

(Pending Committee Approval)

**Land Use Committee Minutes
February 7, 2022 at 7pm
Meeting held virtually via Zoom**

Attendance:

Committee Members: Charles G. Moerdler (chair), Martin Wolpoff, Sylvia Alexander, Nick Fazio, Paul Ellis, David, Gellman, Dan Padernacht, Julie Reyes, Camelia Tepelus, Omar Murray, Bob Bender

Absent members: Tracy Pardo

Guests: Council Member Dinowitz , Todd Dale (Rothkrug, Rothkrug & Spector LLP), Joyce Campbell Priveterre (CB8 Treasurer) Lisa Daub (CB8 Member), Debra Travis (CB8 Member), Myra Joyce (CB8 Member), Rob Jaclosky (CB8 Secretary), Laura Spalter (CB8 Chair), Michael Hinman (Riverdale Press), Randi Martos (Assemblyman Dinowitz Office), Sam Liedtka (Assemblyman Dinowitz Office), Lorenzo Manzano (CM Dinowitz Office). Juton Horstman(DCP), Jay Martino (Stagg Group), Kathy Bradshaw(Stagg Group)

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

C. Moerdler reported that permanent outdoor dining will be before the City Council tomorrow. This will limit the role of Community Boards with respect to outdoor dining and street café structures. C. Moerdler urged the committee to support a resolution requesting the Council to lay the matter over so that Community Boards can see and respond to the bill. R. Ginty seconded the motion. A vote was taken:

Vote:

In Favor: C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, P. Ellis, D. Gellman, R. Ginty, D. Padernacht, J. Reyes, C. Tepelus

Abstain: 0

Oppose: 0

This resolution was adopted unanimously and will go to the full board tomorrow night.

Council Member Dinowitz reported on the City Council Public Hearing on this matter. The text is available online and there will be no City Council vote yet. The public is welcome to provide testimony at the hearing.

3745 Riverdale Avenue

Jay Martino of the Stagg Group stated that they are proposing to develop luxury market rate housing at 3745 Riverdale Avenue. The developer has no intention of opening a homeless shelter at this site. This proposal is still in design phase but the developer is contemplating the following: a fifteen story building with seventy one units with balconies, entrance to parking from Oxford Ave and Riverdale Ave, and affordable Housing per 421A. The curb cut on Riverdale Ave side will be in reasonable proximity to the Greek restaurant. C. Moerdler asked Stagg to work with a small group of community members to maintain a good working relationship and Mr. Martino agreed.

C. Moerdler opened the floor to questions. The developer is considering an increase in parking in lieu of a community facility and commercial use. At this time retail is not being considered. The purchase price of this property was \$6.5 Million. J. Martino agreed to have his engineer meet with the engineer of the adjacent building.

Assembly Member Dinowitz has concerns over small studio/1 bedroom apartments. He asked the developer to consider families with children and suggested two and three bedroom apartments.

The developer has bought the Greek Express property. The restaurant will continue operating. There are no plans to demolish the property right now. The developer has air rights at this location. Traffic congestion concerns were raised.

BSA Application (2021-29-BZ) 3904 Orloff Ave

An application has been filed with the Board of Standards and Appeals for a variance to permit in an R4A zoning District construction of a cellar and residential building that does not provide one required front yard. The proposed building is a two family home with a one car garage.

C. Moerdler provided background on this application and restated concerns of an illegal basement apartment. Representative, Todd Dale, presented recent revisions to the plans and answered questions raised at the last committee meeting. The architect considered two structures as opposed to one, but it is not feasible at this time. They would be too small and there would be two variances required. Two separate lots would create issues as well. C. Moerdler explained that the applicant is already applying for a variance and does not the applicant to exclude the option because of this. Mr. Dale presented updates on grass and planted areas. A separate cellar entrance is required per NYC building code. The Certificate of Occupancy will state that the cellar is not to be used as an apartment. The property owner has no intention of using the cellar as an illegal occupancy. With

respect to the garage, T. Dale stated that two parking spots are required; one spot outside and one spot in the garage. Any other options would include tandem parking which is not desirable.

C. Moerdler asked Mr. Dale about next steps. The hearing before the BSA will be March 28th. C. Moerdler proposes to lay this item over to the March meeting.

The meeting was adjourned at 8:25 pm

Minutes submitted by C. Gannon, District Manager

Reviewed by: C. Moerdler, Chair