



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
Wednesday, March 19, 2008

- CB 7 Office – 229A East 204th Street, Bronx, NY 10458
 - Meeting called to order at 6:40pm. – Attendance sheet on file – Quorum established.
 - Also present were: Carol Samol, City Planning, Bronx; Richard C. Geuther, Jr, City Planning, Bronx; Ted Weinstein and Mike Davis, DHPD, and other community attendees (see sign-in sheet)
- I) Committee chair called the meeting to order.
- II) CB 7 Chair, Greg Faulkner asked to report on the Filtration plant and the Armory.
- A) Filtration Plant:
- 1) Letters were sent to the City and State Comptrollers to investigate cost over runs at the Filtration Plant. To date there has been no response, so a follow up letter was dispatched.
 - 2) There has been an increase in the number of people gaining employment.
 - 3) Two Saturdays ago the Parks Department had people signing up for jobs. In the past, Parks have not been very co-operative, but we are pressuring them.
- B) Armory: The City has identified a developer and an announcement was made last Friday, March 14th. There are calls coming in from the City Council and BOEDC to meet with CB7.
- C) We will continue to negotiate for community space. Some of the proposed occupants are expected to be a 12 screen movie theater, 1 mid-size Department store, small shops, possibly a YMCA as opposed to a Bally's which makes it more affordable to residents.
- D) KARA principles have been campaigning to get city officials to sign on. Councilwoman Baez, did not sign on, neither did Greg. However, the Borough President did sign on. Greg is insisting that the CB play a prominent role in securing employment, including union jobs.
- III) The committee chair asked city council for an update on the Guttman project being developed on W. Fordham Rd. adjacent to the Major Deegan. Carol Samol indicated that the City Council approved the re-zoning of that area and a call was made to Guttman but with no response as of yet.

Continued on next page



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



GREGORY FAULKNER, CHAIRPERSON

FERNANDO P. TIRADO, DISTRICT MANAGER

- IV) The committee chair opened Webster Ave. corridor discussion by making a power-point photo-documentary presentation of the strip between Fordham and Gunhill Roads.
- A) City Planning facilitated a dialogue session between DHP and committee members. Carol stated that in contemplating housing along the corridor, some concerns loom around traffic impact and schools. The re-zoning should look at affordable and inclusionary housing and how to use the current housing market for public good.
 - B) With the aid of a census track chart, Carol and Richard (City Planning) illustrated that the income for the area range from \$10,000 to \$160,000 annually. The City gives a zoning bonus if 20% of development is earmarked for commercial space such as supermarkets and restaurants as a magnet to attract outsiders as customers.
 - C) Fernando commented that the Quad wants to be involved in the discussions about Webster Ave.
- V) Ted Weinstein from HPD stated that the City would have to do an environmental review addressing transportation, schools and other needs. Additionally, there would be a complimentary traffic study.
- A) Ted also informed us that by the year 2030, the Bronx will under go a population growth from its current 1.3 million people to an additional 300,000 (the equivalent of 6 Co-op Cities) and that much of the growth will include immigrants and people from other boroughs and states and stresses the importance of having new housing to accommodate these new residents.
 - B) There is no City owned land along Webster are, mostly private. Because of the paucity of City owned lands the city has to look at re-zoning. The existing building stock on Webster is under-utilized. HPD provides funding for development but HDC is the number one funder of affordable housing in the city. There are income criteria for affordable housing based on area median income. The median income for a family of four is \$76,000 which would be designated for 80% affordable and 20% for a family of four with income of \$67,000. Home ownership would be encouraged. Currently, developers own 23 parcels in CB7.
- VI) The committee chair closed the meeting by thanking all present for their input and suggested that it is important to dialogue with Economic development committee, the Quad partners, the Fordham Bid, City Planning, HPD, etc. to achieve a consensus that will create a balance between housing, commercial use and other considerations. He also stressed that a vigilant eye should be kept on how to foster and promote a healthy, green and smart corridor.
- VII) Meeting adjourned at 8:30 pm. Next Land Use meeting is set for Tuesday, April 22, 2008, 6:30pm at CB7 office.