



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



RUBEN DIAZ, JR., BOROUGH PRESIDENT

EMMANUEL MARTINEZ, CHAIRPERSON

ISCHIA BRAVO, DISTRICT MANAGER

**HOUSING, LAND USE & ECONOMIC DEVELOPMENT**

<b>Chair:</b>	<b>Alex Karman</b>
<b>Meeting Date:</b>	<b>Wednesday, September 15<sup>th</sup>, 2020</b>
<b>Meeting Time:</b>	<b>6:30 PM</b>
<b>Meeting Location:</b>	<b>Via Zoom Video/Teleconference</b>
<b>Members (Check Those In Attendance)</b>	<b>✓ Alex Karman    ✓ Barbara Stronczer    ✓ Edgar Ramos ✓ Denise Relf    ___ Edgar Cisneros    ✓ Erick Ascensio ✓ Sandra Erickson</b>
<b>Minutes done by:</b>	<b>Alex Karman</b>

**Minutes:**

- I) Introductions**
- II) Review of previous minutes**
  - a) The committee unanimously approved the June 18, 2020 meeting minutes.**
- III) Follow-up from previous month (If applicable)**
  - a) Ms. Geethanjali announced the Department of City Planning would host a Bronx Waterfront Virtual Workshop on Thursday, October 1, at 4:00pm.**
- IV) New Business**
  - a) LPC Certificate of Appropriateness – St. James Church, 2500 Jerome Avenue**
    - 1) Representatives from St. James Church Fordham, Concern Housing, and their architects presented their application to the Landmarks Preservation Commission for a certificate of appropriateness for a new affordable and supportive housing building on the same lot as the landmark church. Father Dennis from St. James Church explained the church dated to 1853.**



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He highlighted the church's monthly feeding program, which served 450 families in August. Concern Housing stated the proposed building would contain 103 units about evenly distributed between supportive units for households earning up to 30% of AMI and affordable units for households earning up to 60%-80% of AMI. The building would also provide full-time supportive services to tenants.

- 2) The architects explained that the landmark church was composed of buildings constructed in 1865 and 1892. The church previously subdivided its property and developed two apartment buildings in 1923 and 1960. The developers would raise a non-landmark 1960 community center and construct a 7-9 story multiple dwelling and replacement community center. A new, private courtyard would link the apartment building and church. The architects presented the building's exterior design elements, including the materials chosen and the custom metal gate and arcade leading to the courtyard. A previous plan to construct a larger building on the site was not successful and led the church to propose a smaller building for the site.
- 3) The committee and the public commented on the proposed building. Comments addressed the need for affordable housing, parking, and the height and bulk of the proposed building. After some discussion, the Committee voted 6 – 0 in favor of sending a letter recommending modifications to the Landmarks Preservation Commission about the application by St James Church for a Certificate of Appropriateness:



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- **Remove or reduce the height of the seven-story part of the proposed building facing Jerome Avenue so that it does not obstruct views of the historic landmark;**
  - **Study the shadow impact of the proposed building on St James Park;**
  - **The exterior materials for the proposed building seem appropriate for the historical context; and,**
  - **The courtyard complex ties the features of the historic landmark and proposed building together.**
- b) Report on the Economic Impact of COVID-19 on CB 7 – NWBCCC**
- 1) A representative from the Northwest Bronx Community & Clergy Coalition did not attend the meeting.**
- c) Annual Needs Statement and CB 7 Budget Request**
- 1) Ms. Ischia Bravo offered an overview of the annual needs statement and budget request process. She reviewed the materials previously provided to members, which explain the City’s budget process. The materials provided also included the needs statements and budget request CB 7 submitted last year. She explained that CB 7 must endorse this year’s needs statement and budget request in October.**
- V) Old Business**
- VI) Next meeting date – Tuesday, October 13, 2020**
- VII) Discussion on next agenda**
- VIII) Adjournment**