



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



GREGORY FAULKNER, CHAIRPERSON

FERNANDO P. TIRADO, DISTRICT MANAGER

LAND USE COMMITTEE MEETING MINUTES

Tuesday, December 8th, 2009 @ 6:30 PM

- CB 7 Office – 229A East 204th Street, Bronx, NY 10458
- Meeting called to order at 6:30pm. – Attendance sheet on file – Quorum established.

I. Greetings from the Chair:

- A. Key subject of meeting: rezoning of the waterfront.

II. District Manager's Report, Fernando Tirado

- A. Spoke to the lawyers of a 403 unit development in CB 12 regarding concerns to traffic, environment, schools, and transportation. Willing to come to committee in Jan. The project will include a senior residence and daycare facility. They will consider including CB 7 in the housing lottery.
- B. Mosholu Gardens 7 story/ 63 units Mosholu Parkway and Bainbridge. Homeless veterans, permanent not transient. Sup. Residents-38, Community- 23 set asides. Services.
1. Good design: set back, gardens, lot of components, good income restrictions, and building height lower than other buildings.
 2. Advisory Board to monitor services.
 3. Brown: Want it to be sustainable and want vets to be treated well.
- C. Update on the Kingsbridge Armory and Councilman Koppel's community meeting. Key point. People would rather have minimum wage job, rather than no job. Andy spoke to say how we know that people feel that way. A discussion regarding Related Co. ensued.

III. Paul Foster's Report:

- A. Fire destroyed 14 businesses on Bainbridge Avenue. How to reestablish these businesses. Work with landlord to bring these businesses back.
1. Want to open a public forum. These businesses employ locally. These business owners need basic things to help them get started, like cell phones.
 2. They are important because they are a part of long presence, part of the culture, village atmosphere.
 3. The CB must act like a broker and pull all of the elements together.

IV. Brown: Rezoning of the Waterfront.

- A. Ethel Sheffer, Columbia University planning Studios forwarded a synopsis that they drafted. The group starts in Jan. and will last 3 months.
1. Waterfront sub-committee was formed including: Diane Kirksey, Bernadette (Chuike) Anderson, Margaret Mack, Helene Hartman, Yvette Paige, Ozzie Brown and Zee.
 2. Rich Geuther makes clear problem—we don't have the land. Brown stated the need to develop a vision statement that includes how the River Basin has been central to civilization for community, food, irrigation, recreation. Now lost to commerce.
- B. Went on tour of area, more dumping. Milk company trucks parking and use of privately owned land is a scar on the community.
1. Currently zoned as residential development and is operating out of compliance.
 2. Can we seek to condemn.



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- C. Need to evaluate current use, encourage parks committee to get involved and see how to transfer DOT parcel to parks department.
- D. Other examples of good waterfront usage: Harlem River near the Fairway Supermarket and park near toll bridge on Manhattan side
- E. Our vision: Water taxi. What on Mayor's 2030 plan? Currently we see Circle Line and rowing clubs on River. The community needs access as well, not just be spectator to others enjoying the waterway. Regatta Park. Develop the slope on the ramp as a partnership with the Botanical Gardens to engage young and old, inter-generational. Needs fencing and access for pedestrians to proposed site.
 - 1. 1st who owns the property
 - 2. 2nd Is the plan sustainable
 - 3. 3rd Time Bound: Short term-3 month with Columbia Studios. Long term—shop the plan, lobby and use press to roll out plan.
 - 4. 4th Must be measurable
- F. January meeting at Borough Pres. Office. Wilhelm Ronda will provide historical background of waterfront. Students, sub-committee Rich (City Planning)
- G. Introduction of new members of Sub-committee and their roles.
 - 1. Jay suggests that the geographic boundaries be carefully defined.
 - 2. Rich suggests that possibly a way to work with existing business.
 - 3. Development could be in their interests.
- V. Guests – Post Graduate Center for Mental Health regarding 2950 Grand Concourse development
 - A. Jonathan Kirchenfeld Floating Pool. One at Barretta Point Park. Size could be a problem for our site
 - B. Peter Bittle Post Graduate Center for Mental Health. Architect also present. Brought model to show how project will look and impact the community.
 - 1. 77 unit supportive housing. 75% disabled or elderly. 24 hour front desk, case managers, roof garden, program director.
 - 2. Will post jobs in the community. Section 8.
 - 3. Brown: Good that the project was reduced. Suggested that since located at intersection and at subway stop, additional security, maybe a camera.
- VI. Open
 - A. Ozzie Brown showed picture of a successful project, the Skanska training program. The picture showed multi-cultural graduates. He said that these people are being supported in finding work as well. This is what the Board can achieve. Real value to the community and its people.
- VII. Meeting adjourned at 830pm.