

(Pending Committee Approval)

**Land Use Committee Minutes
Tuesday, September 6, 2022 at 7 pm
Meeting held virtually via Zoom**

Attendance:

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

Absent members:

Guests: Lisa Daub (Board Member), Chris Calhoun (Board Member), Deb Travis (Board Member), Lee Chong (Board Member), Scott Krompinger (Board Member), Constance Barnes (Board Member), Rob Jacklosky (Board Secretary), Bob Fanuzzi (Board Member), Omar Murray (Board Member), Kelli Buford (Board Member), Frederick Klein (Assembly Member Jeff Dinowitz Office), Ted Weinstein (HPD), Kingsbridge BID, Stephanie Ehrlich (Van Cortlandt Park),

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

Presentation on Affordable Housing

Rodney Gary, of Tishman Speyer, led a discussion of Affordable Housing and different affordable housing programs in New York City. He stated that affordable housing is housing that allows a household to pay for their living accommodations while being able to pay other basic living expenses. Mr. Gary spoke about AMI, Area Median Income, which is a standard set by the federal government for the entire country and changes depending on where one lives. Westchester, Long Island & NYC share the same AMI. 421a, a New York State tax exemption for developers, expired in June 2022. If developers did not start their project before June, they will need to wait for another type of exemption program. Committee members and the public asked questions about affordable housing.

Residential Development Proposal: 171 West 239th Street

Rodney Gary of Tishman Speyer and Paimaan Lodhi introduced the proposed residential development to be located at 171 West 239th Street.

This as of right development is on the same site of the proposed School Construction Authority proposed 700 seat school. Mr. Moerdler formally disclosed that he represents the United Federation of Teachers, even though it does not require recusal. Tishman Speyer recently completed a deal with the SCA to acquire part of the property from the Archdiocese of New York. The school will be located on the eastern side of the site on Review Place and the residential portion will be on the western side. Construction will begin next year and be completed by the end of 2025. Due to the unique nature of both

projects, Tishman Speyer and SCA are constant communication regarding design, construction, parking and staging. The proposed 76-foot-tall development will yield 260,681 square feet designated for residential space. The building will have approximately 340 residences and 70 parking spots as required. The garage will be located on West 239th Street.

The developer understands that the condition of the site is not ideal, but they have hired security. Demolition of the school, church and rectory is forthcoming. The proposed housing types are as follows:

<u>Bedroom Type</u>	<u>% of Units</u>
Studio	25%
One Bedroom	45%
Two Bedroom	20%
Three Bedroom	10%

60% (204 units) of the units will be affordable to families earning between 40-80% of AMI. 40% (136 units) of units will be affordable to families earning between 80-110% of AMI. 50% of the apartments will provide preference to Community District 8 residents.

Representatives of Tishman Speyer answered questions from committee members and the public. There are concerns about the large size of the building and small size of the proposed school. Environmental impacts and flooding concerns were raised. Tishman Speyer will meet with Bob Fanuzzi & Karen Argenti to discuss these concerns. Tishman Speyer stated they are working with DEP. Committee members raised concerns about traffic congestion, flow, loading zones and setbacks. Tishman Speyer will take another look at the entrance location of the building. Streets in this area are narrow and heavily trafficked. The project does have setbacks. Tishman Speyer will work with the design team on the setbacks and lack of greenspace. C. Moerdler asked Dan Padernacht and Kelli Buford to submit traffic related questions to Tishman Speyer. C. Moerdler asked for a new set of renderings. Chair Spalter raised questions about environmental remediation such as asbestos removal. The developer is currently testing the site and is committed to doing the required remediation as it comes up. Chair Spalter also asked about the permanent easement for the school playground.

Community Board 8 will hold a public hearing about the proposed school on September 29th. The School Construction will not be in attendance. C. Moerdler will draft a letter to SCA requesting their attendance. SCA reported that they will come back to the Community Board in the future but not at this juncture. Tishman Speyer will be invited back to another Committee Meeting in the future to discuss the project further.

Update from the 3745 Riverdale Ave Working Group

M. Wolpoff reported that the building is being constructed. Once the second floor is constructed, construction will begin from Oxford Avenue. There was no meeting with the developer over the summer but there has been communication and progress reports. Residents of 3751 Riverdale Avenue have requested that windows on that side be closed up. There is a proposed 2023 completion date. A meeting is forthcoming.

Proposed Development Update: 3991 Saxon Ave

C. Moerdler reported that the owner of this property has put the project on hold.

215 West Kingsbridge Road, 229 West Kingsbridge Road & 235 West Kingsbridge Road

C. Moerdler provided updates on the West Kingsbridge locations. The owner, Paul Durcaj, attended the meeting and answered questions. All three buildings are adjacent to each other.

215 West Kingsbridge Road: Building is zoned R6 and will be demolished. The DOB has issued Class 1 Violation on site failure to certify. DOB is hoping to meet with the developer. Mr. Durcaj plans on building a market rate residential building at this location with twenty-three units.

229 West Kingsbridge: Building is zoned R6 and has been demolished. DOB disapproved the Builders Pavement Plan in March 2022. Mr. Durcaj has reported that the architect is working on this outstanding issue with DOB. The proposed development will have twenty-seven units.

235 West Kingsbridge Road: There are many quality-of-life complaints associated with this location. Mr. Durcaj has a management company running the building, but he plans on getting more involved. He will also hire more staff to take care of this location. This building has 40 residential units.

C. Moerdler asked Mr. Durcaj to provide a plan regarding 235 West Kingsbridge Road to the District Manager, Ciara Gannon September 20th. C. Moerdler asked Mr. Durcaj to have his attorney contact the Community Board regarding the ongoing issues.

The next Land Use Committee Meeting will be held on October 3, 2022.

A motion to adjourn the building was seconded and approved unanimously.

The meeting was adjourned at 9:35 pm.

Minutes submitted by C. Gannon, District Manager

Reviewed by: C. Moerdler, Chair