



# THE CITY OF NEW YORK

## BOROUGH OF THE BRONX

### COMMUNITY BOARD 7



RUBEN DIAZ, JR., BOROUGH PRESIDENT

ADALINE WALKER-SANTIAGO, CHAIRPERSON

DUSTIN ENGELKEN, DISTRICT MANAGER

## HOUSING / LAND USE & ZONING COMMITTEE

### MEETING MINUTES

**Wednesday, March 18, 2015 @ 6:30 PM**

- I. Attendance:
  - A. Sheet in file
- II. Presentation:
  - A. There was a presentation by Architect Michael J. Cogen for the changes to the formerly known Dollar Bank Building located at 2516 Grand Concourse, a Landmark Building. The property is now owned by Ivan Diaz
  - B. This is 100,000 sq. ft property with a 10 story tower
  - C. The proposal is to change the use group from 6 to 8 to have a retail space area on the bottom and the tower area to be used by Bronx Community College
  - D. The low rise portion will be subdivided with:
    - 1. The insertion of a demissing wall in the existing Banking Hall in order to subdivide the hall into 2 marketable spaces
    - 2. Acceptance of the exterior signage concepts
    - 3. Masonry and appurtenant repairs for Local Law 11 compliance. Epstein Contractors state that no major repairs are needed only cracked windows to be fixed with work on the secondary facade only
- III. Clock Tower Update:
  - A. The Clock Tower will be restored
  - B. Work will be done in the Banking Hall to restore ceilings, clean the stone and change the lighting
    - 1. All of these elements would be subject to review and approval by Landmarks Preservation Commission (LPC)
    - 2. A Letter of support is being requested from the committee upon the approval from the LPC
- IV. Updates:
  - A. Meeting with Adolfo Carrion and JoAnne Carrier of the Stagg Group:
    - 1. Grand Opening of Bedford Park Manor located at 2987 Webster Avenue was held on 4/14/15
    - 2. These are new studios, 1 and 2 Bedroom Apartments
    - 3. The average rents are \$1300.00 for the Studios, \$1500.00 for the one Bedrooms and \$1700.00 for the two Bedrooms. There has been a large response of people interested in renting at this location
    - 4. Access to Metro North and the MTA lines going east and west make the Bedford Park Manor an attractive location
    - 5. Montefiore Hospital has taken 5 Units



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6. Little Start Child Care has taken retail space at the 2985 Webster location of the Bedford Park manor
7. The Stagg Group has also purchased 2 more locations in the District. The Norwood Garden will be an 8 story building with 5000sq. ft. of retail space and underground parking. The Van Courtland which may have 12 or 13 stories will be mixed income, 50% affordable and 80-120 AMI
8. Included in both buildings will be Gyms and uniform Security at the Webster buildings
9. 15% of the new properties will be 3 Bedroom and no more than 15% or less Studios and a mix of 1 and 2 bedroom units

V. Meeting Adjourned