



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



RUBEN DIAZ, JR., BOROUGH PRESIDENT

ADALINE WALKER-SANTIAGO, CHAIRPERSON

ANDREW SANDLER, DISTRICT MANAGER

HOUSING / LAND USE & ZONING COMMITTEE

MEETING MINUTES

Wednesday, January 20, 2016 @ 6:30 PM

- I. Attendance sheet in file
- II. Presentation by Alan Bell of B&B Urban and Sue McCain of The Community Builders for the development of new Housing Units at 2700 Jerome Avenue:
 - A. This will be a 137 Mix Unit Housing building 13 Stories high with Solar panels on roof all units are handicap adaptable
 - B. 30% of the apartments (40) are for Homeless families with the addition of on-site case management through Center for Urban Community Services (CUCS)
 - C. 55% or (76) apartments will be for individuals and families earning 60% AMI (\$51,800 income)
 - D. 15% or (20) apartments will be available to middle income households earning between 60% and 90% AMI (\$75,000 income). The size of the apartments range from 630 sq. feet for a 1 Bedroom, 900 sq. feet for a 2 Bedroom and 1150 sq. feet for a 3 Bedroom apartment
 - E. There is also an option for either 27 Parking spaces at rear of building or 5600 sq. feet of retail space with no parking
 - F. Proposed financing uses New York State HFA tax-exempt bond financing and MRT funds and funds from HPD's Ella program and new Our Space programmed
 - G. This project has not yet been approved by HPD. There will also be a open shop for union and non-union workers
- III. Stanley Schlein representing Mosholu Petrol Realty LLC gave an overview of the URLUP#C10064 ZMX for 3276 Jerome Avenue:
 - A. This is an amendment of the zoning changing from an R8 District to a C8-2 property bounded by Risse Street. This is the site of the BP Gas station which includes Dunkin Donuts
- IV. The New York Botanical Garden is requesting that developers submit proposals for the development of a mixed use project to be located on 53,375 square foot parcel located on the southeast corner of Bedford Park Boulevard and Webster Avenue. The Development will consist of a Hotel on the northerly portion of the site with a minimum of 125 rooms and residential/retail uses on the southerly portion of the site. The FP is being issued to select a Developer. NYBG expects to make the selection by March 31, 2016
- V. Meeting Adjourned