

## Land Use Committee Minutes

October 5, 2020 at 7pm  
Meeting held virtually via Zoom

### Attendance:

#### Committee Members

Charles G. Moerdler, Chair  
Sylvia Alexander  
Bob Bender  
Margaret Della  
Paul Ellis  
Bob Fanuzzi  
Rosemary Ginty  
David Gellman  
Daniel Padernacht  
Julie Reyes  
Laura Spalter (ex-officio)  
Martin Wolpoff  
Omar Murray (CB8 Board Member)

Ciara Gannon, District Manager

#### Guests

Juton Horstman (Dept. of City Planning)  
Patrick Hill (Council Member Cohen's Office)  
Samuel Liedtka (Assembly Member Dinowitz's Office)  
Michael Hinman (Riverdale Press)  
Mark Stagg (Stagg Group)  
Jeff Torkin (Timber Equities)

Committee Chair Moerdler convened the meeting at 7:00 pm.

#### Update from Stagg Developers: 5278 Post Road

Mark Stagg and representatives from Stagg Development provided an update and rendering of 5278 Post Road. The building will have an address on Broadway but the address number is still pending at this time. The building, an as of right project will be seven stories and will consist of one hundred and one residential units (6- two bedrooms, sixty-two- 1 bedroom and thirty-three studios. There will be fifty-six parking spots and parking available for fifty-one bicycles. The building will have a green roof top recreation area. There will be a community facility on the Broadway side which will operate as a day care center. The committee raised concerns about pick up and drop off safety; Stagg will consider accommodating the concerns with a u-shaped driveway. Other concerns raised were the lack of greenery and poor

aesthetics due to the building's extension from lot line to lot line, lack of windows on the building's sides, staging and construction issues on Post Road, a narrow residential roadway, and the lack of a multi-dimensional rendering shown to the Board. The developer will consider these concerns. However, Stagg noted that they may begin construction in 30 days. This building is located across from beautiful Van Cortlandt Park so the committee has asked the developer to consider landscape design to incorporate a connection to the park. C. Moerdler asked that the developer notify neighbors in advance of construction. The Developer will keep Community Board 8 apprised of details and developments in the project.

#### Update from Stagg Developers: 6375 Broadway

Mark Stagg and representatives from Stagg Development provided an update and rendering for 6378 Broadway, an as of right project located between The W and the Van Cortlandt Motel. The building will be seven stories and will consist of seventy- seven residential units (1-two bedroom, twenty-seven- 1 bedroom, and forty-nine studio apartments). There will be thirty-nine indoor parking spots. This building will have a green roof. Chair Moerdler asked that the developer incorporate the same suggestions (U shaped driveway, landscaping) to this building as well as the Post Road building. The Chair also asked that the developer attend a December Land Use Committee Meeting with updated renderings. The Committee and Chair Moerdler raised questions concerning the small size of the apartments (average 594 square feet) and possible future occupancy for the homeless population. Stagg would not address future tenancy. Stagg had explored purchasing the motel adjacent to this property, but the motel's high price and 50-year lease were negatives. The Chair offered assistance to help if needed in order to improve the community.

#### Concerns about 3111 Henry Hudson Parkway

Residents, Jodie Colon and Sura Jeselsohn requested that this property be placed on the meeting agenda. 3111 Henry Hudson Parkway is currently owned by a holding company and it is on the market for over four million dollars. It was built in 1899 and was part of the original Along the Hudson Homeowners Association, meaning it is protected by a land covenant. This property also falls within SNAD. Currently, the land covenant is not attached to the deed to this property and the neighboring property. Chair Moerdler requested a full copy of the land covenant and agreed to send a letter to the owner of this property putting them on notice about the terms of the covenant. Chair Moerdler proposed a working group to work on historic preservation.

#### Update on 3893 Waldo Ave Development

Developer, Jeff Torkin attended the meeting to provide an update on the development at 3893 Waldo Ave. Chair Moerdler is concerned about the following:

- The retaining wall on Dash Place and asked for the full Builders Pavement Plan for the second time
- Encroachment issues on public property and asked for proof of no encroachment
- Urged Mr. Torkin to connect with and update neighbors

Mr. Torkin defers any concerns with the retaining wall to the Department of Transportation. He stated that the proposal to demolish the retaining wall and build a sidewalk have been “generally approved” by DOT. Once permits are approved, the developer will present Builders Pavement Plan to the Community Board. Next steps include installing scaffolding and demolition. C. Moerdler asked for a copy of the survey proving no encroachment at this location.

Neighbors expressed concerns regarding the development such as impact on parkland, and C. Moerdler asked Parks Committee Chair Rosemary Ginty to follow up on park permits required for this property. C. Moerdler explained that Assemblyman Dinowitz’s office is working on resident concerns surrounding this development. Another neighbor asked Mr. Torkin if he plans on installing a construction shed since the building will be more than twenty-five feet high. He responded that there is a site safety plan that will be followed. This includes tree safety and scaffolding. The developer will perform an interior demolition which will make an exterior demolition simpler and easily controlled.

The meeting was adjourned at 9:45 pm.

Minutes submitted by C. Gannon, District Manager  
Reviewed By: Chuck Moerdler