



BRONX COMMUNITY BOARD 8



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Julie Reyes, Chairperson

Vanessa L. Gibson, Bronx Borough President

Farrah Kule Rubin, District Manager

JOINT MEETING NOTICE LAND USE COMMITTEE ECONOMIC DEVELOPEMENT COMMITTEE

OFFICERS:

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Sergio Villaverde

Secretary
Margaret Della

Treasurer
Scott Krompinger

Immediate Past Chairperson
Laura Spalter

COMMITTEE CHAIRS:

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Oscar Martinez

Budget
David Gellman

Economic Development
Nicholas R. Fazio

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Sylvia Alexander

Environment & Sanitation
Vacant

Health, Hospitals & Social Services
Rabbi Bob Kaplan

Housing
Rosemary Ginty

Land Use
Charles G. Moerdler

Law, Rules & Ethics
Martin Wolpoff

Parks & Recreation
Debra Travis

Public Safety
Edward Green

Traffic & Transportation
Kelli Buford

Youth
Dr. Julia T. Gomez

DATE: Thursday, January 4, 2024

TIME: 7:00 PM

LOCATION: 5676 Riverdale Avenue Suite #100, Bronx, NY 10471

Committee Members must attend in-person unless they've received a pre-approved exemption.*
Members of the public are encouraged to attend via Zoom due to room limitations.

Join Zoom Meeting: <https://us02web.zoom.us/j/2114033690>

Join Zoom Meeting by Phone: +16465588656 Meeting ID: 2114033690#

AGENDA

1. Roll Call of Committee Members
2. Introduction of Guests
3. Approval of Joint Committee Minutes from December 5, 2023
4. DCP City of Yes for Economic Opportunity: Discussion on 18 Text Changes
 - a. Non-Ulurp - citywide zoning text amendment to add new Manufacturing (M) district options to the City's Zoning Resolution. These new zoning tools remove impediments to business location and growth within M Districts by providing a wider range of available densities than the current M districts allow, updated bulk regulations that enabling more loft-like physical typologies, and right-sizing parking/loading regs.
 - b. Non-Ulurp - The NYC Department of City Planning is proposing a citywide zoning text amendment to support economic growth and resiliency in New York City. This text amendment would facilitate the repurposing of existing nonresidential space by providing businesses with additional zoning flexibility to locate and expand.
 - c. Gaming Facility Text Amendment - The City is proposing a citywide zoning text amendment to allow gaming facilities as a permitted use in certain commercial districts (Section 32-10) and manufacturing districts (Section 42-10) in the Zoning Resolution. This modification would allow a gaming facility licensed by the State and developed through a new State defined siting process to be developed without regard to any potential conflict with the Zoning Resolution.
5. SNAD Application:

Hebrew Home for the Aged Special Permit Renewal– James Powers Esq. Presenting Renewal of the special permit and authorizations for the Hebrew Home project at Riverdale campus. The original permit was granted in September 26, 2018 (C180321 ZSX), including the following authorizations: 105-421, 105-422, 105-424, 105-425; and 105-432. The project is located at 5701-5961 Palisade Avenue, Riverdale, in Community District 8, The Bronx.
6. Discussion of Development at 69 Stevenson Pl, 71 Stevenson Place, 3862 Sedgwick Ave. and 3874 Sedgwick Ave. in Van Cortlandt Village brought by Dr. Abba Leffler
7. Report by subcommittee working with Stagg on construction on Riverdale Ave
8. Outstanding Business/ New Business
9. Adjournment

Nick Fazio, Economic Development Committee, Chair
Charles Moerdler, Land Use Committee, Chair

*See Bronx Community Board 8's Procedures for Hybrid Meetings [linked here](#).