



# 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, April 20, 2016 @ 6:30 PM**

- I) Attendance sheet in file
- II) Board of Standard and Appeals Application for property at 205th St. West Fordham Road
  - A) Special 10 year permit to build a new 13,000 ft. BP Gas Station on West Fordham and Sedgwick Avenue
    - 1) There will be no Car Wash
    - 2) 59 Space Car Garage will be eliminated
    - 3) A 1680 ft. Convenience Store will be part of the construction
    - 4) Station will have 5 two sided pumps with 4 - 30 ft. Curb cuts
    - 5) Gaseteria is owner of property and BP Gas will be operator of site
    - 6) Community already has questions about the project and has asked for a follow up
  - B) City Planning presented Overview of Jerome Avenue Neighborhood Study
    - 1) Environmental review scoping of 73 Block area on Jerome Avenue
    - 2) 3 Blocks are in CB7 - 183rd to 184<sup>th</sup>
    - 3) Not at ULURP process yet
    - 4) Existing zones are C8, M1, C1, C2, C4
    - 5) Changes to R7, R7A, R8A, R9A
    - 6) This would permit the development of Residential Housing in the corridor
    - 7) Building heights could range from 8 stories up to 17 stories
    - 8) Commercial overlay is flexible and would not push out existing businesses
    - 9) Certain areas will not be rezoned
    - 10) Down Zoning is not being looked at. The area up to Bedford Park is not included in the study and there are no future plans to do it.
    - 11) Neighborhood Development Fund for up zoning contain funding to do research can be used to finance specific projects within the zoning area
- III) Meeting adjourned