



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, July 7th, 2009

- Bedford Park Senior Center, 243 East 204th Street, Bronx, NY 10458
 - Meeting called to order at 6:30PM – Attendance sheet on file – Quorum established
- I) Opening Statement: Ozzie Brown opened the meeting at 6:30pm. The purpose of the meeting was to develop recommendations to the full board for its special meeting on Tuesday, July 14th at the Bronx Library Center. He invited everyone to stay and listen. The public was not permitted to speak but could testify next week during the public session at the full board meeting.
- II) Chairperson's Report:
- A) Greg Faulkner introduced Jay Shuffield, a new board member. He also introduced two young people, Mr. Mohammed and Mr. McCann, who have shown an interest in the community and the armory project.
 - B) Mr. Faulkner reported on correspondence which he has received concerning the armory:
 - 1) Mr. Mitzner, Esq. sent a letter complaining about the recent public hearing. Mr. Faulkner stated that all who signed-in to speak were given the opportunity.
 - 2) A memo which was received from Richard Lipsky suggesting that the ULURP process can be upset by using opposition and protests to change the outcome.
- III) Committee Recommendations for the ULURP Application for the Kingsbridge Armory:
- A) Motion #1: The committee recommends a "Yes" vote for the changing of the zoning of the Kingsbridge Armory at 29 West Kingsbridge Rd. from R-6 to C4-4. The committee approved the motion.
 - B) Motion #2: The committee recommends a "Yes with conditions" vote for the de-mapping of portions of Reservoir Ave. The park areas of Barnhill Triangle and the portion of Aqueduct Walk along West Kingsbridge Road are to be included in the public plaza and developed as public space for the "Gateway to the Armory". These changes would enhance the Kingsbridge Road corridor. The motion was approved.
 - C) Motion #3: The committee recommends a "Yes with conditions" vote for the de-mapping of portions of West 195th Street between Jerome and Reservoir Avenues with the proviso that the de-mapping be delayed until the construction in the Armory is completed or until the Dept. of Education acquires the sites and commits to the building of schools. Additionally, if the buildings used currently by the National Guard are not acquired by the School Construction Authority for the purposes of building 2 schools, that the de-mapping application be rescinded. The motion was approved.
 - D) Motion #4: The committee recommends a "Yes with conditions" vote for the disposition of the city-owned property known as the Kingsbridge Armory, located at 29 West Kingsbridge Road (Block # 3247, Lots # 2 & 10) with the following conditions:
 - 1) A legally-binding, enforceable Community Benefits Agreement is negotiated and established.
 - 2) A market survey is done at the developer's cost by an independent entity to be determined by the Community Board to ascertain the needs of the community prior to the renting of Armory space.
 - 3) The "Shops at the Armory" be 100% constructed by union construction workers.
 - 4) A First Source Hiring Plan is implemented for all jobs at the Armory.
 - 5) Community Space is allotted and designed as per the Social Venture Mall concept proposed by the Community Board. This space would include recommendations made by the Community Board,



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including, but not limited to, a career and technology center. It is recommended that between 50,000 – 60,000 sq. ft of total community space be identified and allocated at a rate of \$10/sq. ft. for not-for-profits entities who wish to occupy the Armory space.

- 6) A "World Peace Atrium" public arts project as outlined by the Community Board is included.
- 7) Minimum LEED Silver standard for construction be implemented and include the ability to capture storm water from the roof for irrigation of the landscaping.
- 8) A youth recreation facility is built in the Armory.
- 9) Wi-Fi and broad band services are provided throughout the Armory and include the public plazas.
- 10) An advisory group is established to follow-up on the construction and implantation phases of the development.

E) Discussion followed regarding the transfer of air rights by the developer. Richard Guether from the Dept. of City Planning established that the excess F.A.R. was transferable. John Harris requested the inclusion of a supermarket in the armory. He discussed the need for organic and healthy food options. The motion with the 10 conditions listed above was approved.

IV) Ozzie Brown adjourned the meeting at 8:30PM.