually gone through the process of discussing that with East 25th Street and if it would work with their regular block association meetings. They talked about moving forward with that particular meeting, so they could prepare people who are already dealing with that issue. East 25th Street would be the canary in the mine for them as they are figuring out this new **(INADUIBLE)** and responsibility and at the same time, they will plan on having a committee level as well as a Board level presentation about the Community Board’s role in the whole landmarking process, for reviewing and the applications. They also talked about working together to create some tool kits and programming around available grants, low cost loans and creating a database or network of skilled trades people who have the **(INADUIBLE)** licenses to do the work for landmarked properties. They also talked about her being their point person, going forward for issues they have with landmarked **(INADUIBLE)** They talked about working on creating programming that would be **(INADUIBLE)** as people start to comp template the Spring and usually, that is when people start to think about what renovation plans they may want to have and having something ready to go, like a DIY kit of resources for the Spring and then a program later on in the Fall, for weatherizing when they have a landmarked property and just thinking how they can build programs around those different things. She also connected with the East 25th Street Block Association Landmark Chair, Julia Charles, who is on board, wants them to collaborate with **(INADUIBLE)** as well as with their President. If there is anyone else on the committee that wants to move forward with some of the producing of the tool kits and those sessions, let her know.

**Ms. Joan Bakiriddin** asked regarding the zoning work they did, where are they with that? Ms. James joined a Block Association meeting and was asking about the WXY feedback, as well as the revitalization plan. There was some conversations about waiting for the Commissioners to come in and identify who they will be and the leadership has been identified in the City Council and at the Borough President level as well. She thinks they should at least address it with them while they wait for the Mayor’s staff to be in position.

**Ms. A. Martinez** said the new Commissioner for DCP is Ganardes.

**Mr. Afreh** said he received emails today from Borough President’ office for affordable housing lotteries.

**Ms. Bakiriddin** said affordable housing was something that also emerged at the Block Association Committee level and there was a lot of conversation around affordable housing and the lottery specifically. She does not know if the synergy is there for Land Use and Block Association to partner together, but that is going to be the focus at an upcoming meeting with the Block Association Committee.

**Mr. Afreh** said what he was sent was for lotteries for specific properties in their area. He will have the information sent to them with the links and dates.

**Ms. A. Martinez** said that should be with Housing because that is more their purview, but they can work on it together. Regarding the zoning, at the last General Board meeting, DCP presented and she asked when are they going to get a response about a scheduled meeting with DCP, which they are owed, and Corenza Wood responded that she would be following up with some dates. Did he receive anything?

**Mr. Afreh** said he has not received any dates, which is why he went digging for the memorandum to have them here. He was reading through them and he wants to draft and repurpose this and resend it again. He cannot assume they are following up on old issues, but he just wants to bring it back to the surface as a revised issue. He knows that work has been done, but he needs to bring it back to the surface and officially address the new appointee for the department and then start that dialog so they can move forward and let them know where in the process they were and ask them what the next steps were. After all the emails, the ball was left in their court and he does not think anything happened after that.

**Ms. A. Martinez** said if the make a group email, it would be easier for them to carry the weight in moving it forward and apply pressure on it.

**Mr. Afreh** said he does not want to get blindsided, because he has been in that position before, and all the backlog was brought to his attention and he does want him to just have it and officially request it again. He wants to restart the dialog and take it from where it is now and move it forward and keep the pressure on.

**Ms. Julia James** **(INADUIBLE)**

**Mr. Afreh** said he would love to help to try to get it together for the members of the community that have been helping him out. He definitely does not want to pick up the ball from the wrong position and take it forward. He will take help from anybody who is willing to help and he will spearhead it, if he needs to. He is not objecting to any form of assistance in any way with this matter. He understands everyone’s frustration and how long it has been. He was put in a position where he was at a standstill, but now that they have someone to communicate with, he would like to get it running the way that it needs to and he will reach out to the contacts and the people who are familiar with this and he will gravitate towards them. if they reach out to him, he will include them in anything they are trying to do in the process.

