

**COMMUNITY BOARD NO. 8 BRONX
LAND USE COMMITTEE MEETING MINUTES
HELD OCTOBER 22, 2009 AT MANHATTANVILLE HEALTH CARE CENTER
311 WEST 231ST STREET**

BOARD MEMBERS:

S. Alexander, B. Bender, A. P. Creaney, T. Durham, P. Friedman, S. Froot, R. Ginty, A. Goldman, D. McShane, C. G. Moerdler, D. Padernacht, K. Pesce, M. Wolpoff

STAFF:

N. Stent, District Manager

GENERAL PUBLIC/REPRESENTATIVES:

P. Caplan
C. M. Giove Riverdale Review
J. Gordon – rep. Bon Secours / Schervier
J. Huddleston – rep. Councilman G. Oliver Koppell
J. Jeremias – rep. Councilman G. Oliver Koppell
R. Mirkill
P. Moerdler
E. Poteat – HP Realty
J. Rinesmith – Sheldon Lobel PC
L. Schwarz – Fort Independence Park Neighborhood Assn.
E. Shack
D. Shashon
J. Trambert

The meeting was called to order at 7:30 p.m. by Charles Moerdler, Chairman of the committee.

Board of Standards and Appeals Cal No. 248-09 –BZ – 3031 Bailey Avenue, for reinstatement of expired variance for operation of an automotive service station.

Currently, 3031 Bailey Avenue is in an R6 zoning area and an automotive service station is not permitted. However, a variance was first given in 1961 (and extended up until 1991) to allow the service station. Getty is the current owner of the station and received a violation in January 2009 for operating without a certificate of occupancy. Getty is requesting to reinstate the expired variance.

Motion to approve the application for a variance for 3031 Bailey Avenue resulted in a vote of 12 in favor, 0 opposed, and 0 abstentions

In Favor –

S. Alexander, B. Bender, A. P. Creaney, T. Durham, S. Froot, R. Ginty, A. Goldman, D. McShane, C. G. Moerdler, D. Padernacht, K. Pesce, M. Wolpoff

Urban Pathways / HP Development request for approval to construct a residential facility at 3469 Cannon Place. The facility will provide housing opportunities to working families and individuals with special needs. The developers will target

veteran families and individuals but will be open to all qualified residents. Several units will be set aside to residents of Bronx Community Board No.8

This project is in the processing of receiving funding from Housing Preservation and Development. The site can have up to 90 units. Most of the units will be one and two bedrooms (with some studios). 40% of the units will be for low income families. Since there is not a lottery requirement for these units, they can be set aside for families within the community. The other 60% will be for individuals with disabilities with a preference for veterans. The project will provide services for everyone in the building and will also have 24 hour security.

Urban Pathways would like to create a community advisory board to obtain feedback from the community and would like to work with the community before the preliminary plans are drafted.

One major issue is parking. The parking on the street in this area is very difficult and Urban Pathways is committed to creating on-site parking.

Fort Independence Housing is aware of this project and has met with Urban Pathways. One of their objections is that there is currently a 400 bed nursing home ½ block away and another social services place is in limbo down the street. They feel that these types of projects are taking over the neighborhood. Urban Pathways has not yet been in contact with the Cannon Heights Housing. However, they plan on reaching out to them within the week.

Mr. Moerdler requested that one of the members of the community advisory board be from Fort Independence Housing.

Urban Pathways is anticipating that the community advisory group will be created as soon as possible. Construction is anticipated to begin in 12 to 14 months and construction will take approximately 18 months to complete. Urban Pathways does not yet own the property and is only under contract.

Mr. Moerdler requested that in the contracts with the contractors and subcontractors, that there is language stating that the trucks will not be parked on the streets and if they are, there should be a penalty involved. If trucks are using the street for parking, this will cause significant problems for the neighbors.

Mr. Moerdler requested Urban Pathways to write a letter to Land Use Committee stating that they will come back within a stated amount of time with some preliminary plans and renderings so that the committee can best understand the project. Urban Pathways agreed to do this.

Mr. Moerdler created a sub-committee of one Bronx Community Board No. 8's member, Steven Froot, who will work with Urban Pathways on the development of this project and dealing with the community's issues.

Mr. Moerdler explained to the Committee that Urban Pathways needs CB8 to approve in order for monies to be received from HPD.

