



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, November 25th, 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) Committee chair called the meeting to order.

II) Webster Avenue Rezoning Initiative Discussion.

A) Chair, Ozzie Brown, read the community goals as follows: (Ref. City Planning draft as of 10/14/08).

- 1) Encourage quality retail development that will serve the needs of both the community and visitors to the area. Recommended services include restaurants, food stores and banks.
- 2) Enhance the corridor's stature as a regional shopping district while maintaining its distinctness from the adjacent Fordham Road commercial district.
- 3) Develop housing, appropriate in height and density for this corridor that will not overburden or overwhelm the existing community infrastructure, especially schools.
- 4) Avoid the development of uses the community deems inappropriate for this region (e.g., "hot sheet motels").
- 5) Encourage commercial office and business development that will place a premium on the hiring of local residents.
- 6) Improve the attractiveness of Webster Ave. as a residential and commercial corridor and improve pedestrian amenities along its length.
- 7) Encourage greater connectivity between the neighborhoods adjacent to Webster Ave. and the area's parks and institutions, especially Bronx Park, the Botanical Garden and Fordham University.

B) Committee chair expressed gratitude to those individuals who participated in the Nov. 15th trolley tour, followed by a viewing of photographs of event. An open discussion ensued:

- 1) Barbara Stronczer expressed her concerns about preserving the surrounding homes other than those viewed on the tour, and that she would like the down zoning expanded to protect the character of the entire community. Fernando remarked that the areas designated, as seen on the tour, should have a minimum density of 8 homes to be included. Barbara suggested that we query City Planning on this issue. Charlesetta Rhett asked about the preservation of housing west of University Heights. It was concluded that we should develop a separate 197-C plan for that area.
- 2) Paul Foster expressed his concern about the proposed 400 unit development on Webster Ave., north of East Gunhill Rd. and its projected impact on schools in the area which are already overcrowded. He also wants to notify the properties on the southwest corner of the East Gun Hill Road and Webster Ave. intersection that reportedly is of interest to Montefiore for future development.



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- 3) Ozzie Brown suggested that a vision statement be developed suggesting the types of development the community would like to see take place along the Webster corridor.
 - C) City Planning will be presenting their initial draft of the proposed zoning along Webster and its environs at the December 16th full board meeting and is being encouraged to meet with the Land Use/Zoning committee at our next monthly meeting on Dec. 15th so that we can vote on the proposal before presenting it to the full board and eventually the community for a hearing.
- III) Sandra Erickson submitted the following report:
- A) McSam Webster Avenue Project: The foundation is nearing completion at the site. It is expected that the Comfort Inn will open in the 1st quarter of 2010. According to the construction supervisor, Mr. Hekimian has complained about the construction in September and October (details about the complaint can be found on the DOB web site). Inspections occurred and no violations were found.
 - B) Jackson Development's project on Decatur just south of East Gun Hill Rd is in construction. This 122 unit, middle-income project has a 50% community board residency requirement. Marketing for the site will begin in 5-6 months. Bill Bollinger of Jackson said that he would be happy to come to a CB or LU meeting if we would like him to do so as the project progresses.
 - C) Councilmember Koppel wants CB7 to know that he is working diligently on a new school for the children of Norwood. He is in discussions with the owner of a site on the northern section of Webster Avenue, in CB 12. The developer is in discussions with the SCA and is open to building a school on the site. I understand that this will go to CB 12 first and that our members will be lending full support as it is the children of CB 7 that will benefit most.
- IV) Kingsbridge Armory discussion:
- A) Ozzie Brown opened the discussion with a PowerPoint concept presentation titled "The World Peace Armory" to brand the 50,000 sq. ft. of community space with suggestions on some ideas to be evaluated for inclusion in the programming of the space. (PowerPoint presentation available for viewing upon request). Brown also suggested that a committee or other legal entity be formed to assume the role of negotiating a community benefits agreement with Related that is binding.
 - B) Desiree Fisher from Columbia University Graduate School indicated that a design team made up of her cohorts would like a tour of the Armory building so that they can garner sufficient information to produce a design concept for the community space, a.k.a. "The World Peace Atrium".
- V) Meeting adjourned at 8:30 pm.
- VI) Next Land Use Meeting will take place on Monday, December 15th, 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, Kingsbridge Armory, etc.