**Ms. Bakiriddin** asked will they be having conversations with the incoming Councilmembers, because that is where it is decided? Do they have informative layers in places for the positions that they hold, that they **(INADUIBLE)** community, etc. They just need to get it started because they have been doing all the work and it is ready to go, they just have to push the button to get it done.

**Mr. Afreh** said he also had conversations with LPC on the process, to make sure everyone is on the same page and he will roll in the process, when there is a staff level objections when there is a deviation from the history of the building. If they have single pane windows and try to replace it with a double pane window, that would trigger staff level objections, which means the person doing the repairs would have to go through a sequence of operations, one being getting a letter of recommendation from them, a letter of discouragement or they waive their rights to being included in the process. Their role in the process would be objecting, approving or abstaining from the situation.

**Ms. Bakiriddin** asked if this would specifically be for this one and these were the 3 options they were provided with?

**Mr. Afreh** said it will always be for anyone. They provided him with examples of letters of recommendations and objections from other Community Boards to see how they were verbalized. He thinks only the letter of discouragement would stop the resident from doing what they would need to do and waiving their rights does not stop their process, but there is a box that needs to be checked within that process. The homeowner is at a stand still and not because of them and they need to come together as a committee to have the approval here, then it needs to be bumped up to the Executive Committee to have a vote at that level and then the letter of recommendation could be drafted. Everyone is familiar with Ms. Puzzo’s door. She was trying to get the door frame changed and knowing the information they know now, that it was a drastic enough change that needed their approval to move forward in that process. He just wanted to get the clarity out there because there was a lot of confusion of what they needed to do and provide in order to move the process forward.

**Ms. James** **(INADUIBLE)**

**Ms. Bakiriddin** said as a matter of transparency, she made that statement and when she is approached by City Councilmembers about the out of context buildings that are in their confines, she must respond. Her statement was just to alert people that the conversations have begun because she had been approached. As the Community Board 17 Chairperson, seen as a representative of the Board, and when approached, it is inappropriate for her to say she cannot talk to them about this now, she must engage at the level and let them know they are working on a process that was halted by the pandemic and then because of the change in the administration.

**Ms. Hazel Martinez** said she would like to see something in writing about the process, so they are more informed when called upon to review someone’s project. She does not think it is fair for a resident to come with their project and people who really don’t have any competency in the area to be making decisions.

**Mr. Afreh** said he had asked one of them to come and address that issue. What they have done in the past and what he was instructed to do, is they need the resident to generally get the information they would need in the process, and they attempted to do that.

**Ms. A. Martinez** said she suggested to LPC if they could present at the committee level and have the **(INADUIBLE)** for next month’s meeting and then at the General Board meeting, they can have the presentations that goes through the Community Board and they would have some framework and materials to work with to know what to do. On this particular matter, she feels they should waive on this because it has been a very long time and they are not prepared to make a pro or con argument and then can defer to LPC’s opinion for this matter.

**Ms. Bakiriddin** said she was going to request that the process be laid out so everyone is on the same page and then how they should be able to proceed, even without a quorum this evening. They should provide some insight on how they could move forward, because this has been going on for many months and it is not fair to their neighbor that they delay it any further.

**Mr. Afreh** said it has been 8 months and do they think a roll call vote would be something they could use to get it to the next level. They have the option of waiving or abstaining their vote. They just need a majority portion to try and get Ms. Puzzo’s letter of recommendation done for her process. They are well aware of the process and the door, the information has been out there and whether they are qualified or not to determine if the door is good or appropriate for the area, and he does not think that falls in their domain, but more LPC. It was explained to him that they were just a formality in the process, which is why they allow them to waive their rights, because it is not going to make or break whether that decision gets made or not. They could influence it if it is something drastic and they do discourage, then she won’t get her door. There is enough information out there on whether they choose to approve or deny her door request and they will do that tonight to get that isolated issue taken care of.

