



THE CITY OF NEW YORK
BOROUGH OF THE BRONX
COMMUNITY BOARD 7



RUBEN DIAZ, JR., BOROUGH PRESIDENT

ADALINE WALKER-SANTIAGO, CHAIRPERSON

ISCHIA BRAVO, DISTRICT MANAGER

HOUSING / LAND USE & ZONING COMMITTEE
MEETING MINUTES

Tuesday, April 10, 2018 @ 6:30 PM

I) Attendance sheet on file

II) Presentation(s):

A) John Cunningham, of NFW Group for property located at 2997 Marion Avenue.

- 1) 18 Unit Building with an R8 Zoning 25ft wide and 6 Stories high is being built under Sliver law.
- 2) 30 ft. green space in back of building also recreation space and bike room.
- 3) Studios 459 sq. ft. and 1 Bedroom apartments 580 sq. ft.
- 4) Building is designed with 4ft of space to not block windows of adjacent buildings.
- 5) No parking - ramp in front of building for ADA compliance.
- 6) Security lighting and pass keys - No on-site super.
- 7) 70, 90, 95% of AMI.
- 8) HPD and DOB review pending looking to close in September projected opening 2020.

B) Peter Miller, of Palette Architecture of Building at 2861 Creston Avenue.

- 1) Building is 60 ft. Height and 33 ft. wide.
- 2) 25 Units 13 Studios 450 sq. ft. 7-1Bedrooms 550 sq. ft. and 5- 2. Bedrooms 725 sq. ft.
- 3) Laundry room, bike room and rear back yard.
- 4) HPD and DOB review pending.

C) Update from Post Graduate Center for Mental Health on project at [2681 2691](#) Marion Avenue.

- 1) First presented in October of 2014.
- 2) 99 apartments mixed use.
- 3) 24 hour security.
- 4) Studios and 1 and 2 bedrooms single and family units.
- 5) Rent stabilized for the community.
- 6) Full service staff of Social workers.
- 7) Outdoor backyard and playground area.
- 8) Residents pay a portion of rents.



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9) 71% complete looking to open September 2018.

III) Motion

A) To send a letter of support for 2997 Marion Avenue and 2861 Creston Avenue for their buildings which has an AMI of 70 to 95% in support of an Article 11 Financing

1) Motion was approved unanimously.

IV) Adjournment