



# THE CITY OF NEW YORK

## BOROUGH OF THE BRONX

### COMMUNITY BOARD 7



PAUL FOSTER, CHAIRMAN

FERNANDO P. TIRADO, DISTRICT MANAGER

## LAND USE COMMITTEE MINUTES

### Wednesday, March 30, 2011 @ 6:30 PM

Meeting called to order at 6:35pm – Attendance sheet on file – All committee members present

- I. North Manhattan Construction Corp Presentation
  - A. The Presentation was made by Attorney Josh Rinesmith, property owner Michael Waldman and project architect, Alex Compagno.
  - B. The Proposal was for the Development of an 11- story multi-family residential building (with 68 dwelling units) at 186 St. George's crescents. Project site is on Block 3312, lot12, an irregularly-shaped parcel.
  - C. The developers have filed an application with The Board of Standards and Appeals seeking a variance of bulk regulations to permit the development of the dwelling. Due to the irregular shaped parcel of land, the developer claims that the erecting of a dwelling following existing regulations would provide a hardship to the developers. In addition, to proceed with the project the developers need the approval of six waivers with is required in order to commence with the development.
  - D. The breakdown of the Apartment counts and Rental Rates
    1. As of Right: 28 total units, Studios – 0, One Bedrooms- 21 @\$1,600 per unit, Two-bedrooms- 7@\$1,900 per unit
    2. Proposed Development: 68 total units, Studio- 25 @\$1,130 per unit, One Bedrooms- 30@1,600 per unit, Two Bedrooms- 13 @2,000 per unit
  - E. Discussion of Presentation. As a result of the committee's critique of said project, the committee raised the following variance and non - variance related issues /concerns as follows:
    1. Developer will utilize non-union laborers and subcontractors
    2. Prevailing rates/ wages are below market standards for traditional skilled trade jobs
    3. Need a list of sub-contractors and a breakdown of the total labor mix that will include approximately 100 jobs.
    4. Height Variance and Bulk Variance
    5. Proposed variances contradicts future plans for rezoning
    6. The proposed building will be disproportionately taller than existing structures.
    7. No parking will be provided to accommodate the additional residents to the area.
  - F. Motion #1
    1. Lisa Sills-Short, Chair of Land Use & Zoning made a motion to send a letter to The Developer and the Board of Standards and Appeal to state the Committee's opposition to the proposed development.
    2. The Land Use and Zoning Committee unanimously voted to support the motion. A separate vote was held for the guest in attendance and was unanimously was voted to support the motion.
- II. Committee Priorities
  - A. Lisa Sills-Short, Chair began to outline committee business items that should be prioritized with respect to the transition of the Committee's Chair. Items mentioned were Regatta Park, Waterfront initiatives, Webster Corridor visions, Rezoning of Bedford Park, Future renovation of Fordham Plaza.
  - B. Motion II
    1. Committee Member and CB7 Executive Board Chairperson, Paul Foster made a motion that the Board organize a tour of the remaining neighborhoods (From Concourse, Kingsbridge Heights, Sedgwick, and Mosholu) to survey the areas via Trolley Tour. This will aide with the defining future rezoning initiatives up for discussion. The motion was unanimously approved by the committee.



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2. Action Items. Send a letter to City Planning with an official request to begin planning for the down zoning of the neighborhoods mentioned.

III. Adjourned 8:25pm