



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, February 26th, 2008

- 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 were: Carol Samol, City Planning; Mike Davis, DHPD; Elizabeth Figueroa, N.Y. Botanical Gardens and other community attendees (see sign-in sheet)

I. Committee chair called the meeting to order. CB 7 Chair, Greg Faulkner asked to report on the Filtration plant and the Armory.

Greg Faulkner

Regarding The Armory, the new deputy mayor and EDC are vetting the project and negotiations continue, part of which is to secure the schools. Greg calls every two weeks to get progress report.

There was some questionability about mob involvement at the Filtration plant. However, the incident relates to one employee who was shaking down a trucker. There has been a significant positive turn in jobs availability. There will be Saturday workshops at the Croton Facility regarding employment. There is also an effort to fund other programs to do training.

Skanska is looking for someone in the WMBE who could qualify and are soliciting resumes.

McSam promised but has not settled with Harold and Virginia Hirknim, whose home sustained damages resulting from excavation activity on the hotel site.

II. Board Chair opened discussion about the Webster Ave. corridor by referring to handouts which documented the existing conditions of properties and businesses stretching from Gun Hill Rd. to Fordham Rd.

III. Michael Gilbert spoke about a current construction project he is affiliated with at 2659 Webster Avenue. The building is located at 195th St. and Webster Ave. and will be a two story edifice with office and retail spaces, due to be completed by June.

IV. The committee chair inquired about the probability of tunneling along Webster to accommodate sludge transport from the Filtration plant and it was suggested that a joint meeting be held with DEP and the Environmental Committee to discuss this issue at the next Executive Board meeting.

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V. The chair encouraged that future developers be urged to use Green technology in their construction and it was noted that the Enterprise Foundation has grants up to \$50,000 to encourage and support the creation of Green communities and that grants are also being offered by NYSERDA (NYS Energy Research Development Agency) to promote energy savings.

VI. Presentation made by Carol Samol and her colleague from City Planning in which all present gave input on the vision for developing and re-zoning the Webster Ave. corridor. A comprehensive list was made identifying the existing assets in the area: Fordham University, Botanical Gardens, Bronx Zoo, Montefiore Hospital, Lehman College, Metro North, subways, police precinct, schools, etc. as well as merchants doing businesses directly on the corridor. Attention also made to some of the limitations or challenges such as air space over railroad, old buildings, etc.

City Planning will be developing a model based on ideas brought forward in our open discussion and will be making a presentation to the Board in the near future.

VII. Meeting adjourned at 8:45 pm.

VIII. Next Land Use Meeting will take place on Wed. March 19 2008 at CB7 offices at 6:30pm. An invitation will be sent to the chairs of the Economic Development, Housing, and Environmental committees to attend this meeting for further discussion on the Webster Ave. Corridor, Filtration Plant, etc.