

**BRONX COMMUNITY BOARD NO. 8**

**MINUTES OF THE LAND USE COMMITTEE MEETING  
HELD ON OCTOBER 2, 2014 AT  
RIVERDALE YM/YWHA, 5625 ARLINGTON AVENUE**

**PRESENT CB8:**

S. Alexander, T. Creaney, L. Daub, R. Fanuzzi, D. Fuchs, R. Ginty, M. Heller, M. Khury, D. Kornbluh, C. Moerdler, D. Padernacht, L. Parker, R. Press, G. Santiago, G. Singleton, M. Zegarra-Soja, L. Spalter, D. Toledo M. Wolpoff, H. Young

N. Stent – CB8 District Manager

**GUESTS/COMMUNITY RESIDENTS:**

A. Sandler rep. Councilman Cohen, J. Horstman rep. City Planning, S. Yekiau, P. Moerdler, J. Sokolow, N. Ames, B. Baranovich, E. Parker, A. Collingham, J. Farkas, C. Raduris, D. Carson, R. Spalter

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

**Agenda Item 1:** City Planning Commission Application (N 120068 ZAX) and the related drawings submitted pursuant to Sections 105-421 of the Zoning Resolution, for the grant of an authorization involving modifications of topographic features on Tier I sites, to allow the expansion of a single-family home that will include an indoor swimming pool and new two-car garage on property located at 695 West 246<sup>th</sup> Street (Block 5925, Lot 586) within the Special Natural Area District (NA-2).

Chair Moerdler asked if the neighbors had been notified of the project. The owners responded that emails and letters had been sent with 2 responses that were supportive. The chair asked if there would be replanting of the one magnolia tree. The owners said yes.

The resolution was presented and approved by a vote of 18 in favor, 0 opposed, and 1 abstention:

In Favor –

S. Alexander, A. P. Creaney, L. Daub, D. Fuchs, R. Ginty, M. Heller, M. Khury, D. Kornbluh, C. Moerdler, D. Padernacht, R. Press, G. Santiago, G. Singleton, L. Spalter, D. Toledo M. Wolpoff, H. Young, M. Zegarra-Soja,

Abstention:  
R. Fanuzzi

**Agenda Item 2:** City Planning Commission Application ( N 150116 ZAX) and the related drawings submitted pursuant to Sections 105-421, 105-422, and 105-431 of the Zoning Resolution, for the grant of authorizations involving the modification of topographic features on Tier I sites, an authorization of a development, enlargement, or site alteration on a Tier II site or portion of a zoning lot having a steep slope buffer, and a modification of the lot control regulations to allow the expansion of a single-family home that will include an indoor swimming pool and two story addition on property located at 691 West 247<sup>th</sup> Street (Block 5926, Lot 16) within the Special Natural Area District (NA-2).

Chair Moerdler asked if the neighbors had been notified of the project. The owners responded that letters were hand delivered within a 200 foot radius of the property. The chair asked if there would be replanting of the two trees. The owners said yes.

Questions were raised regarding water and noise mitigation plan and staging area. The response was there is a noise and water mitigation plan. The staging area will be entirely on the property.

The resolution was presented and approved by a vote of 18 in favor, 1 opposed, and 0 abstentions:

In Favor –

S. Alexander, A. P. Creaney, L. Daub, R. Fanuzzi, D. Fuchs, R. Ginty, M. Heller, M. Khury, D. Kornbluh, C. Moerdler, D. Padernacht, R. Press, G. Santiago, G. Singleton, D. Toledo M. Wolpoff, H. Young, M. Zegarra-Soja

Opposed:

L. Spalter

**New Agenda Item:** Chairman Moerdler introduced a new item regarding the Selfhelp project located at 6969 Broadway as a result of a request by board member L. Spalter to present a resolution. The chairman noted that Selfhelp had not been notified nor had an opportunity to be heard.

After discussion, the following resolution was presented:

**WHEREAS**, at the Land Use meeting held September 15, 2014 a Selfhelp committee working group consisting of community board and community members, was formed in order to resolve a myriad of questions and issues raised by the community to the developer;

**WHEREAS**, the Selfhelp Committee sent letters on September 29th to both the NYC Department of Buildings and the City Planning Commission asking for clarification on the application of the zoning resolution in terms of allowable FAR, impact of commercial space, lift parking, and other issues relating to the size and density of the project;

**WHEREAS**, the first Selfhelp Committee meeting with the developer will take place on October 9, 2014, and Selfhelp is not scheduled to return to the Land Use Committee until November;

**WHEREAS**, the brownfield remediation at the former gas station site has been completed under the auspice of the New York State Department of Environmental Conservation, and upon receiving a Certificate of Completion, construction may commence immediately;

**THEREFORE BE IT RESOLVED**, that the Land Use Committee requests a moratorium be placed on construction until such time that the Selfhelp working group meets with the developer, receives responses from the Department of Buildings and City Planning Commission, and the developer, Selfhelp, returns to the Community Board 8 Land Use Committee.

The resolution was passed by a unanimous vote of 20 in favor, 0 opposed, and 0 abstentions:

In Favor:

S. Alexander, T. Creaney, L. Daub, R. Fanuzzi, D. Fuchs, R. Ginty, M. Heller, M. Khury, D. Kornbluh, C. Moerdler, D. Padernacht, L. Parker, R. Press, G. Santiago, G. Singleton, L. Spalter, D. Toledo M. Wolpoff, H. Young, M. Zegarra-Soja

**New Agenda Item:** Chairman Moerdler introduced a new item regarding the Riverdale Crossings located at West 238<sup>th</sup> Street as a result of a request by the developer Joseph Farkas that needed immediate attention.

After discussion, the following resolution was presented:

**RESOLVED**, that the Land Use Committee approves the request by Metropolitan Realty Associates LLC, for permission to do interior, mechanical work on site at Riverdale Crossings (Block 3270, Lot 18) shopping mall on four Sundays from October 12 through November 9, 2014.

The resolution was passed by a vote of 18 in favor, 0 opposed, and 2 abstentions

In Favor:

S. Alexander, T. Creaney, L. Daub, R. Fanuzzi, D. Fuchs, R. Ginty, M. Heller, D. Kornbluh, C. Moerdler, D. Padernacht, L. Parker, R. Press, G. Santiago, G. Singleton, M. Zegarra-Soja, L. Spalter, M. Wolpoff, H. Young

Abstentions:

M. Khury, D. Toledo

Meeting ended at 8:30pm.

Respectfully submitted,

Nicole Stent  
District Manager