

(Pending Committee Approval)

**Land Use Committee Minutes
Monday, April 4, 2022 at 7 pm
Meeting held virtually via Zoom**

Attendance:

Committee Members: C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, N. Fazio, D. Gellman, R. Ginty, D. Padernacht, J. Reyes, C. Tepelus

Absent members: O. Murray

Guests: Lorenzo Manzano (CM Dinowitz Office) , Kim Wood, (Spacesmith LLP.) Anthony Petricevich, Rocco DeFranco (NYPD), L. Spalter (Board Chair), Tania Ochoteco (CB8 Community Coordinator)

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

Public Design Commission: NYPD 50th Pct, 3450 Kingsbridge Ave in the Bronx

Request for a Letter of No Objection to be submitted to the Public Design Commission for exterior work to modify asphalt with ADA requirements and replace the existing door.

A follow up discussion of the application took place by the committee. NYPD Architect Rocco DeFranco stated that the scope is to improve accessibility as it stands right now. There is an accessible sidewalk leading into the side of the building and now they would like to improve the entrance ramp. The front of the building was never in the scope of work assigned by the NYPD. A discussion of the grate replacement took place. The grate will be ADA compliant so that there are no accessibility issues. There will be signage for the public so that they are aware where the accessible entrance is. There will also be an intercom to inform the Police so they can provide access to those at the accessible entrance. There is a handicap parking lot and visitors can access this entrance by car.

A discussion took place of the resolution options. C. Moerdler presented the following resolution:

RESOLVED, the Land Use committee of Community Board 8, Bronx County makes the following findings and recommendations:

1. That the proposed ADA accessible rear door entrance to the 50th precinct is approved subject to the erection of legible ADA compliant signage in front of the building stating clearly and in bold lettering where that rear entrance is and how to proceed to it and, that the intercom to be installed along side of that rear door be at ADA height and readily accessible and usable 24 hours a day.

2. Since accessibility is the underlying issue being addressed it extends as well to the issue of accessibility by the public through the front door of the building which currently has and requires people to ascend an interior staircase. Therefore, the Land Use committee calls upon the Police Department and the City of New York to take such steps as may appear permissible to improve the front door access so as to allow handicapped or otherwise disabled persons ready access through the front door of the 50th precinct.

RESOLVED, that the rear door entrance be of a kind as will allow handicapped passengers of a motor vehicle to have access through such rear door and to the intercom.

VOTE: In Favor (10): C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, N. Fazio, D. Gellman, R. Ginty, D. Padernacht, J. Reyes, C. Tepelus

A discussion of the March minutes took place. Corrections will be made. February minutes will also be updated on the board website.

A discussion of the sidewalk cafes took place. It was reported that the court threw this out because of the Environmental Impact Statement (EIS) A request was made to the Board Office to obtain the EIS and the court decision, specifically how did the court find the EIS deficient. C. Moerdler has met with Department of Transportation Commissioner Rodriguez about this and reported that the commissioner is willing to work with the Community Board. This will be discussed further at the Executive Committee Meeting.

C. Moerdler brought the committees attention to Governor Hochul's rezoning proposal that would have profound impacts on Bronx Community Board No. 8. More details will be provided once the NYS budget is passed. Secondly, the Department of City Planning is discussing zoning changes for the City of New York. C. Moerdler has met with the Riverdale Nature Preservancy and other community groups to come up with questions for the Department of City Planning. C. Moerdler will follow up with Ted Weinstein from Housing, Preservation & Development.

C. Moerdler briefly discussed the proposed road diet/ bike lane for Riverdale Ave. DOT will be invited to the May committee meeting to discuss traffic plans and the direct impact on land use.

3745 Riverdale Ave Working Group Update

M. Wolpoff discussed the development at 3745 Riverdale Ave. The working group has met with Stagg twice. Concerns of construction were addressed at the meetings. There are no plans for the Greek restaurant location. Work will commence on both Riverdale Ave & Oxford Ave locations. Traffic implications are a concern for local residents. Greystone Ave issues were raised and this will be looked into. A further update will be provided at the next committee meeting. (Full report submitted by M. Wolpoff & working group attached)

New Business

There are rumors that Salanter Akiba Riverdale Academy(SAR) on Riverdle Ave. isplanning to expand onto the Capital One site. C. Moerdler confirmed that the school does intend to use that site for educational purposes but not at this time. When plans are submitted the committee will invite them to present and discuss.

The meeting was adjourned at 8:35 pm

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

Report by Land Use Working Committee
concerning Stagg construction at 3745 Riverdale Avenue
4/4/2022

1. Working committee established at last's month's meeting – 3/7/2022
Charles Moerdler, David Gellman, Marty Wolpoff, Chair and Mark Gothelf
Objective: Monitor construction in an attempt, to the degree possible, to represent community interests
2. Met twice with Jay Martino, VP of the Stagg Group and Mark Stagg, a principal
Have also shared emails during which questions were raised and answered
3. Construction “As Of Right.” Meetings held with a sense of good will
4. Subjects of conversations
 - a. Entire lot amassed by Simone in previous effort for Montefiore Hospital
 - b. Dispelled rumors - for example, there will not be any blasting
 - c. 5-foot corridor is being provided for the adjacent private house on Oxford –Stagg will provide permanent easement
 - d. Stagg owns the Greek restaurant abutting the site. They have no plans for any change?
5. Construction
 - A. Almost all rock has been removed - just a few more weeks when the annoying sounds from the drilling will cease. Recommended that trucks removing stones be staged from W238th St. and brought into the site as needed. CB volunteered to request that DOT set aside four metered parking spots for trucks to queue.
 - B. Work will begin from both Riverdale and Oxford Aves.
 - a. From Riverdale Ave construction of the first two floors. After the first two floors are completed, all construction, deliveries, equipment and worker parking will originate from Oxford Ave
 - b. From Oxford – 10 ' excavation to develop ramp to second floor parking
 - c. There will be two garage levels; one from Riverdale, one from Oxford. No internal ramps
 - d. Above the garage they are talking about developing a green space.
 - e. 15 floors – first floor will have lobby and mechanicals. Second floor will have the gym, lounge and some apartments.
 - f. Building will have a green roof and limited mechanicals as all apartments will have PTAC units in the walls under the windows
 - g. From past experience they believe that the apartments will easily rent
 - h. Planned system for run off, water retention, and delivery into city sewers
 - i. Will place a waterproof membrane between the new building and condo at 3751 Riverdale Avenue.
 - j. Permitted working hours – have permit from 7am – 6 pm
6. Stagg has been asked to:
 - A. Curtail worker parking on Riverdale Avenue
 - B. Stage and schedule for waiting vehicles, construction equipment
 - C. Be cognizant of construction impact on parking/obstructions on the streets with concern for businesses on the block.

- D. Ensure continuous contact with Fieldston School to ensure for student/pedestrian safety
- E. Concern for neighbors

- 7. For next meeting
 - A. Review of updated plans
 - B. Discussion of permitted and actual FAR