



**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

Chair:	Alex Karman
Meeting Date:	Tuesday, January 12, 2021
Meeting Time:	6:30 PM
Meeting Location:	Via Zoom Video/Teleconference
Members (Check Those In Attendance)	<input checked="" type="checkbox"/> Alex Karman <input checked="" type="checkbox"/> Barbara Stronczer <input checked="" type="checkbox"/> Edgar Ramos <input type="checkbox"/> Denise Relf <input type="checkbox"/> Edgar Cisneros <input checked="" type="checkbox"/> Erick Ascensio <input checked="" type="checkbox"/> Sandra Erickson
Minutes done by:	Alex Karman

Minutes:

- I) Introductions
- II) Review of previous minutes
 - a) The committee unanimously approved the December 9, 2020 meeting minutes.
- III) Follow-up from previous month (If applicable)
- IV) New Business
 - a) DOB Work Permit Request for Early Saturday Start – Stagg Group, 140 West Fordham Road
 - 1) Mr. Malik Brown from Metro Futures and Ms. Chris Miele and Ms. Kathleen Bradshaw from Stagg presented Stagg’s request for a NYC Department of Buildings (DOB) early Saturday work permit. They explained that DOB rules permit construction to start up to two hours earlier than the standard start time of 10:00 am on Saturdays subject to community input. They explained that Stagg had already begun construction on a 54-unit apartment building at 140 West Fordham Road adjacent to Loring Place North.



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They asserted that starting construction earlier than 10:00 am on Saturdays would allow Stagg to finish the building faster. In response to questions from the Committee members, they explained that their outreach concerning the earlier construction hours consisted of their request to and appearance at CB 7 as well as communication with neighboring landlords. They also stated there was no project labor agreement for this job. They explained that an earlier start time was more advantageous to deliveries, which mostly occur on Fordham Road but sometimes occur on Loring Place North. After some discussion, the Committee voted 5-0 in favor of a motion supporting an 8:30 am construction start time. The Committee also asked Stagg to provide additional information about the building's construction prior to CB 7's January Executive Committee meeting and to return to the Housing Committee with a more thorough presentation about the building.

V) Old Business

a) Zoning for Coastal Flood Resiliency – CPC ULURP

1) Mr. Alex Karman recounted the zoning text update proposed by NYC Department of City Planning (DCP) and well as CB 7's debate about this motion. He stated that the Committee approved a motion in support of this zoning text change at its December meeting. He stated that the Executive Committee also approved a motion in support of this zoning text change at its December meeting, which deferred to the positions of other Bronx Community Boards more substantially affected by this proposal than CB 7.



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He stated that this item was tabled at the General Board meeting. He explained that CB 7 staff reached out to staff in Bronx Community Boards 2, 9, and 10, who all reported their Boards approved motions in support of the zoning text change. After a brief discussion, the Committee voted 5-0 in favor of a motion to support the zoning text change for coastal flood resiliency.

b) Development Updates

- 1) Mr. Karman provided updates on several developments in community district 7. He explained the Landmarks Preservation Commission (LPC) recently approved a certificate of appropriateness for an apartment building near St. James Church, which was presented to the Committee in September 2020. He explained the LPC's comments about the proposed building echoed those of the Committee. In response to those comments, the developer made several modifications to their design, including lowering the height of part of the building, adding a more appropriate Gothic-style arch to an entrance, and adding windows to the side of the building facing St. James Park**
- 2) Mr. Karman stated that it was reported in the press that the developer behind Fordham Landing recently closed on the purchase of a concrete plant on the site. He suggested the Committee should review prior planning documents concerning the site at a future meeting.**

- VI) Next meeting date: Tuesday, February 9, 2021**
- VII) Discussion on next agenda**
- VIII) Adjournment**