

(Pending Committee Approval)

**Land Use Committee Minutes
Monday, December 5, 2022 at 7 pm
Meeting held virtually via Zoom**

Attendance:

Committee Members: C. Moerdler (Chair), M. Wolpoff, R. Ginty, S. Alexander, B. Bender, D. Padernacht, D. Gellman, Laura Spalter (Board Chair, Ex Officio)

Absent members: J. Reyes, N. Fazio

Guests: Lisa Daub (Board Member), Lee Chong (Board Member), Scott Krompinger (Board Member), Rob Jacklosky (Board Secretary), Weinstein (HPD), Sherida Paulsen (Riverdale Nature Preservancy)

C. Moerdler called the meeting to order at 7:00 pm.

Discussion of SNAD & Enforcement

The Community Board Office has received an influx of tree removal complaints in SNAD areas. C. Moerdler asks residents to continue to contact the board office with complaints. The office is working with DOB and DCP regarding the complaints and their enforcement process. DCP must require offenders to replace trees illegally removed through a restitution plan. C. Moerdler noted that the Department of Health can look into the license of Schervier.

The Department of City Planning has a new Bronx Liaison, Camila Thomas and she will be attending the next Land Use Committee Meeting. C. Moerdler, L. Spalter and C. Gannon have met with Ms. Thomas regarding issues and concerns regarding planning, zoning and development concerns. has hired a Bronx Director who will start in the next few weeks.

C. Moerdler asked D. Gellman, D. Padernacht and B. Bender to assist in reviewing SNAD complaints for potential future litigation against reoccurring offenders.

Update from the 3745 Riverdale Ave Working Group

M. Wolpoff reported that the Condo next door is replacing their roof and there were concerns that the Stagg building would impact roof work, but both parties are working together. The sidewalk shed was extended to assist in roof work. Construction is taking place on the 8th floor, so construction is moving quickly. Stagg has worked with a homeowner on Oxford Ave. to build a wall and protect their property. Both parties are satisfied with work completed. There will be a meeting later this month and the relationship between CB8 and Stagg is going well.

Minutes of the October 3rd, 2022 Land Use Committee Meeting were approved unanimously.

Discussion of Affordable Housing

C. Moerdler reported on a memo he put together for the committee about affordable housing. The first item the committee should tackle is what is affordable housing to get a better sense of the meaning of the term. One piece of the affordable housing issue is the AMI, Annual Median Income, and the fact that the AMI for our area is determined along with Westchester County, entirety of NYC and Long Island. It was brought to the attention of the committee that if a development does not use Federal HUD funding then the AMI can be determined from the census tracts on a more local level.

C. Moerdler asked the committee what role the Community Board or government should apply for the quantum of affordable housing. How many apartments are available today that can be used for affordable housing, for example conversions of office buildings. A discussion of these points took place.

T. Weinstein of HPD reported that the agency looks at the market rate rent in areas of development when working with developers to determine what percentage of the AMI to use when determining the rent. It is important to note that some developments don't use subsidies and can charge market rate without input from HPD.

The committee had a lengthy discussion of Affordable Housing.

MIH, Mandatory Inclusionary Housing, only applies when a developer is applying for a zoning change.

Community Boards play an important role representing the community regarding developments. Community Boards are the voice for the community.

Update on Religious Institutions

C. Moerdler reported that local religious institutions have large parcels of land and are potential development sites. Possible locations are Church of the Mediator and Van Cortlandt Jewish Center. A discussion of the Community Board involvement in this process took place. It was reported that the Church of the Mediator is drafting a request for proposals that they will submit to developers on what they would like to see with their site.

The next Land Use Committee Meeting will be held on January 12, 2023. A motion to adjourn the meeting was seconded and approved unanimously.

The meeting was adjourned at 9:12 pm.

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