Roll Call- Adele Bennett-waive, Hazel Martinez-waive, Joan Bakiriddin-waive, Allyson Martinez-waive, Joan Erskine-waive, Marguerite Vigliante-waive, Kwame Afreh-waive, Julia James-waive, Judy Spence-abstain, Dale Dawes-waive

9 waived, 1 abstention

**Ms. Bakiriddin** said she did testify at the Cease and Desist hearing. At her block association meeting, they had recommended that people join the list because there were a lot of complaints regarding people contacting the neighbors about selling their homes and the rate that they are being contacted. She informed them that she testified and there was still an opportunity for them to provide their insight and to upload the palm cards and flyers to the Dept. of State.

**Ms. H. Martinez** asked if the developers for 319 Lenox Road were here tonight? They have been working on the weekends even though they do not have a permit. The community is beginning to see what they feared with all of this development in the community. There has to be an investigation into the Dept. of Buildings, because with or without permits, the developers are doing whatever they want without any kind of sanctions or punishment.

**Mr. Afreh** said they were sent an invitation and accepted it and were supposed to be here tonight. They are aware because the Board has been getting the complaints. They were told by the Dept. of Buildings to call the complaints in and they said they had an emergency line. The developers are risking it all to get their work done. They try to bring the appropriate people here to address these issues and if there is another means to address them, that they have not been doing, are there any suggestions or other avenues they can use to take it further? They have been communicating with the departments and agencies, other than taking it to the streets. There is always legislation they can work on. They complain that they have issues, **(INADUIBLE)**

**Ms. A. Martinez** said in regards to the infrastructure issues that are occurring as a result of some of the overdevelopment, she proposes they do an initiative to gather a common cause petition of events, especially as there is the infrastructure bill, with direct problems they could address by funding and there will be some direct funding from the Federal Government as well as petitioning the State and City for funding for the issues they know their community is experiencing, in terms of manholes exploding, the ponding issues and ongoing flooding. They have to actually mobilize people because that is the real way to get any effective change.

She has some data from **(INADUIBLE)** NYC and DataNYC to pull all the 3-1-1 calls that relate to infrastructure concerns and she is waiting for 2 more sets of data from them. They can pull those and have a good report to give to the elected officials and work with the community to mobilize people about what they are experiencing, so they can get them addressed. At the full Board level, this was not taken up as an opportunity, but at the committee level, they can try to connect with block parties to put their meetings, calls and the information they get when they have presentations on Facebook Live or YouTube and then the transcripts can be drafted from that directly through block parties so they exist and they would already have minutes and the ability for people to refer back to the notes and create a resource library. These are 2 things they should try to do to have a living body of knowledge and also showing people what the whole point of doing this and being on the Community Board is.

**Mr. Afreh** asked are block parties a web application they can use?

**Ms. A. Martinez** said it is a project that some Data Scientists came up with during the pandemic and a lot of other Community Boards are using it. If they rotate their sessions on YouTube or Facebook Live, they created a program that would take audio and create transcripts to be edited.

**Mr. Afreh** said for clarity, as far as the petitions, they want to petition the residents to apply **(INADUIBLE)** premises for funding for remediation of infrastructure.

**Ms. A. Martinez** said they need to do a tour because they know there is a lot of infrastructure issues that have not been addressed. Outside of her home, for the past 2 weeks, the manholes have exploded twice and caused damage to 3 cars, and 1 was on fire and the homes in the area were shaking on the foundation as a result and it is a systemic issue. The systems are overloaded because the infrastructure was not built to keep up with the increased use brought on by the new developments. They have to have some kind of real systemic work done to address the problem. Now that there is funding for it, they have to make sure they are ready and part of that is letting the powers that be who make some of these decisions that the community is aware and tell them these are the issues they are seeing on the ground level. This is an opportunity to do some more direct actions so they can be relative. She has a list of issues and there are plenty more they can start to address.

**Mr. Afreh** said he will follow up on that to make sure they get that process started. They know what is going and see what is being built and rather quickly and they are not updating anything to support the increases in builds.

