

(Pending Committee Approval)

**Land Use Committee Minutes
Monday, March 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, Marvin Goodman Dan Padernacht, Julie Reyes, Martin Wolpoff, Laura Spalter (ex-officio)

Absent Members: Martin Gluck, Tracy Pardo

Guests: Lisa Daub (Secretary), Nick Fazio (Economic Development Chair) Karen Pesce(CB8 Member), Myra Joyce (CB8 Member), Deb Travis (CB8 Member), Michael Hinman (Riverdale Press), Kiana Diaz (CM Rodriguez's Office), Ciara Gannon (District Manager)

Chair Moerdler opened the meeting at 7pm.

22 Marble Hill Ave

C. Moerdler introduced the representatives of 22 Marble Hill Ave; Oren Sendowsky representing the owners of the building, Atmosphere Academy's Chief Operation Officers, Gabe Rosenbloom, and tenant representatives. Complaints of this location were first brought to the Housing Committee. C. Moerdler asked the owner of the building to address the many complaints at this location. Mr. Sendowsky stated that construction is inherently noisy. The tenants representatives stated that they have not been able to get in touch with the owner of the building until this meeting, and that there has been a lack of notification to tenants. For over a year disruptive noise and construction has affected residents quality of life. Construction has occurred before and after permitted work hours, workers have harassed tenants. Chair Spalter noted the many DOB violations and substantial issues with this construction.

C. Moerdler asked all parties to meet on Thursday, March 4th at 2:30 pm to discuss problems at this location and report back with a solution. C. Gannon will connect all parties for their meeting

3893 Waldo Ave

C. Gannon stated that this location was added to the agenda because of fencing complaints. She also stated that there were forty five zoning challenges and appeals submitted by neighbors for this site. After following up with DOB a number of times, C. Gannon explained that DOB does not respond individually to each appeal. Neighbors must review the DOB site to review the status. C. Moerdler asked Jeff Torkin, developer of this site, to discuss complaints about the fence surrounding the site. Community member, Jim Wacker, cannot discuss the fence as it is part of a lawsuit at this time. C. Moerdler asked the developer to make sure the fence does not impede the hydrant; the developer claimed his fence does not.

2395 Palisade Ave

C. Gannon stated that this location was added to the agenda because of several construction, after hour work, snow and illegal parking complaints. Community Member, Jodie Colon, provided the following complaints: food dumping left at 2465 Palisade Ave, illegal parking on Palisade Ave, numerous safety violations (lack of safety trainings, logs), illegally pushing snow, truck traffic and concrete flowing outside the property lines onto the rocks located on Edsall Ave. J. Colon thanked Mr. Torkin for addressing graffiti complaints. There are now flaggers on site helping with trucking issues. C. Gannon thanked the 50th Precinct for addressing traffic complaints; the Board Office will continue to monitor complaints.

3377 Sedgwick Ave

The developer of this site did not attend the meeting. C. Gannon has sent several meeting requests to the owner of this property. Neighbors of this property attended the meeting and will continue to send complaints and concerns into the board office. The Board will press DOB in appropriate instances

Henry Hudson Parkway Retaining Wall

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 to the February Meeting. C. Moerdler contacted the Chair of the Innovation unit of NYU's Engineering school to inspect the site. Inspections & surveys have proven that this wall and sidewalk is owned by NYC DOT. C. Moerdler will be in touch with the DOT Commissioner and the DOB Commissioner. Mr. & Mrs. Rosenthal thanked C. Moerdler for helping with this serious matter.

Intro 2186

Council Speaker Corey Johnson has introduced legislation to change planning and land use procedures; he would like to create a parallel group to City Planning & Community Boards. A copy of Intro 2186 and testimony was sent to Land Use Committee Members. C. Moerdler congratulated Marisa Lago, Chairwoman of the City Planning Commission, on her excellent testimony on this proposed legislation. This will be an item of discussion at the April Committee Meeting. C. Moerdler asked Juton Horstman (DCP) to prepare to discuss Intro 2186. R. Ginty explained that DCP and CB8 agree on Intro 2186 and urged members to listen to Marisa Lago's statements made at the February 23rd hearing. L. Spalter shared her disappointment in the lack of notification for this council hearing, which gave the board no time to review, discuss or prepare testimony. The board submitted testimony that stated our objections to this rushed process.

Planning Update

C. Moerdler stated there is a dreadful shortage in affordable housing. There are an increase in illegal SRO's throughout the city and at least nine in Community Board No. 8. C. Moerdler also discussed a possible future historic district in the Kingsbridge Heights area. He thanked Board Member, Deb Travis, for taking the lead on this issue.

C. Moerdler & D. Travis are working together on potential landmarking of area surrounding the Reservoir in Kingsbridge. This will be an item on the next agenda.

C. Moerdler hopes to work with DCP on Dash Place/Central Riverdale rezoning.

The role of Community Boards in planning will be an important item in the Mayoral Primary. Land Use Committee Members have received a copy of the 197A plan for discussion at the April Committee Meeting. R. Ginty highlights the 197A plan as a magnificent planning document and compared it to Intro 2186 and a lack of community planning. D. Travis explained that Kingsbridge is a very dense community and developers are harassing homeowners to sell their homes.

A unanimous vote was taken to approve the February committee minutes.

C. Moerdler urged committee members to review the 197A plan & Intro 2186 before the next meeting.

The meeting was adjourned at 8:15 pm.

Minutes submitted by C. Gannon, District Manager

Reviewed By: Charles G. Moerdler, Chair of Land Use Committee