



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

Tuesday, December 15th, 2008

- CB 7 Office – 229A East 204th Street, Bronx, NY 10458
 - Meeting called to order at 6:30pm. – Attendance sheet on file – Quorum established.
- I) Webster Avenue
- A) Fernando – had meeting with Wilhelm Rhonda regarding Webster Avenue re-zoning in which Wilhelm indicated the Borough President's request to expand down zoning in Norwood and surrounding areas. He also stressed the need to down zone the Kingsbridge Heights area under a 197-C plan.
 - B) The proposed hotel at 3070 Webster is being built.
 - C) Richard Geuther – apologized for the delay on the presentation of the Webster re-zoning due to the addition of more down zoning and targets January as a new date for the presentation.
- II) Bicycle Parking Text Amendment
- A) City Planning handed out information on zoning for bicycle parking text amendment in which the city wants to incorporate a bicycle network within a 350 mile greenway as a component of Mayor Bloomberg's PLANYC. Under the proposed plan bike parking spaces would be required in new multifamily residential housing, commercial, community facilities and garages.
 - B) The Kingsbridge Armory would have to be compliant.
 - C) This plan is currently going thru Community Board review which is projected to be a 6 month process.
- III) Ozzie spoke about the lack of credibility and transparency as reflected in a recent article by FBIA (via Fordham University) about the re-zoning of Webster Ave., which failed to recognize the work being undertaken by the CB7 Land Use & Zoning over the past year.
- IV) Chair recognized developers James and Joseph Quintessenza who are building a 6-story building consisting of 33 units (all 1 bedroom apartments) with rents between \$1,250 and \$1,350 on Perry Ave.
- V) Meeting adjourned at 8:40 PM