



# THE CITY OF NEW YORK

## BOROUGH OF THE BRONX

### COMMUNITY BOARD 7



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GREGORY FAULKNER, CHAIRPERSON

FERNANDO P. TIRADO, DISTRICT MANAGER

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## LAND USE COMMITTEE MEETING MINUTES

### Thursday, October 15<sup>th</sup>, 2009 @ 6:30 PM

- CB 7 Office – 229A East 204th Street, Bronx, NY 10458
  - Meeting called to order at 6:45pm. – Attendance sheet on file – Quorum established.
  - Also present was: Ethel Sheffer, Columbia University Planning Studio
- I) Ozzie presented a power point with pictures of the Harlem River Waterfront at Fordham Landing which opened a discussion between committee members and Ms. Sheffer.
- A) Ms. Sheffer indicated that in her capacity at the Columbia University Graduate School of Planning and Architecture, they are in the process of identifying 5 Planning Studio projects, in which 3 have already been tentatively selected, and would like to engage 1 in CB7.
- B) The students under her instructional jurisdiction would work with the Land Use, Parks, Economic Development and Transportation committees to craft a concept design to reflect the possibilities for development of the waterfront that would connect the community with that space.
- C) Ms. Sheffer indicated that they will think it through and get back to us in a few weeks, before the November deadline set by Columbia to complete site selections.
- II) Paul Foster reported on Related's presentation of the Armory Public Plaza design and articulated concerns about pedestrian safety, security, uses of public space, etc.
- III) Fernando Tirado reported on 3322 Decatur Ave, a proposed 13 story development which is classified as an "as of right" project according to City Planning.
- IV) The Post Graduate project at Bedford and Grand Concourse has be scaled down from 11 to 8 stories, which still exceeds the existing 6 story height limit in that area. Nick Napolitano will do an outreach to them to get an update on their plans.
- V) At 2788-2790 Grand Concourse, a developer wants to construct a 15 story structure for which the application was denied. The Fire Department sent a letter to the Department of Buildings objecting to the design because there is no in and out access due to the narrowness of the street.
- A) After discussion on this issue, a motion was raised and seconded, and a vote was passed to send a letter to the Board of Standards and Appeal objecting on this project based on mutual concerns by CB7 and the Fire Department.
- VI) Meeting adjourned at 8:45pm.