



**THE CITY OF NEW YORK**  
**BOROUGH OF THE BRONX**  
**COMMUNITY BOARD 7**



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**LAND USE COMMITTEE MEETING MINUTES**

**Thursday, February 4<sup>th</sup>, 2010 @ 6:30 PM**

CB 7 Office – 229A East 204<sup>th</sup> Street, Bronx, NY 10458

- Meeting called to order at 6:30pm. – Attendance sheet on file – Quorum established.
- I. A letter dated Feb. 4, 2010 from Shaun Belle, President of CMC Development LLC was presented and added to the meeting agenda, albeit no advance request to be included on the meeting agenda. CMC is requesting a letter of support for the development of 34 units of affordable rental housing integrated with commercial and community spaces to be located at 311-319 E. 194<sup>th</sup> Street. As questions from the committee were answered, Mr. Belle informed us that, in partnership with Insight for New Housing, his target tenants would be persons who are blind and visually impaired. After much discussion and review of the peripheral documents related to the “as of right” development, there was concerns voiced about the height of the structure which would tower above existing buildings. The Committee Chair invited Mr. Belle to make a return visit to a future meeting with his partner and furnish more detailed plans for the proposed project.
- II. District Manager, Fernando Tirado reported on a proposed Hotel to be constructed on Webster Ave, on the same lot that was proposed by the Community Board as a suitable location for the New Animal Shelter. The lot was recently purchased for \$1.2 million. There will be a hearing at the Borough President’s office on Thursday, March 4<sup>th</sup> at 10:00 AM regarding this project.
- III. Richard Geuther from City Planning reported that the Perry Avenue Historic district will be voted on by City Planning next week and is expected to pass.
- IV. Jessica Noon, Environmental Planner for Bronx Borough President, was introduced.
- V. Greg Faulkner reported that the deadline for discretionary funds from the NY City Council is March 15<sup>th</sup>. The application forms for 2011 is available on line and Greg promised to send information for Fernando to put on the CB7 web site as well as for e-mail distribution.
- VI. A discussion ensued regarding the future of the Old Fordham Library. Although the mayor can designate the building without coming to the Community Board, by enacting a zoning override, at the suggestion of the Committee Chair, a proposal will be developed to create a cutting edge Career and Technology Center at the Library facility, as was previously proposed for the Kingsbridge Armory.
- VII. The itinerary was planned for the Trolley Tour of Fordham Landing with CB7 members and the Columbia University Graduate Students from the Planning and Architecture School. It was agreed that a voice mail recording would be posted on the CB7 answering machine in the event of a cancellation.
- VIII. Meeting adjourned at 8:30pm