



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, November 5th, 2009 @ 6:30 PM

- CB 7 Office – 229A East 204th Street, Bronx, NY 10458
 - Meeting called to order at 6:30pm. – Attendance sheet on file – Quorum established.
- I) Committee chair called the meeting to order: Ozzie Brown presented a power point with images of the waterfront, recent fire on Bainbridge and commemorative photograph of Building Blocks graduates.
- II) Columbia University Graduate School of Planning and Architecture will conduct a Studio project to develop a CB7 plan for the waterfront commencing in the spring of 2010. Ms. Ethel Sheffer will convene this endeavor with a group of students and with support from Wilhelm Ronda from the Bronx Borough President's office.
- A) Richard Geuther from City Planning noted that what and when we can do something on the waterfront will depend on ownership. The parcel to the south of the bridge is privately owned land which was rezoned from commercial use to C7-2, in order to accommodate residential towers. However, it is currently being used commercially as a parking lot for trucks, which makes its use out of compliance.
 - B) The DOT land north and adjacent to the bridge has been used for staging and storage, although there is a plan in the works to transfer it to the Parks department for future development.
 - C) The Con Edison property next to DOT is questionable, since historically, it is difficult to get property from Con Ed. Fernando Tirado will contact Eric Soto, Bronx Community Relations person, to get some insights.
 - D) Paul Foster suggested that a subcommittee be formed to focus on the waterfront project.
 - E) Ozzie indicated that the subcommittee should comprise individuals from Land Use, Parks, Economic Development, Long Term Planning and transportation committees along with representation from the Borough President's office and support from City Planning. Fernando Tirado will transmit information to committee chairs for their consideration.
- III) After viewing power point presentation of tour of Bainbridge fire a discussion ensued regarding concerns about the current zoning which is R7-1 and the proposed rezoning as suggested in the Webster corridor, Norwood, and Bedford Park communities. In that proposal currently in the environmental studies phase with City Planning, there would be a downzoning in the area of the fire from R 7-1/C1-3 to R 5D/C1-4.
- A) Fernando Tirado reported that he will be hosting a meeting at CB7 office with community stake holders to explore ways to assist the business owners in their recovery efforts.
- IV) Richard Geuther reported that on November 18th City Planning will be conducting a public hearing regarding the 400 unit proposed residential development in which the developer is seeking a zoning change from R6 to R7-4 which would permit the construction of 4 twelve story buildings. District 12 voted to approve the application and CB7 Land Use committee presented and approved a motion to send a letter requesting that the developer include a school in its plan as the existing schools in the area are severely overcrowded.
- V) Ozzie Brown reported that 33 graduates completed the Construction Management Course offered by SKANSKA in collaboration with Bronx Community College, BOEDC and Community Board 7.
- VI) Meeting adjourned at 8:40pm