



# 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

### Tuesday, April 22<sup>nd</sup>, 2008

- CB 7 Office – 229A East 204<sup>th</sup> Street, Bronx, NY 10458
- Meeting called to order at 6:45pm. – attendance sheet on file – Quorum established.
- Also present were: Milton Santiago, Asst V.P. Lehman College; Jared Lockhart, Chief of Staff for Councilwoman Maria Baez; Eric Tolbert, candidate for masters degree, Unban Planning, Richard Guether, City Planning, Bronx and other community attendees (see sign-in sheet)

I. Committee chair called the meeting to order. Mr. Milton Santiago, Asst. V.P. Lehman College was introduced and addressed the committee as follows:

#### 11. Milton Santiago

Lehman College is interested in working with CB7 to establish a presence at the Kingsbridge Armory. The Bronx Institute which works with 6,000 middle school students under a Federal grant for \$60 million does not have sufficient office space at Lehman and is looking for additional space. Likewise, The Institute for Literacy Studies which works with teachers and staff in training the best approach to teach math; The Small Business Development Center, considered among the top three in the state, are all in need of space.

Lehman is also exploring the construction of dormitories for students and is in need of space within the college vicinity.

Mr. Santiago also expressed interest in hosting a CB7 meeting at Lehman.

Chair asked for update on McSam Hotel Group from Dist. Mgr. Fernando Tirado.

#### 111. Fernando Tirado

McSam repaired damages to the home of Harold and Virginia Harkin, resulting from excavation activity on the hotel site. Harkin's attorney Pat Jones and McSam's attorney are in negotiation to secure documents so that "stop work order" can be lifted.

The Municipal Arts Society's "Living Neighborhoods Program" is presenting a free one day seminar with workshops and training on Sat. May 10<sup>th</sup> from 8:30am – 4:30pm at Hunter College focusing on zoning, ULURP, affordable housing, 197A planning, etc. Registration deadline is May 7<sup>th</sup>. Detailed information available on their website MAS.org and registration can be done by e-mail: SSherman@MAS.org.



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1V. Chair recognized Eric Tolbert, candidate for masters degree in urban planning. Mr. Tolbert stated that his assignment is to select a 4 block area between Montifiore and Van Cortlandt East to study the history, future physical and social characteristics of the area. Mr. Tolbert accepted committee chair's invitation to sit on the land Use Cmtee., as an adjunct member.

V. Chair recognized Mr. Jared Lockhart, Chief of Staff for Councilwoman Maria Baez who stated that he will attend future meetings and support the dialogue around the Armory re-development project.

V1. Chair recognized CB7 Chairperson, Mr. Greg Faulkner. Faulkner reported that the Filtration Plant monitoring meeting was held on April 17<sup>th</sup> and the City Comptroller will be conducting an audit. He stressed that our main focus will be on jobs under a project labor agreement. He also referred to April 22<sup>nd</sup>, NY Times article on the Armory and a letter from Robert Lieber, Deputy Mayor for Economic Development announcing the designation of Related as redevelopers of the Armory. A meeting is being organized by CB7 to formulate, delineate and negotiate a series of items including labor agreement, terms for community space including protection for the long term.

V11. Chair referred to long term proposals for CB7  
Fernando indicated that he spoke to City College Architectural Center and that he sent letters to city representatives requesting \$25,000 each to mobilize a 197A plan which is mandated in the City Charter.

Richard Guether, City Planning, indicated that the turn around for a 197A plan is time consuming and might require a window of 3-5 years, whereas, a 197C could take place within a year. His office will have a proposal for rezoning Webster Corridor by June.

Paul Foster recommended that the committee create a sub-committee to raise funds for the 197A and report to Land Use.

Greg reached out to larger stake holders to provide support and services such as grant writing experts at Montefiore, and the Borough President's office. Related and Skanska will also be approached. He noted that rezoning neighborhoods under 197C will serve to protect landmark buildings and housing.



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V1111. Meeting adjourned at 8:45 pm.

1X. Next Land Use Meeting will take place on Tues. May 13<sup>th</sup>, 2008 at CB7 offices at 6:30pm. The agenda will include reports updating Filtration, Armory, and formation of 197A sub committee. Volunteers are needed.