



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

Wednesday, June 3rd, 2009

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

Committee chair called the meeting to order:

- I) Community Board Chair, Greg Faulkner reported that the ULURP process has begun and will end on July 27, 2009. There will be a public hearing on Wednesday, June 24th at the Faculty Dining Room at Lehman College. The goal is to have a wide and diverse variety of speakers from the community.
- II) Review of Variance Application from BSA regarding 186 St. Georges Crescent which was denied by BSA.
 - A) The developer plans to build a 12 story apartment complex on the site which is out of compliance with existing building height limitations in this R8 district.
 - B) Additionally, there is published information found at the Bronx Historical Society which suggests that a section of the property was once a Negro Fort and therefore could be of historical importance. It was recommended that a letter be sent to the Landmarks Commission to look into this issue and address its potential for historic significance. A recommendation was made to vote no and that, in order for the project to move forward, there should be an environmental review.
- III) Request for clarification by the BP's office regarding the proposed development of the Old Fordham Library on which the Committee position is against an animal shelter. There is a location on the Webster corridor which was identified in the Webster Ave. re-zoning as the most appropriate location for an animal shelter facility.
- IV) Richard Geuther introduced Barry Dinerstein, Senior City Planner, who gave a comprehensive presentation on the FRESH (Food Retail Expansion to Support Health) zoning text amendment to provide financial incentives such as sales and property tax exemption, etc., as well as other NYSERDA incentives such as funding for energy efficiency, etc. It was indicated that the area in the Kingsbridge Armory exceeds the family median income requirement for this program. It was suggested that CB7 support the FRESH plan, contingent on a recommendation to ensure areas such as Kingsbridge Heights falls under the classification of one of the communities with the most severe diet in the city.
- V) A schedule was set to conduct a public hearing on Wednesday, June 24th, a Land Use Meeting on Tues. July 7th and a full Board meeting on Tues. July 14. Meeting adjourned at 8:35pm.