**Ms. Adele Bennett** said she went by the area and she noticed that the underground structure was never intended to be hooked up to the junction box for the overhead lines, but they are not supposed to have underground hook ups and this was done by the developer to save money. They have 220 voltage on a 110 sub line and it will blow up every time because it is not intended for multi dwellings and this is highly dangerous because it can send a surge to the other homes that are connected underground. The overhead lines will burn out and so will the underground lines and start a fire.

**Ms. A. Martinez** said the manhole exploded and broke into pieces and anyone walking by could have been seriously injured or killed. She filed a complaint with the Public Service Commission. She had a call with a Regional Engineer from Con Edison, and they are going to do some work and they are pushing it up to a priority project to do some splicing to underground and overhead wiring. They said part of the problem is the gentrification where the single-family homes were hooked up underground and are now being used for buildings and they are supposed to do **(INADUIBLE)** and there is no due diligence to make sure it is up to date. This is a project they could reach out to DOB about the due diligence of that and follow up with the elected officials for legislation to make sure the process of getting the work done, especially they are going to have an explosion of buildings all over the place and make sure the Mayor is putting the funding to support that work. There is an over burdance to emergency services because every time there are sparks or a fire, the Fire Dept. has to come out and they are not coming to save a person, they have to keep coming to check Con Edison stuff. The manhole in the have smoke coming from them and she also wants DEC to do an air quality study because of the fumes in the area.

**Mr. Afreh** said when it comes to the infrastructure in the street, they want to make sure they are getting that communication to the right department. When it comes to infrastructure, Con Edison is very particular with their infrastructure and there are 2 separate systems. The developers are only responsible from the in line box to the residence and they are required to use the appropriate size wires from point to point, and that should be checked by DOB and a lot of times, it is Con Edison’s infrastructure that never gets upgraded. They run a cable that can take larger things, but they know that breakers break, and everything does not get upgraded.

**Ms. Erskine** said a letter should be sent to Con Edison and the Dept. of Buildings from the Land Use Committee to make a record of the complaints and to ask whether they are taking in account the increased load on the infrastructure when they okay these multi **(INADUIBLE)**  If they had a 2 story house and then put in a 8 unit condo, that is a huge increase on the electrical, sewage and water systems and are they taking that into account or are they saying the hook up is okay or are they looking at the added demand on the overall structures. The builders should not be given permits to hook into an infrastructure that cannot support them unless they are going to be corporately responsible for upgrading that infrastructure to support their building. An official letter needs to be sent to the Councilmember asking where she is on this, they have manholes exploding and what they are doing about this.

**Mr. Afreh** said when speaking about that type of field, they also want to include DEP and understanding that the different agencies handle different segments. They will get a permit to build from DOB for general construction that needs to get stamped by the City. All the departments have their own separate things, but as far as sewage, that would be a DEP issue and they would address that separately. Technically, all is supposed to go through Engineers and they cannot build until they get that stamp, but a lot of the expediters know people that make things go away, they skip the process addressing that issue **(INADUIBLE)** address some of the outline issues. This is far too gone, and they are at the point where they need to do upgrades. On Snyder Avenue, they were repairing the gas lines and he does not see that happening on many of the blocks. They seem to only be fixing it when it needs to be fixed and not upgrading it as it is needed. When there are issues, it gets addressed.

He agrees with the letters, but he wants to make sure that they knowing the issues, they send it to all the appropriate departments because he does not want DOB saying that is a DEP issue and they will draft emails accordingly.

**Ms. H. Martinez** said on Clarendon Road near East 48th Street, there is already a problem with the street underneath. New gas lines are being installed and the road is sinking right where they are working.

**Ms. A. Martinez** said the ponding was brought up at Yvette Clarke’s office when they first started talking about the infrastructure bill and she was told to get some data. She started looking online to see how she can get the data and she reached out to her organization to get a non-profit project done with DataNYC and she has some of that in a spreadsheet. All of those issues are systemic issues that they needed studies for and it is also an opportunity to put forth programming for apprenticeships, local hiring, licensing and all those other things that could be done to make projects that make jobs in the community for **(INADUIBLE)** people as well. The partnerships have to be better than they are right now and more effective. On the call with Con Edison, if they have the numbers of people on a petition complaining, it will move the ball faster and get the projects put to the top of the list.

