



# THE CITY OF NEW YORK

## BOROUGH OF THE BRONX

### COMMUNITY BOARD 7



---

PAUL FOSTER, CHAIRMAN

FERNANDO P. TIRADO, DISTRICT MANAGER

## LAND USE COMMITTEE MINUTES

### Monday, November 15<sup>th</sup>, 2010 @ 6:30 PM

- I. Meeting started at 6:35pm, Quorum present
- II. Webster Avenue ULURP application
  - A. Proposed Motion #1: Recommendation on Zoning Map Amendment #110085ZZMX (Webster Avenue/Norwood/Bedford Park Rezoning) and Zoning Text Amendment #N110086ZRX (Inclusionary Housing in designated areas on proposed Webster Avenue rezoning area). See proposed resolution and attached supporting documents.
  - B. Proposed Motion #2: Letter to City Planning requesting the rezoning of the areas not currently proposed in Norwood/Bedford Park and the remainder of the district from the Grand Concourse to the Harlem River waterfront. See proposed resolution and attached supporting documents.
- III. Request from the Board of Standards & Appeals (BSA)
  - A. Proposed Motion #3: Request for a letter of no objection on extending the variance for a bookstore, located at 3030 Jerome Avenue, in a partial residential zone for an additional 10 years.
- IV. Request from the Dept. of City Planning
  - A. Proposed Motion #4: A letter of support for the Key Terms Clarification Text Amendment, a city-wide amendment to clarify and preserve the intent of zoning regulations in relation to the terms "development" and "building" as they are defined in the Zoning resolution.
- V. Adjournment at 9:10pm



# THE CITY OF NEW YORK

## BOROUGH OF THE BRONX

### COMMUNITY BOARD 7



PAUL FOSTER, CHAIRMAN

FERNANDO P. TIRADO, DISTRICT MANAGER

## Board comments pertaining to the proposed Webster Ave., Norwood and Bedford Park Rezoning Motions for inclusion with the resolution adopted by the General Board on November 16, 2010

### Background

The December 6<sup>th</sup>, 2005 Community Board 7 Executive Committee minutes reads: "The Board Chair (Greg Faulkner) announced that a 197A plan would be discussed at the committee meeting on December 14, 2005. The Land Use and Zoning Committee had begun exploring the feasibility of such a plan for the entire CB 7 district, including the Waterfront, and outreached to NYC Department of City Planning's Bronx office to furnish the rules for the processing of plans pursuant to the City Charter Section 197A. A study by Board members of the 197A Plan Technical Guide and Options for Local Planning explained the differences between a 197A plan and a 197C re-zoning. There was much discussion about the cost and amount of time it takes (years) to complete a 197A plan as opposed to other options for local planning. At this point, the Board observed that there was a proliferation of land development activities in the community district in which one and two family housing was being demolished and new construction being built "as of right" with limited restrictions on building height, etc.

Soon, there was report of a "hot sheet" motel in the works on Webster Avenue which, in the eyes of the Community Board, further agitated the need and urgency to take action by down zoning the Bedford Park and Norwood communities to protect and preserve the existing housing stock, and rezone the Webster Avenue corridor from East Gunhill Road to Fordham Road in an effort to establish and regulate the context for development in this area. Thus, the decision was made by the Board to pursue a 197C plan.

In March 2007, CB 7 corresponded with DCP regarding the rezoning of Webster Avenue and a collaborative relationship began to develop between CB7 Land Use and Zoning, City Planning and the Bronx Borough President's Planning Department. There was also an outreach initiated by the Community Board to major institutions including Fordham University, Bronx Zoo, Botanical Gardens and Montefiore Hospital to join the dialogue. Subsequently, the Land Use and Zoning Committee and City Planning opened up the process by taking the following actions:

November 2007 – **Discussion:** Zoning 101 and Community Goals, Needs, Assets and Challenges.

February 2008 – **Discussion:** Development Economics; **Presentation:** Draft Proposal

April 2008 – At CB 7 request, DCP adds Neighborhood Preservation of Bedford Park and Norwood.

September 2008 – **Discussion:** Inclusionary Housing and Income Diversity.

November 2008 – **Trolley Tour**

January 2009 – **Presentation:** Revised Draft Proposal.

February 2009 – **Discussion:** Revised Draft Proposal.

March 2009 – **Public Presentation** and Discussion of Proposal at PS 20 on Webster Avenue

April 2009 – DCP **Launched Environmental Review**

The Community Board is currently in the midst of the 60 day ULURP process which expires on December 6<sup>th</sup>, 2010. On Monday, November 15<sup>th</sup>, 2010, the CB7 Land Use and Zoning Committee crafted, argued and voted to present two motions before the general body for a vote as our last and final action in this process. Tonight, we respectfully submit to the full CB7 board the following two motions:



# THE CITY OF NEW YORK

## BOROUGH OF THE BRONX

### COMMUNITY BOARD 7



---

PAUL FOSTER, CHAIRMAN

FERNANDO P. TIRADO, DISTRICT MANAGER

---

#### Motion # 1

The Community Board 7 Land Use and Zoning Committee voted to accept the Draft Environmental Impact Statement as is: to up zone Webster Avenue from East Gunhill Road to East Fordham Road and down zone Bedford Park and Norwood. The proposed actions are intended to achieve two primary objectives:

- To shape Webster Avenue into a vibrant, inviting, and walk-able mixed use residential and commercial corridor with inclusionary housing program to incentivize the development of permanent affordable housing
- To preserve existing low density character in the residential areas of Bedford Park and Norwood, and encourage new development to concentrate on Webster Avenue

#### Motion # 2

To immediately begin the development of a 197C plan with City Planning to include areas of Norwood and Bedford Park, not included in the Webster Avenue, Bedford Park, and Norwood rezoning study, that the down-zoning, which currently ends at Valentine and 201st street, be amended to included 202nd Street and 203rd Street between Briggs and Valentine in a way that meets the needs of residents of this community.

Furthermore, to integrate the CB7/ Columbia University Waterfront Study objectives as a key component of the 197C plan. The proposed actions are intended to achieve these primary objectives:

- Create pedestrian access to the Fordham Landing Waterfront.
- Mandate the transfer of city owned land to the Department of Parks for the development of the proposed Regatta Park as a component of public recreational and open space use as designated in the mayor's 2020 plan.
- Preserve the character and architectural richness along the Grand Concourse
- Bring into alignment areas in Bedford Park and Norwood omitted in the Webster Corridor Plan.

Respectfully submitted,

Ozzie Brown  
Chair, Bronx CB7 Land Use and Zoning