

**BRONX COMMUNITY BOARD NO. 8**

**MINUTES OF THE LAND USE COMMITTEE MEETING  
HELD ON SEPTEMBER 15, 2014 AT  
CONSERVATIVE SYNAGOGUE 475 WEST 250<sup>TH</sup> STREET**

**PRESENT CB8:**

S. Alexander, L. Baez, L. Daub, P. Ellis, R. Fanuzzi, D. Fuchs, R. Ginty, M. Goodman, M. Heller, C. G. Moerdler, A. Moore, J. O'Brien, D. Kornbluh, D. Padernacht, L. Parker, R. Press, J. Rather, J. Reyes, G. Santiago, G. Singleton, M. Zegarra-Soja, L. Spalter, M. Wolpoff, H. Young

N. Stent – CB8 District Manager

**GUESTS/COMMUNITY RESIDENTS:**

State Senator Jeffrey Klein, Assemblyman Jeffrey Dinowitz, City Councilman Andy Cohen, M. Blaustein – rep. State Senator Klein, R. Martos – rep. Assemblyman Dinowitz, J. Demko – rep. Assemblyman Dinowitz, A. Sandler rep. Councilman Cohen

Lynn Richmond – Montefiore, G. Liebler – Simone Healthcare Development, B. Newman - Newman Design

S. Kaplan – Selfhelp, E. Wolf – Selfhelp,

C. Miele – Stagg Group

S. Shahrigian-Riverdale Press,

S. Chasley, G. Fox, M. Kelly, R. Bradyk, T. Farrell, B. Leonard, H. Malatzky, K. Rose, B. Papan, S. Gartner, R. Bretan, S. Byrns-BKSK Architects, E. Sheng-BKSK Architects, S. Betzer, P. Sommza, C. Chesney, R. Wachsman, T. Courtade, S. Johnstone-Mosher, Z. Johnstone-Mosher, k J. Dougherty, E. Dougherty, D. Sullivan, D. Wolff, G. Stern, J. Grossman, I. Christher, M. Bush, D. Bush, R. Bowers. W. Shumulzedeh, D. Polisordooshahi, M. Gordon, P. Moerdler, E. Rosenberg, J. Rosenberg, T. Weinstein, J. Weeks, N. Gans, K. Knowles, I. Weiler, M. Patsiner, A. Sharavare, I. Rakovich, A. Yesir, L. Coyle Koppell, C. Hahley, S. Glaser, J. Whalen, R. Dornbush, D. Abbott, M. Seidel, R. Scavai, A. Diacou, A. Oliveras

Chairman Moerdler called the meeting to order at 7:34 PM, a quorum was not present.

Chair Moerdler recognized State Senator Jeffrey Klein, Assemblyman Jeffrey Dinowitz and City Councilman Andrew Cohen.

**Agenda Item 1:** Discussion of 5959 Broadway and 6155 Broadway (Stagg Group projects) modification of After Hours Variance on Saturdays

Christopher Miele, Project Coordinator, Stagg Group requested an after hours variance for construction projects located at 5959 Broadway and 6155 Broadway. The NYC Department of Buildings requires that the Stagg Group obtain community board approval for an earlier start time on construction projects. Current permits allow for Saturday work from 10:00am to 6:00pm. The request is to start at 7:00am to allow the project to move expeditiously.

Assemblyman Dinowitz stated an earlier start time on Saturday would impact a Sabbath day for observers and the community would be disrupted by the early hour noise.

Several board members stated that the Stagg Group on numerous occasions had been asked to present plans at a Land Use committee meeting and they did not respond nor attend.

It was also noted that at the Bronx Borough Consultations the Stagg Group was discussed. Many boards had concerns with its lack of attendance when asked to attend meetings by the community boards and the lack of response to requests for information of their projects.

Chair Moerdler presented a resolution to not approve nor provide permission for a modification of the after hours variance to start at 7:00 AM on the construction sites located at 5959 Broadway and 6155 Broadway, Bronx, NY. The resolution passed unanimously by a vote of 21 in favor, 0 opposed, and 0 abstentions:

In Favor –

S. Alexander, L. Daub, P. Ellis, R. Fanuzzi, D. Fuchs, R. Ginty, M. Goodman, M. Heller, C. G. Moerdler, J. O'Brien, D. Kornbluh, D. Padernacht, R. Press, J. Rather, J. Reyes, G. Santiago, G. Singleton, M. Zegarra-Soja, L. Spalter, M. Wolpoff, H. Young

**Agenda Item 2:** Update on Selfhelp LLP proposed construction at 6469 Broadway

Selfhelp presented an update on the site and plans. Selfhelp is in the process of remediation on the site and will be discussing with the state about the elimination of the commercial space in the lobby area which is subject to state approval. There will be parking arrangements with other parking facilities in the neighborhood to accommodate parking overflows; hiring will include the surrounding area.