**Mr. Afreh** asked do they know of any other areas to get a decent amount of names on the petition?

**Ms. A. Martinez** said Schenectady Avenue has ponding issues, Clarendon Road in the 40s had water underneath it causing the sinking of the homes, Farragut Road and New York Avenue, they have the electrical and the sewer lines and she is sure there are other areas having the same problems. There is also a flooding condition near the Board office. If they can identify other areas or speak to the block associations or fan out to different areas to get what those concerns are, they can put a more extensive list together.

**Ms. Bakiriddin** said they can reach out to Wyckoff Farmhouse because they were under many feet of water and sewage.

**Ms. A. Martinez** said on Clarendon Road, the 50s and Avenue D, they have signatures from the business sectors and they have the same electrical concerns as well.

**Ms. Bakiriddin** said it could be a consorted effort to get all of these names and may require engagement with multiple committees, besides from Commerce, in terms of the business corridor.

**Ms. Erskine** said if they know of an area that has been effected, they can compile a coordinated list of the areas and if they can figure out a way through the block associations or organizations in those areas and if they want to have an impact, they need to get the people to sign a petition or a record of their experiences, they can turn it over to the Councilmember and the gas company. If they get this multi-level document that says, this is a problem and they need to address it, that may be helpful.

**Ms. Bakiriddin** said they should do something online as well. She is willing to go into the community to get this started. This is not about the infrastructure alone, but the results of natural issues and because of the way the buildings are built now, the wind also passes through here differently. She is willing to step in because that issue is on her block and she has been addressing that as a member of her block association.

**Mr. Afreh** said this is an ongoing issue through different weather conditions and different systems get affected differently, but in the summertime, the electrical can be affected more. They do need to try and figure out a way to compose all of this and have that data going to one location and when they need to pull it, they can pull it efficiently. They can do the website, that type of application where they can there, but for people that are not savvy with the computer, they can fill out an intake form.

**Ms. A. Martinez** said she can make a common cause petition, they can also do flyers, and engage the Churches to help, because they will be able to target a lot of people. They can work with NHS Brooklyn, and utilize the CBOs and the community stakeholders to move forward with this as a community project.

**Mr. Afreh** said he wants to have the structure in place, sooner than later, because even while they are building and developing, they want to have a place where the data is going to that they can pull from. In their boundaries, they need a place for their complaints to go to and they will know that the residents are having the same issues in a particular area and send that to Con Edison, asking if that is on the same grid or if these issues are correlated with each other. That is the data they are not willing to get, and probably already have this data, because they are getting the complaints, it is just they don’t have a way to query it and formalize it in a way to send it to them saying, they know they are getting these complaints because these are not isolated issues, and they only come out when it is a major issue, like manhole explosions, if a circuit breaker trips or if a block loses power and then they will try to bring the resources at that point and anything other than that is just a band-aid to get it to the next season. The circuit breakers on East New York Avenue went out for 2 days and it was addressed and has not had an issue since. Those areas were easier to canvas because they do not have a lot of zoning on that Atlantic Avenue area he was talking about and they are not going through what they are going through here, and it was easier to isolate and repair and the repairs lasted longer because of that. They have a different situation where their blocks are transforming every few months with a new house with an additional 2 or 3 stories, with additional power, sewage, gas and electric use, and they would think it would be **(INADUIBLE)** and getting all the proper stamps, but the utility company they have in place is not prepared enough to deal with that and they need to be more vocal about it so the issue could be addressed, but they are just getting by and that is starting to get dangerous for everyone, the people working on it and the people living by it and using it.

**Ms. Bennett** asked what happened to the ULURP Committee they had for the rezoning?

**Ms. A. Martinez** said it was a subcommittee that met to move things forward.

**Mr. Afreh** said maybe it is time to get that committee back reengaged. He did see that in the emails when he was reviewing the information and he will follow up. There was a lot of change and he did not realize it was an actual subcommittee and he knows who he can contact to bring him up to speed on that. He will send an email out.

