

THE CITY OF NEW YORK
BOROUGH OF THE BRONX
COMMUNITY BOARD 7



HON. VANESSA L. GIBSON, BOROUGH PRESIDENT YAJAIRA ARIAS, CHAIRPERSON KARLA CABRERA CARRERA, DISTRICT MANAGER

HOUSING, LAND USE & ECONOMIC DEVELOPMENT

Chair:	Erick Ascencio
Meeting Date:	March 12, 2024
Meeting Time:	6:30 pm
Meeting Location:	<u>CUNY On the Concourse</u> Bronx Business Tech Incubator, 3rd Floor 2501 Grand Concourse, Bronx, NY 10468
Members In Attendance:	<ul style="list-style-type: none"> ✓ Erick Ascencio Meriyen Parra Felix ✓ Sandra Erickson ✓ Kimali Corley ✓ Barbara Stronczer ✓ Momodou Sawaneh ✓ Edgar Ramos
Minutes done by:	Sandra Erickson

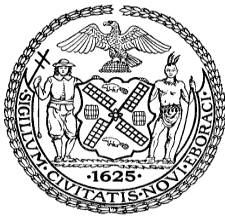
Minutes:

- I. Guidelines & Code of Conduct read by Erick Ascencio
- II. Introductions & Attendance - Quorum was met
- III. Review of November 2023 minutes- minutes were approved
- IV. **Constantinople & Vallone Consulting LLC Presentation by Lauren George**
 - A. Proposed permit application to the Landmark Preservation Commission (LPC) for work on 2530 Grand Concourse (former Dollar Savings Bank).
Link to presentation: <https://bit.ly/3VjFVYX>
 1. Follow up proposal from proposal presented to the community board in 2021 for the vacant hall, which will be now a Fine Fair Supermarket. Grand opening for the Fine Fare Supermarket will be in Spring 2024 The supermarket will go on the bottom floors and they are currently looking for tenants to occupy the tower.
 2. Proposal is to restore the clock, restore the medallions and signage master plan.
 3. Top of the tower has 4 clocks that are damaged- the proposal seeks to restore them to look the same and make the clocks functional.

THIS MEETING'S MINUTES ARE SUBJECT TO CHANGE. FOR THE MOST UP-TO-DATE INFORMATION, CONTACT US AT:

229-A EAST 204TH STREET ♦ BRONX, NY 10458 ♦ PHONE: (718) 933-5650

E-MAIL: KCABRERACARRERA@CB.NYC.GOV ♦ WEBSITE: WWW.NYC.GOV/BRONXCB7



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Materials to use: aluminum sheet to replace the bronze, replace the glass with a polycarbonate panel that looks the same but using environmentally friendlier, and more sustainable materials.

4. Signage: Proposing 2 signs, one at the bottom will be for the supermarket, and the tower sign will be for the tower tenant (could be an incentive to attract a tenant).
5. Presenter requests a letter of approval be sent to LPC.
6. Q&A:
 - a) How many tenants are you looking for? Looking for one tenant, possibly a health care service provider. 60,000 sq feet, 7 floors.
 - b) If you have more than one tenant in the tower, how does that signage to the south look like? Is it necessary? Hoping to have Montefiore as a tenant, and the sign can be used as an incentive. Any changes to the signage proposal being presented today would need to be presented before the community board for approval at a future date.
 - c) How long will it take for the building to be up and running? 6-8 months of renovation.
 - d) Are you open to having a sign like the “Grand Concourse” as a sign as opposed to a tenant using the signage space?
7. Motion: Send a letter to the Land Preservation Commission in support of the renovation of the four clocks on the tower and the proposed lighting signage and font style for the signage on the building façade and tower. Link: <https://bit.ly/3IGqrXs>
 - a) Discussion

V. Lettire Construction Group Update by Alejandro Vaquero

A. 3118 Webster Avenue, Bronx, New York 10467

VI. CB7's FY25 Capital & Expense Budget Priorities- <https://bit.ly/49uphtI>

VII. Department of City Planning (DCP) Updates

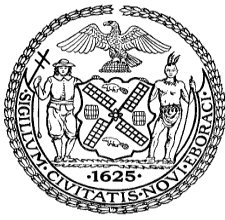
A. Upcoming Workshops on City of Yes for Housing Opportunity

1. March 27: Focused on "missing middle" housing types. Register here: <https://bit.ly/3TqXeEX>.

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2. April 17: Focused on the City of Yes for Housing Opportunity proposal. Register here: <https://bit.ly/48GDAKt>.

VIII. Housing Preservation & Development (HPD) Updates

A. Affordable housing preference updates: from an effective date through April 30, 2029, community board preference shall not exceed 20%; after April 30, 2029, community board preference shall not exceed 15%:

<https://bit.ly/3UuDaUc>

IX. Economic Development Corporation (EDC) Updates by Fernando Ortiz

A. Fernando Ortiz, Bronx Borough Manager presentation:

<https://bit.ly/4abXhem>

X. Meeting adjourned.