

**Land Use Committee Minutes**  
**Monday, February 1, 2020 at 7pm**  
**Meeting held virtually via Zoom**

Attendance:

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

Absent members: Martin Gluck,

Guests: Lisa Daub (Secretary), Nick Fazio ( Economic Development Chair) Karen Pesce( CB8 Member), Myra Joyce (CB8 Member), Jay Martino (Stagg Group), Samuel Liedtka ( Assemblyman Dinowitz’s Office), Michael Hinman ( Riverdale Press), Ciara Gannon (District Manager)

Chair Moerdler began the committee meeting at 7 pm. He provided context about the role of planning in Community Boards. It has been some time since the Community Board focused on planning. Community Board No. 8 submitted amendments to the 197A Plan re: Dash Place several years ago and it was not considered by the Department of City Planning. C. Moerdler referred to issues surrounding the Webb Ave. area of the district. There are at least currently nine buildings with vacate orders because of illegal conversions of single room occupancies.

**5278 Post Road**

C. Moerdler referenced after hour work complaints at 5278 Post Road. The Community Board office requests photographic evidence of after hour work to share with the Department of Buildings. Jay Martino, of Stagg Group, asks that the Community Board also send the developer the photos and complaints. Permitted working hours are 7 am- 6pm. There was a partial stop work order at the site for rock removal within 30 feet of Broadway, and in response the developer added additional netting and built an additional

barrier fence. The Stop Work Order has been lifted. A community member stated that the problems at the site have been resolved to date.

C. Moerdler stated that there have been complaints about rock removal at this location. Jay Martino explained that they are chopping the rock and they are working closely with DOB and their Geotech engineer on the rock removal because of concerns of it's location and proximity to Broadway. C. Moerdler asked about impact on neighboring buildings. There are seismic monitors and pre construction surveys of the buildings. Chair Moerdler asked for Stagg to develop a contact method for neighbors to reach the developer; Stagg will set up an email address for questions and concerns from the neighbors. A resident raised a question about excess dust. He will send the 311 complaint to the Board Office for DEP to inspect. In addition, the construction site will be watered down.

A question was posed about the community facility and traffic plan. The plan still stands of having a day care center with a drop off location changed to Post Road.

C. Moerdler asked the developer to create more protections for traffic at the nearby Henry Hudson Parkway exit ramp and Broadway. Concerns for trucks blocking the road and driving the wrong way were raised; Mr. Martino will look into the claims and C. Moerdler and C. Gannon will follow up with him next week.

### **3377 Sedgwick Ave**

The representative for this project was unable to attend the meeting.

### **Community Board Planning**

C. Moerdler hopes that Community Board's can take an active role in planning for their communities. He has sent Bronx Community Board No. 8 zoning maps to committee members. This project would include, but not be limited to planning for additional housing, economic development, and environmental concerns. The committee will focus on the area of Dash Place, Webb Ave in Kingsbridge Heights, and Marble Hill. C. Moerdler

stated that Rosemary Ginty will lead this group because of her expertise in planning, especially in CB8. He asked for committee members interested in this project to reach out to the office. B. Fanuzzi inquired about the Montefiore empty site on Riverdale Ave. J. Reyes expressed interest in working on the NYCHA Marble Hill piece of this project. D. Gellman also expressed interest in the zoning/ planning project.

### **New Business**

Mr. Rosenthal, a resident of Delafield Ave., brought concerns with a violation he received from DOB regarding the retaining wall on the Henry Hudson Parkway Service Road. After several surveys were completed, the homeowner is confident that he should not be responsible for the retaining wall and that the surveys show it is city property. He has paid for the repair of the retaining wall. C. Moerdler will follow up with him and DOB after the meeting.

A unanimous vote was taken to approve the December Committee Minutes.

The meeting was adjourned at 8:15 pm.

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