

*(Pending Committee Approval)*

**Land Use Committee Minutes  
Monday, April 5, 2020 at 7pm  
Meeting held virtually via Zoom**

**Attendance:**

Committee Members: Charles G. Moerdler (chair), Sylvia Alexander, Bob Bender, Paul Ellis, Nick Fazio, Bob Fanuzzi, David Gellman, Margaret Della, Rosemary Ginty, Marvin Goodman Dan Padernacht, Tracy Pardo, Julie Reyes, Martin Wolpoff, Laura Spalter (ex-officio)

Guests: Assemblyman Jeffrey Dinowitz, Lisa Daub (Secretary), Karen Pesce (CB8 Member), Myra Joyce (CB8 Member), Steve Froot (CB8 Member), Eric Dinowitz (Aging Committee Chair), Michael Hinman (Riverdale Press), Ciara Gannon (District Manager)

Chair Moerdler opened the meeting at 7pm.

**2395 Palisade Ave**

C. Moerdler referenced several complaints that the board office received regarding development at 2395 Palisade Ave. Photographic evidence has been received regarding the mishandling of the historic fence on Bradley Terrace, poor concrete installation and standing water. C. Moerdler posed these complaints to Jeff Torkin who stated that the historic fence was not mishandled and that it is stored safely on site and it will be restored. C. Moerdler requested that the fence be stored safely off site. Community members and the District Manager shared concerns with the developer. Illegal parking continues to be an issue and C. Gannon asked the developer to speak with his construction crews because the NYPD is ticketing illegally parked vehicles on site. It was reported that there are now flaggers at the location directing traffic.

**3893 Waldo Ave**

C. Moerdler addressed concerns with the retaining wall. D. Padernacht asked the developer if he has an approved Builders Pavement Plan and the developer will report back.

**Discussion of 197A Plan: A River to Reservoir Preservation Strategy**

The role of Community Boards in planning will be an important item in the Mayoral Primary and Chairman Moerdler has already discussed it with several mayoral

candidates. Land Use Committee Members have received a copy of the 197A plan for discussion at the May Meeting. Community Board 8 submitted an amendment for zoning in Central Riverdale five years ago. C. Moerdler raised several questions regarding the future of zoning and planning. Planning should be top down and very much from the bottom up. A discussion of planning and zoning amongst the committee occurred. C. Moerdler asked City Council Candidates if they have input on the subject. Karen Argenti offered comments on the 197 A plan with relation to Giles Place and Sedgwick Ave. Assemblyman Dinowitz stated that the biggest threat in our community is the replacing of single family homes with apartment buildings. The building boom is transforming our community for the worse. Sherida Paulsen, former Chair of Landmarks Commission, explained that it is necessary to revisit the twenty year old 197A plan. Many recommendations of the community were removed by city planning. Jodie Colon raised concerns about greenspace in our community.

### **Intro 2186-2000 “ Planning Together”**

Council Speaker Corey Johnson has introduced legislation to change planning and land use procedures. The legislation would create a parallel City Planning mechanism. The legislation was co-sponsored by Council Member Ydanis Rodriguez and ten other Council Members. A majority of supporters are term limited lame duck Council Members. A copy of Intro 2186 and testimony was sent to Land Use Committee Members. C. Moerdler congratulated Marisa Lago, Chairwoman of the City Planning Commission, on her excellent testimony on this proposed legislation. The board submitted testimony that stated our objections to this rushed process. Rosemary Ginty raised concerns of the process by which Intro 2186 creates and who will be making the important planning decisions.

C. Moerdler previously invited the Department of City Planning to address the committee at the May Meeting and they have so far declined. This will be discussed at the Executive Committee Meeting and again at the Land Use Committee Meeting on May 3<sup>rd</sup>.

A unanimous vote was taken to approve the March committee minutes.

C. Moerdler urged committee members to review the 197A plan & Intro 2186 before the next meeting.

The meeting was adjourned at 8:30 pm.

Minutes submitted by C. Gannon, District Manager

Reviewed By: Charles G. Moerdler, Chair of Land Use Committee