**Ms. Bakiriddin** said the committee was meeting once per month, the subcommittee was meeting more than that to progress and that is how they were able to activate on the WXY, the reviews of the sites, looking at density and all the construct that went into the report and that is also how they were able to activate around the requirements that they needed, when they needed to say, this thing would work better than that thing or this zoning would look better and where in the specific confines of the Community Board. Neighbors in particular areas did not want to be rezoned and then they started looking at the context of contextual zoning and that is the only reason they had a subcommittee. It was to progress the work that needed to happen outside of the monthly meetings. Each month, they brought it back to the general committee, and they identified and got feedback and did all the things they needed to do here and then went out into the subcommittee and got the work done, besides the work that was being done by the committee.

**Mr. Afreh** said an email went out with the intake form for the East 98th Street/Rutland Road project, that was discussed in a previous meeting. They have officially come to the Community Board to be acknowledged and they want to engage. An email went out asking for a subcommittee to be made, in regards to that, so they can have ongoing eyes and have an ongoing dialog with that and will be reported back here. He is trying to see when they will come to do their presentation, and he is hoping for next month, but does not want to wait until then for the committee to be made.

**Ms. A. Martinez** said they need to reach out to Darlene Mealy and schedule a call to have a discussion and be on the same side in terms of the discussion about the project and what they can leverage for the benefit of the community.

**Mr. Afreh** said this is the whole block with the exception of 3 properties. It is located on East 98th Street between Rutland Road and Kings Highway and the developer, Mr. Goldstein, has all the properties on that block, which he slowly accumulated, with the exception of 3. When he read it, it was kind of disjointed and he wants to bring it all back together, there was like a narrative attached to his proposals that kind of explained what he was trying to do.

**Ms. Bakiriddin** said she wanted to chime in **(INADUIBLE)** what this job is indicating and when you get in to the elected officials and agencies, they have to find an amount of time to allocate to the feedback, so the clear and concise is something that gets them ahead of everyone else, because they don’t have to spend as much time trying to understand what they are trying to divulge, they just got it and they are able to move forward.

**Ms. Vigliante** said this information would also be really helpful when they approach this Kings Highway project, because that is a massive development there. If they have all this information about Con Edison and the infrastructure, they can also ask them these same questions once they understand it better.

**Mr. Dawes** said it is also a potential opportunity to gain more control of what happens in their area because once they recognize this is occurring in multiple neighborhoods, then they can force them to slow down because they can’t manage the capacity or now they can put a new step in that the developers and Con Edison or whoever is responsible have to go through before these buildings are actually built.

**Ms. A. Martinez** said that project is really important that they move **(INADUIBLE)** a lot of things. This project is really important in terms of the potential of what the community is going to leverage out of it and what funding could be gotten for services or building space for community facility space that the community needs can be gathered from there. Other communities have been able to leverage development and ended up getting a school out of it. Helping them to do the work of canvassing the community, especially over there in a hyper local way, what are the things that are needed and what else can they leverage to get space that makes sense for the people who are living there. While they want to be at the table, they can make sure they have some demands, requirements or thoughts about certain things they need in terms of space and programming they can fund **(INADUIBLE)**

**Mr. Afreh** said they are trying to take over an entire block and transform it in a very aggressive way because a lot of units will be going up and it is going to be a lot of stress outside of the utilities and infrastructure, just on the well being of the community. They are going to have to add things, there are going to be more children in seats at schools, more facilities for fire and something as simple as a park. They are going **(INADUIBLE)** those ideas and have them ready.

**Ms. Vigilante** said there are going to be 2,000 units and if they expand that out, how many are going to be in each unit, that could be 5,000 people or more coming to this one block.

**Ms. H. Martinez** said does this need to be that expansive because it does not serve the community well and it looks like a wall that sections off and divides the neighborhood.

