



# THE CITY OF NEW YORK

## BOROUGH OF THE BRONX

### COMMUNITY BOARD 7



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## LAND USE COMMITTEE MEETING MINUTES

### HARLEM RIVER WATERFRONT SUB-COMMITTEE MINUTES

Thursday, March 18<sup>th</sup>, 2010 @ 6:30 PM

Meeting called to order at 6:40 P.M. – Attendance sheet on file – Quorum established

#### I. Reports:

##### A. District Manger, Fernando Tirado

1. The Land Use Committee of the City Council has approved landmark designation for the Perry Homes.
2. On March 25, 2010 Paul Foster, Ozzie Brown and Fernando Tirado will attend a meeting at the Bronx Borough Presidents office regarding the Webster Avenue Hotel proposal and the Borough Presidents overall vision for hotel development in the Bronx. The intent of the Community Board is to engage and have a presence in the process of hotel development while advocating against bad partnership and promoting quality of life issues.

##### B. Ethel Sheffer, Columbia University

1. The objective of the Columbia students is to provide Community Board 7 with assistance in analyzing the conditions, the possibilities and to provide recommendations on the redevelopment of the waterfront as they engage in their educational process.
2. The students will work on the project for five weeks. On March 12, 2010, the students presented their midterms to their school faculty. In additionally there were four studies which they presented to each other. On April 23, 2010 they will make their final faculty presentation. The community presentation is scheduled for early May 2010 (exact date to be determined). A written report will be submitted post the community presentation.
3. Since the tour, the students have visited the site several times documenting conditions. Additional site visits are planned as well.
4. The issues being analyzed are: means of public access and accessibility; best streets for connection; site pollution and remediation needed; possibility of pedestrian bridge; identifying areas of the waterfront that are accessible in the short range
5. Difficulties sited: Funding; LaSalle site rezoned to residential in 1987-88; area does not conform to any of the city's waterfront criteria; lack of access; current occupation by truck company
6. There is the possibility of land swaps, i.e. land for public development.
7. The students will contact Target department store's philanthropic department for possible help with site clean up
8. Ethel requested feedback regarding who is and the number of people who are currently employed on the waterfront. She queried about the feasibility of a mixture of activities on the site.

#### II. Open Discussion

- A. Community Board (CB) member Jay Shuffield stated that the number of people employed on the waterfront is relatively low. Jay also stated that the current occupant, LaSalle Company, is in open violation of the cities construction regulations.
- B. Ozzie Brown, Committee Chair stated that the waterfront is a multifaceted issue and the importance of determining our point of entry. He noted that CB member Nora Feury suggested that the parcel of land adjacent to the entry ramp would be a good place to plant tulips and or daffodils in the spring. CB member Dawn Stan suggested the importance of beginning with the establishment of a long term plan.



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There was a lively discussion regarding the site's private ownership and the right of the community to have access to the waterfront. Additionally discussed were spacing problems for parking, community clean-up and where clean-up should begin. Several ideas for site usage were offered: The Park should be unique with activities that draw people i.e. free activities, children centric, game rental, open air theatre, water taxis, paddle boats, etc.

- C. Richard Geuther of City Planning reported that the Webster Avenue re-zoning proposal is in the environmental review stage and will require an EIS instead of an EAS, which will push back the certification date to August. The Community Board review will begin between September and October. There were questions regarding the impact on schools, traffic, etc. Connie Moran at DOT was briefed by City Planning about the proposal.
- D. Fernando brought up the issue of street de-mapping process.
  - 1. Oliver Place (could be converted into a park space); Previously, Parks Dept. was resistant to de-mapping Oliver Place for the purposes of creating a park.
  - 2. Reservoir Ave at Kingsbridge Armory (work with community group to bring in farmer's market, for example).
  - 3. De-mapping process could be a component of the 197C plan. A list of sites along with rationale for de-mapping should be developed for review and discussion. Jay Shuffield will gather some information.
- E. Jay also informed us that ownership of the large property along the waterfront, north of the cement factory, belongs to CSX, a freight railroad company.
  - 1. In the past, Parks dept. had submitted an application through CB8 to purchase property from CSX. We will ask them to include the portion of property in CB7.
  - 2. The Putnam Trail in Van Courtlandt Park is supposedly owned by the City of New York.
- F. A variety of water front use ideas were suggested: Amphitheatre, like at Barretto Park; smart park programmed for lap top access; golf academy for children; roller skating and skate board park; bike rental; promenade seating and planting; regatta park; water taxi station, etc.

III. Meeting adjourned at 8:45 pm. Next Land Use/ Water front sub-committee meeting is scheduled for Thursday, April 8<sup>th</sup>.