



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



PAUL FOSTER, CHAIRMAN

FERNANDO P. TIRADO, DISTRICT MANAGER

LAND USE COMMITTEE MEETING MINUTES

Monday, September 20th, 2010 @ 6:30 PM

- I. Meeting called to order at 6:40 pm. – Attendance sheet on file – **Quorum established.**
- II. Juton, from City Planning reported on a zoning change on the Webster Avenue re-zoning proposal. Select area on Marion Ave. along 195th Street is being changed from R7A zoning to R7B. This action will lower the FAR (bulk) from 3.44 down to 3.0. At this location, a developer proposed a 13-14 story building, but revised his plans, which reduces the height to 6-7 stories, thus being in compliance with the R7B designation.
- III. City Planning is still working on the EIS revision and has a target date of September 27th for certification. September 27th is also the beginning of the ULURP at which time the zoning proposal will be sent to CB7 Land Use for review, public session and voting. There is a 60 day period in which to complete this process.
- IV. The committee chair recognized representatives from the DOE Fund. Mr. Richard Roberts and Ms. Ellen Kackmann gave a presentation to the committee detailing plans for the construction of two attached buildings at 3349 – 3365 Webster Avenue, near Gun Hill Road. The project was previously approved by the BSA in 2006. The project will be built in two stages. The first building will be an 84 unit SRO, 8 stories, approximately 44,000 sq. ft. with community and retail spaces, laundry room, social services and 24 hour security. There will be a \$625 monthly rental per studio to a population of individuals from the Doe Fund program and homeless individuals, as required from HPD, with whom they are negotiating for the project financing. Sex offenders or arsonists are not a part of the population served.
- V. The second phase will be construction of a 52 unit building for families at a future date. Committee members expressed concerns about the potential impact this project might have on the Webster Ave. corridor. A motion was made to bring the DOE Fund's request for a letter of support to the Executive Committee for a final decision.
- VI. Paul Foster gave a report on the Kingsbridge Armory Task Force meeting in which a number of ideas and suggestions were discussed regarding development and use of the Armory. Paul also reported that at the Filtration Plant committee meeting it was announced that there will be some minor blasting in the coming weeks. He also reported that 60% of the labor force is no longer there. The bulk of the remaining workers are skilled electricians, plumbers, carpenters, etc. He also noted that although the number of workers in general has increased, those from the Bronx have decreased.
- VII. Meeting adjourned at 8:40pm