

(Pending Committee Approval)

**Land Use Committee Minutes
Monday, May 2, 2022 at 7 pm
Meeting held virtually via Zoom**

Attendance:

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

Absent members: B. Bender, O. Murray, N. Fazio

Guests: Randi Martos(Assembly Member Jeff Dinowitz Office) Juton Horstman (Department of City Planning), Lorenzo Manzano (CM Dinowitz Office), Ted Weinstein (HPD), Karen Pesce (Board Member)

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

3745 Riverdale Ave Working Group Update

M. Wolpoff discussed the development at 3745 Riverdale Ave. There has been a stop work order for the past month. There are no rock/ Geotech studies at this time, but DOB is requiring them. The working group has been in touch with Jay Martino of Stagg and have been told CB8 will receive updated plans and audit when DOB clears them. Another report will be provided at the next committee meeting.

Zoning & Affordable Housing Update

The Department of City Planning does not have any report at this time. There is a working group on zoning & affordable housing consisting of David Gellman, Chuck Moerdler, Julie Reyes, Dan Padernacht, Martin Wolpoff and Rosemary Ginty.

Governor Hochul proposed the abolition of single family zoning but it failed. The Department of City Planning has launched a new database of inclusionary zoning, "Equitable Development Data Explorer." The DCP is also supporting upzoning throughout the city. There is a need for additional housing and C. Moerdler asks what the Community Board's approach should be- reactive or proactive. NYC needs more housing, especially affordable housing. Thank you to Assembly Member Dinowitz for his support on the affordability crisis. This is an expansive project that can be worked on piece by piece. Members of the committee spoke on the importance of this discussion. The Land Use Committee will work with the Housing Committee on the affordable housing issue. The working group will meet and report back to the committee. C. Moerdler asked Juton

Horstman to find out what CB8 can do to work with DCP on this issue and whether or not a new 197A plan or a revised 197A plan is necessary. Ted Weinstein of HPD explained that affordable housing is being developed in all communities throughout the city. HPD has developed a lot in the South Bronx because of the large number of city owned land. The city does not own much, if any, land in Community Board 8. It is important to educate the board and community on what affordable housing and 421A are.

The April committee minutes were unanimously approved.

The meeting was adjourned at 7:58 pm

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