



# THE CITY OF NEW YORK

## BOROUGH OF THE BRONX

### COMMUNITY BOARD 7



PAUL FOSTER, CHAIRMAN

FERNANDO P. TIRADO, DISTRICT MANAGER

## LAND USE COMMITTEE MINUTES

### Monday, February 7<sup>th</sup>, 2011 @ 6:30 PM

- I. Meeting called to order at 6:55 pm. – Attendance sheet on file – Quorum established.
- II. Ozzie welcomed members of committees and guests then read the following statement:

Ozzie Brown, Chair  
Land Use & Zoning committee  
Bronx CB7  
February 7, 2011

“For almost 5 years Community Board 7 worked in partnership with City Planning to develop a re-zoning plan for Webster Avenue, Bedford Park and Norwood communities. Currently, the re-zoning proposal is being reviewed and will be voted on by the N.Y. City Council. Hopefully, by the end of February 2011, this proposal will become law, thus setting the context for future development.

As we look toward the future growth along the Webster Corridor, the Community Board can continue to support this process by developing a vision that can suggest a framework for development to be referenced by city agencies, elected officials, private enterprise and current stake holders. As volunteers representing the interests of the residents of the communities in which we serve, our charge is to contribute to improving the quality of life impact of development and its transformational ramifications in number of areas: economic development, education, health, employment, youth, senior and other social services, entrepreneurial opportunities, etc.

Therefore, we are reaching out to Land Use & Zoning, Economic Development, Long Term Planning, Traffic and Transportation, Parks & Recreation and Housing committees to take the lead in crafting a plan that can demonstrate a clear vision for the future development of the Webster Corridor. We also urge other CB7 committees to contribute ideas as well. Upon completion of this initial step, we will invite Bronx Botanical Garden, Fordham University, Bronx Zoo, Montefiore Hospital and other stake holders to partner in producing a master plan for this project. Such a plan should be programmed with integrated elements that can foster the realization of smart corridor with a sustainable green energy eco system that can attract the interests of investors and developers”.

- III. At the request of Ozzie, Brandon logged on to NYCEDC/Fordham Plaza website to view the power point presentation of the Fordham Plaza Conceptual Master Plan. A color brochure was published by EDC and DOT and circulated in the summer of 2010. Copy of brochure is available at CB7 office.
- IV. In phone conversations with Kate Van Tassel of EDC and Ed Janoff of DOT, Ozzie was informed that the Fordham Plaza has been fully funded with a budget of \$19 million and that an RFP has been issued to select an architectural design firm to produce a final plan for the project. In order to make decisions for the programming of the plaza space, the community board's continuing input will be engaged in concert with CB6, elected officials and other stake holders. Coupled with the proposed re-zonings of Webster Ave., East Fordham Rd., and 3<sup>rd</sup> Ave corridors, the surrounding neighborhoods are poised for an overall renaissance, with Fordham Plaza at the center, catalyzing those efforts.



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- A. After the power point presentation a discussion focusing on ideas for the development of Webster Avenue yielded the following suggestions:
1. Inclusionary housing.
  2. Restaurants and cafes.
  3. Walk-able corridor with good signage and handicapped accessibility.
  4. Improving appearance with greenery.
  5. Smart corridor.
  6. Book stores.
  7. I-Hop
  8. Improved sewage, water, lighting and electrical utilities.
  9. Schools, etc.
- V. Mr. Eric Toro, a specialist in urban planning and the development of affordable housing spoke in depth about the tremendous potential for development and how Webster could become a major engine for economic development in the Bronx. Mr. Toro has had experience with the redevelopment of the 125<sup>th</sup> Street corridor in Harlem and has volunteered to assist the joint committees to develop a concept plan for Webster.
- VI. Paul Foster suggested that the joint committee meeting be scheduled on a rotating basis. Next month's meeting to be hosted by Economic Development committee.
- VII. Meeting adjourned at 9:20pm