



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

Thursday, January 15th, 2009

- CB 7 Office – 229A East 204th Street, Bronx, NY 10458
 - Meeting called to order at 6:30pm. – Attendance sheet on file – Quorum established.
- I) Benny Rodriguez represented Double Impact Barber shop where he and his partner, Eric Lugo began operating in April of 2008. His appeal for support from the Community Board is prompted by notice that the NYC Padlock division will be shutting them down due to a zoning issue. The space they have rented at 3150 Rochambeau Avenue is located 10 to 15 feet from the C3 commercial area and they are looking for their certificate of occupancy to be amended to reflect C3 status. It was suggested that they present their case to the Board of Standards and Appeal and that they should meet with District Manager Fernando who would assist them in their effort.
 - II) David Beer, representing Common Ground Community, a not-for-profit community development and affordable housing organization, with offices located at 505 Eighth Ave., NY, presented plans to build supportive housing for veterans on two adjoining lots at 2506 and 2597 Grand Concourse, Bronx.
 - A) Features of the development would include 165 studio apartments with 99 units for homeless veterans, 66 units for low-income veterans from the community with priority given to veterans of the wars in Iraq and Afghanistan. The units would be big enough to accommodate 1 person (studio).
 - B) The building would be six and one half stories with an additional 3 stories set back 20 feet. It was suggested that the proposed height would exceed the maximum and would disrupt the height uniformity the board is working to preserve. Mr. Beer was encouraged to address this issue and invited to re-present once this has been resolved.
 - III) Richard Geuther from City Planning gave a PowerPoint presentation on the re-zoning and of Webster Ave. between East Gunhill and Fordham Roads and the down zoning of areas in Bedford Park, Norwood, etc that would preserve the housing stock in those communities.
 - A) Although the presentation was comprehensive and reflected responses to concerns voiced by committee members during the year long rezoning process there still remain some issues to be clarified, one in particular concern an area designated for by development by Montefiore which was excluded from the down zoning package.
 - B) Montefiore will be invited to inform the committee about its plans so that we can have an understanding of their plan for development.
 - IV) Ozzie Brown gave an update on the Kingsbridge Armory and stated that a meeting is scheduled for February 6th at the CB office with Ray Salaberrios from BOEDC to have further discussion about the Community Benefits Agreement component.
 - V) Meeting adjourned at 8:40pm