**Mr. Afreh** said they have concepts and ideas and they are hoping they will be inclusive and include them in those ideas and maybe they can transform what they have. It is going to be difficult to stop it and if it has gotten to this point, all the boxes have probably been checked, but if they are willing to have them included in the process, maybe they can steer them or make demands to get certain things done or to have certain add-ons.

**Ms. A. Martinez** said they are in the process because it is a ULURP project and that is why they have to not come **(INADUIBLE)** they have to come strong with the things they would like to see. Ultimately, the Community Board’s vote is just advisory, but they have the leverage of not voting until they get things in writing. Looking at the things that have happened in other communities that did not bother to get things in writing, and not making that same mistake. They have these **(INADUIBLE)** they want, these are the community spaces that are needed, this is a rooftop project they would like to see, this is funding for this program for students and kids that are here, these are the job programs they can fund and support, what the ongoing relationship is going to be, what disability access points they can create, especially if there are some tax credits they can get for making access to the subway that is right there. What are the things they can look at to fund or help them to make bridges **(INADUIBLE)** that make sense for the community that they have and where they are going in the future.

**Ms. Bakiriddin** said she was told they cannot as a Community Board make a specific ask in terms of job requirements or **(INADUIBLE)** or any additions that they would usually ask for that would be community based and community supported, they would always push back on. In the 33rd Council District, Councilmember **(INADUIBLE)** has just mandated that the new businesses coming in, he insisted that they hire the community and not only did they **(INADUIBLE)** they are having job fairs as they speak.

**Ms. H. Martinez** said they are going to say this is affordable, but it is not really affordable and depending on the funding, it could be like what happened at the senior residence where one person from the district got a room in the place. After they go through all of this, they bring in other people to be residents here. The minimum income is going to be $75,000.00.

**Ms. James (INADUIBLE)**

**Ms. Vigliante** said 38% will be affordable and it is not the same for each building, each has its own affordable housing.

**Mr. Afreh** said there was something in the narrative that **(INADUIBLE)**

**Ms. Bakiriddin** said looking at the document, buildings A, B and C will be 100% affordable, but the additional lots are not theirs **(INADUIBLE)** intentional about checking into and looking at their specific requirements and the guidelines of what they are going to put in there, so they have to readjust their length on this.

**Ms. Bennett** said they can put that it is 100% affordable on any of their properties, anywhere in the City, but not necessarily here.

**Ms. A. Martinez** said they have to ask them what their capital **(INADUIBLE)** how it is built and their resource and those are the things they ask for and it shows where their funding is coming from and what the requirements are, and if they can do set asides or not and if they are taking State level or HUD money, they will not be able to do that. They need to see if there will be senior housing, because there is a need for affordable senior housing in the community. Those are the things they can make a list of that speaks of their values and the things they need to see built.

**Mr. Afreh** said he has the general consensus list from when it was first brought up and he still has that outline in his notes, so they are not starting from zero, but they do need to nail the points down. He has the hospitals, the schools and medical centers.

**Ms. Vigliante** asked if the rezoning were only in their Community Board and have the other Community Boards already been done?

**Ms. A. Martinez** said probably just in their Community Board, so they have to rezone that area to get a **(INADUIBLE)** they want to build up to.

**Mr. Afreh** said based on the way the request came, he will get clarity on that. They may need to contact Ms. Mealy because maybe they are crossing boundaries and have to communicate with others as well and that has not been disclosed to him. He only knows about the area that falls within their border.

**Ms. H. Martinez** said once they have the mixed use on the bottom, they get to increase their FAR.

**Mr. Afreh** said they have to get the rezoning first. They have the buildings they have and then submit their plans. He believes that is the process and they still have to submit the rezoning to get their FAR increased.

**Ms. Bennett** asked how high do they want to build?

**Mr. Afreh** said there are four different concepts and he will try to get that information.

**Ms. A. Martinez** said the buildings will be 12 stories, with one being 13 stories.

**Mr. Afreh** asked if there were any new business, outside of the topics discussed? Hearing none, he asked for a motion to adjourn the meeting.

**Ms. Erskine** made a motion to adjourn the meeting.

**Ms. Bennett** seconded the motion.