



# 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, May 18, 2016 @ 6:30 PM**

- I) Attendance sheet in file
- II) Details on Rezoning Decision process for Webster Avenue given by Shawn Brede of City Planning
  - A) Factors taken into consideration:
    - 1) Context and Character
    - 2) Future Land use Patterns
    - 3) Height and Bulk
    - 4) Proximity to Transit and Amenities
- III) Rezoning can be taken to effectuate change
  - A) Preserve community character
  - B) Promote Growth
  - C) Introduce new and diverse uses
  - D) Match a consistent unique surrounding
- IV) Webster Avenue rezoning was requested in 2008 and adopted in 2011
- V) R5-B:
  - A) Downzoned from a R7-1
- VI) R6-B:
  - A) Created to preserve Brownstones 3 to 4 stories high with a yard
- VII) Property looked at from 204th St to Grand Concourse to Mosholu Parkway. Blocks 3307,3308,3309 bound by Grand Concourse, East 204th St, Mosholu Pkwy., Briggs and 201st.
  - A) A mix of attached and detached, semidetached, single and multi-family residential housing
  - B) Zoning in place since 1961
  - C) R7-B meant to have attached 6-7 story buildings
- VIII) Brian Patel presented a proposal to build Mixed & Market Rate apartments at 3005 Grand Concourse:
  - A) 28 units of Studio and 2 Bedroom apartments
  - B) 9 Stories next to St. Phillip Neri School
  - C) Natural gas heat paid by the tenants with separate meters for gas and electric
  - D) Property is As of Right
  - E) Proposed facility on bottom for Yogi and natural Holistic medicine
  - F) Waiting for DOB approval wants to lay foundation by end of summer 2016
- IX) Agent for BP Gas returned to answer community concerns about proposal for new station at 205th West Fordham Road:
  - A) Residents of Fordham Hill are concerned about the environmental impact on their complex
  - B) There are community concerns about the traffic flow into and out of proposed station
  - C) Loss of Parking facility currently at this location
- X) The Housing/Land Use Committee has voted not to approve this project
- XI) Meeting adjourned