



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, October 14th, 2008

- Bronx Library Center, Room C21
- Meeting called to order at 6:24pm. – Attendance sheet on file – Quorum established.
- Also present were Wilhelm Rhonda from the Borough President's office and Richard Guether, City Planning, Bronx office. (see sign-in sheet).

I) Committee chair called the meeting to order.

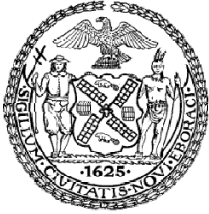
II) Board Chair, Greg Faulkner reported to the committee as follows:

- A) The Armory Scoping Session was held at the Bronx Library on Thursday October 2 at 6:30pm at which elected officials, CB7 members and the community at large spoke about the EIS driven by issues related to transportation concerns, impact on existing businesses, community benefits agreement, etc. The EIS report will take approximately 2 months to complete
- B) There is a Facilities Monitoring Committee meeting for the Filtration Plant on Thursday, Oct. 16th.
- C) The Post Graduate Center scheduled to be built at the site of the old Lutheran Church located at Bedford Blvd. and Grand Concourse, is out of character at 10 stories and there needs to be a meeting with the sponsoring institution to address a number of concerns.

III) Richard Geuther, City Planning

- A) Richard presented a written draft document of the Webster rezoning project
 - 1) There is slated to be the development of a 400 units housing complex on Webster Ave., north of Gunhill adjacent to Metro North RR tracks in CB 12.
- B) Currently zoned as R6, action will be taken to rezone as R7 or R8.
- C) During the trolley tour scheduled for Saturday morning on November 15th, participants will get the opportunity to look at housing that the Board wants to preserve.

IV) Andrew Laiosa, committee member stated that Webster Ave. is one of the few areas where he can walk or ride and see the sky. It should be preserved and we should also consider the development of town houses. We should also look into building a pedestrian bridge across the train tracks connecting Webster and Fordham Univ.



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- V) Ozzie Brown gave a brief presentation on a vision concept on how to program the 50,000 sq. ft. of community space to be allotted at the Kingsbridge Armory.
- A) Included were suggestions to develop a World Peace Atrium gateway to the community space with assets such as: a Career Technology Center, a Children's museum, business incubator, construction trades training program with job placement, etc.
 - B) Several members of the Land Use committee expressed their support for the overall concept. Ozzie encouraged a wider input of ideas from the entire board toward this concept.
- VI) Wilhelm Rhonda from the Borough President's office addressed the concept of a Waterfront Development plan for the Harlem River at University Heights Bridge and a greenway with commercial development and recreational spaces for residents.
- VII) Michael Gilbert and his colleague addressed the request from DOB to build a loading dock at the development at 2659 Webster Avenue. They will research the option of applying for a variance on this request.

Meeting adjourned at 8:35 pm.