Chair Moerdler asked several questions: is Selfhelp seeking tax abatements from the city? Selfhelp responded yes. Any commercial occupancy? Selfhelp responded No. What overflow arrangements were being made for parking? Selfhelp responded 4 parking spaces had been added for a total of 19 parking spaces. Selfhelp explained that most residents will not have cars but arrangements are being made with parking facilities in the neighborhood in case there is overflow.

Board members expressed concerns about the impact of the building on views, zoning, parking overflows and extermination plans. Chair Moerdler requested that Selfhelp provide a date as to when it would ask the state about eliminating the commercial space.

The Bronx Community Alliance expressed concern about the lack of outreach to the community by Selfhelp. Concerns also included the size, height, scope, zoning, parking variance and criteria for resident selection of the facility.

The Chairman created a 5 person group to meet with Selfhelp to discuss community issues. The members of the group are: Paul Ellis – chair of the Board's Housing Committee, Michael Heller– chair of the Board's Traffic and Transportation Committee, Karen Pesce – chair of the Board's aging Committee, and community persons Rob Spalter and Damian McShane.

Chair Moerdler asked about rooftop machinery and requested it be appropriately enclosed.

Assemblyman Dinowitz asked about the income limits for residents of the facility expressing concern about north Riverdale seniors qualifying for the facility. Selfhelp stated that income limit for household of one is \$35,280 and \$40,320 for a household of two. Priority will be given for 50% of the units to people residing in the community board 8 district area and may include a preference for veterans from the district area. Selfhelp noted that community board 8 has the second largest senior population in the Bronx with 8600 persons 60 years and older with an income earning \$32,670 or lower.

Senator Klein expressed the community's concern about senior housing in the area, seniors in North Riverdale qualifying for the residence and the importance of Selfhelp as a good neighbor and working with the community.

Chairman Moerdler stated that Selfhelp will be on the October Land Use committee agenda.

**Agenda Item 3:** Update on Montefiore Medical facility proposed construction at 3741/3735 Riverdale Avenue and 3644 Oxford Avenue

Lynn Richmond, Senior Vice President, Montefiore presented information on the Montefiore plan. The medical facility has 2 floors of clinical space with 29,000 square feet and will include 25 doctors and 40 to 50 staff with 300 patients daily.

Brian Newman the architect for the site, added that the parking garage will be 6 stories with 100 spaces and a 5 space turnaround. The first floor will be a lobby at 1000 square feet and include the turnaround space. The building footprint is 14,500 square feet. No vehicles will enter on Oxford Avenue, cars will enter and leave on Riverdale Avenue. There will be a request to the NYC Department of Transportation for a curb cut and elimination of four metered parking spaces on Riverdale Avenue to accommodate the entrance. Front of building is 6 stories and back of building is 4 stories. There will be no blasting only drilling. Construction will be between 18 months to 2 years including outfitting the space. Plans will be filed with NYC Department of Buildings soon.

Chair Moerdler and board members asked Montefiore to submit the building plans to the board office, and in writing explain what services will be and will not be provided at the facility, utilization and square footage of the lobby; building's floor to area ratio and community facility use, parking plan and any fees charged for use, parking for staff, parking available for the community, construction timeline, staging and trucks on site; doctor affiliations, patient utilization, facility expansion plans, patient expansion plans, hours of operation and ventilation. The Chair referred issues of a traffic plan and congestion to the Traffic and Transportation Committee of the Board.

Montefiore responded that hours are 7:00 am to 8:00 pm and on weekends 9:00 am to 5:00 pm. Parking after hours will have a fee and staff parking will be offsite, and doctors affiliations will be with Montefiore and there are no plans for expansion. They will respond to questions in writing to the board.

Community speakers opposed the facility and its location in the area, requesting plans to be listed on the Montefiore website and construction area to be maintained and kept clean. Speakers were concerned about the impact of cars in the area and congestion especially on Riverdale Avenue and West 238<sup>th</sup> Street and sidewalks.

State Senator Klein and Assemblyman Dinowitz both stated the new legislation they wrote may apply to this facility and will request the State Department of Health to review whether it applies.

Meeting ended at 9:45pm.

Respectfully submitted,

Nicole Stent  
District Manager