Motion to approve the request for a letter to construct a residential facility at 3469 Cannon Place resulted in a vote of 13 in favor, 0 opposed, and 0 abstentions with the condition that Urban Pathways will write a letter to Land Use Committee stating that they will come back within a stated amount of time with some preliminary plans and renderings so that the committee can best understand the project.

Vote: 13 in favor, 0 opposed, and 0 abstentions

In Favor –

S. Alexander, B. Bender, A. P. Creaney, T. Durham, P. Friedman, S. Froot, R. Ginty, A. Goldman, D. McShane, C. G. Moerdler, D. Padernacht, K. Pesce, M. Wolpoff

Report on cutting and pruning of trees on Bon Secours New York Health System/Schervier property.

Joseph Gordon, the representative for Schervier stated that there are four trees on Schervier's property that are dead or two-thirds dead and they need to be taken down. Mr. Gordon stated that these trees have been "pruned" but have not yet been taken down (pictures were submitted). Schervier needs to receive permits before they are allowed to take down these trees.

A local resident stated that the "pruning" of the trees took two full days of work, and that they did massive amounts of pruning. The resident feels that these trees are healthy trees and Schervier also pruned trees on city land on 231st street. The resident would really like to know what Schervier is up to.

Mr. Gordon then stated that another reason for taking down the trees was to help alleviate the water runoff and to create more foliage.

Mr. Moerdler stated that it is imperative that Schervier come back to CB8 with a master plan stating what overall plans Schervier has for the property instead of coming back piecemeal as Schervier has been doing in the past.

Furthermore, Mr. Moerdler would like to invite senior management to come back to either the November or December committee to discuss with them the community's concerns.

Resolution Concerning Department of Homeless Services Creating Homeless Shelters without Communities' Knowledge.

It has come to CB8's attention that the Department of Homeless Services has been creating homeless shelters around the Bronx without communities' knowledge. This has not yet happened in CB8, however it seems to have happened in over 50% of the other community boards within the Bronx.

Resolution:

WHEREAS, Bronx Community Board No. 8 is aware of the need for shelters for the

homeless; and

WHEREAS, Bronx Community Board No. 8 would like the Department of Homeless Services (DHS) to provide notice of locations of any shelter contemplated in our community board area; and

WHEREAS, Bronx Community Board No. 8 would like to have input in the siting and placement process of such shelters; and

THEREFORE, BE IT RESOLVED, that the Land Use Committee of Bronx Community Board No. 8 calls upon DHS to provide prior notice of the location and take all appropriate steps to obtain the prior input of Bronx Community Board No. 8 with respect to the siting and placement of such shelters.

Motion to approve the resolution resulted in a vote of 13 in favor, 0 opposed, and 0 abstentions

In Favor –

S. Alexander, B. Bender, A. P. Creaney, T. Durham, P. Friedman, S. Froot, R. Ginty, A. Goldman, D. McShane, C. G. Moerdler, D. Padernacht, K. Pesce, M. Wolpoff

Resolution Concerning the Parking Lot at 230th Street and Broadway.

The Economic Development Corporation will meet with members of Bronx Community Board No. 8 on October 23rd, to discuss the parking lot situation at West 230th Street and Broadway. The parking lot should be open as soon as possible for the use of use of local businesses. If Bronx Community Board 8 is unable to get the Economic Development Corporation to open the parking lot then the Board will be going to the elected officials to push for this issue.

Resolution:

WHEREAS, Bronx Community Board No. 8 cautioned NYC Economic Development Corporation at a public hearing that the proposed Broadway Plaza application carried with it a distinct possibility that it would not proceed as represented; and

WHEREAS, the business community in the affected area is in dire need of off-street parking, and is exacerbated by the untimely closing of the West 230th Street parking lot; and

WHEREAS, with the advent of the Christmas shopping season and impacted economic climate which adversely affects the businesses in the area, the absence of historic parking simply worsens that situation;

THEREFORE, BE IT RESOLVED, that Bronx Community Board No. 8 calls upon the NYC Economic Development Corporation to immediately reopen the parking lot at West 230th Street and Broadway and keep it open and properly maintain it until such time as duly approved construction of the facility actually occurs.

Motion to approve the resolution resulted in a vote of 13 in favor, 0 opposed, and 0 abstentions

In Favor -

S. Alexander, B. Bender, A. P. Creaney, T. Durham, P. Friedman, S. Froot, R. Ginty, A. Goldman, D. McShane, C. G. Moerdler, D. Padernacht, K. Pesce, M. Wolpoff

Submitted by,

Ari Goldman
Board Member