

Land Use Minutes
June 5, 2017
Manhattan College Leo Engineering Building

Meeting called to order at 7:35PM.

Community Board No. 8:

PRESENT: S. Alexander, E. Bell, R. Bender, I. Daub, M. Donato, D. Escano. D. Gellman, R. Ginty, C. Moerdler, D. Padernacht, G. Santiago, L. Spalter, H. Young, A. Robateau

ABSENT: L. Croft, P. Ellis, R. Fanuzzi, S. Froot, D. Fuchs, M. Goodman, S. Gozland, I. Ladimer, R. Lowe, D. McCord, T. Moran, O. Murray, J. O'Brien, L. Parker, K. Pesce, J. Reyes, D. Santiago, J. Santiago, S. Sarao, I. W. Stone, S. Villaverde, M. Wolpoff, M. Yamagata

GUESTS :

Paul Bingbee – NML
Miriam Allen – Local resident
Mitchell Parks – local resident
Michael Andrew Fischer – Attorney
Juani Ortiz Elliott – local resident
Deborah Allen – local resident
Gorden Allen – local resident
Werner DSeFoe – NYCDOB
Jon DFeigelson – local resident
John Benfatti – local resident
Diane Vigliano – local resident
Robert Press – Bronx Voice
Michael Goldblum – architect
Walter Marrin – Stagg
Adolfo Carion – Stagg
Jay Martino – Stagg
Chris Mele – Stagg
Mark Stagg
Jim Power - Kramer Levin
Judy Weiner, Fieldston property owner
Hank White, Landscape architect

There was no quorum.

1) Follow-up presentation by the Stagg Group on 3482 Fort Independence (also 3469 Cannon Place) for the development of an apartment building on the site.

MR. Carrion gave an overview of their work on the site a real challenge designing a beautiful building on a difficult slope add value to life of surrounding 80 % market 20% affordable. Building now faces Fort Independence, only two stories above Cannon Pl. Architect Walter Marrin presented PowerPoint about the design. Jay Martino sr VP construction. Chris Mele PR. Mark Stagg.

Walter Marrin: Still breaking rock now. Entrance second floor lower level parking facility now terraced. Back yard 2nd floor. Lot 9000 R6 other Lot 6th floor overlooks back. View of a nice area. Driveway comes into 2 story parking. 2nd floor community facility . Wall construction required a lot of work. 1st floor parking, lobby second floor and entrance community 2nd floor. Parking has automatic parking feature creating 110 parking spots. 2nd floor is the “cellar,” community space plus four apartments and some parking. Upper floors have slightly different configuration. All traffic and entrance is on Fort Independence. Mark Stagg - 60 parking spots increased to 110 through automation. Construction cost is very high. Excavation is difficult, using muffled hammers to reduce noise. Garden being constructed in rear of building below Cannon. About 1/3 of excavation is completed, six weeks to go. Rock breaking 6-8 weeks to go. FIPNA asked a variety of questions. Work is a nightmare for the community despite what contractors say. Local infrastructure is falling apart. Jay Martino - DOB objections are being cleared. Zoning is fully approved. Discussion of construction issues took place, roof equipment issues, elevator machine room placement, noise, dust, vibration. Moerdler – project has been very difficult and final plans not ready yet, want a date to see final plans.

2) Department of City Planning Application No. N170329ZAX, N170330ZAX, N170331ZAX, 4490 Fieldston Road (Lot 1) – For the grant of authorizations for modification of topographic features on Tier I sites, for a development on a portion of a zoning lot having a steep slope or steep slope buffer, and for modification of botanic environment and tree preservation and planting requirements to allow the construction of a single-family detached residence located at 4490 Fieldston Road (Block 5808, Lot 1) within the Special Natural Area District (NA-2), within Community District 8, Borough of The Bronx.

3) Department of City Planning Application No. N170332ZAX, N170333ZAX, N170334ZAX, N170335ZAX, 4490 Fieldston Road (Lot 2) – For the grant of authorizations for the development on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer, medication of botanic environment and tree preservation and planting requirements, modification of grading controls, and modification of requirements for private roads and driveways to allow the construction of a single-family detached residence located at 4490 Fieldston Road (Block 5808, Lot 2) within the Special Natural Area District (NA-2), within Community District 8, Borough of The Bronx.

These two items were discussed together as they are houses to be constructed from within the same parcel. Mr. Moerdler recused himself.

Jim Power Kramer Levin Presented. Told about sites we reviewed 10 years ago for five homes.

Lot 1 51000 sq. ft, Lot 2 60000 sq. ft. There will be little modification of topographic features to grade slopes. Access to Lot 2 is via easement through lot 1. Other parcels in area are only 10000 sq ft.

Jude Weiner, owner spoke. Bought property in 2001. Five homes were never built, she is now more sensitive of environment. Only two homes to be constructed, more trees, homes not visible from street. Very sensitive architects and planning carefully. Land is vacant now. Vagrants use property now. The homes will be a real plus for Fieldston.

Hank White landscape architect presented. Design criteria accesses natural features. City Planning has endorsed the plan. Two lots, two separate houses. He reviewed site map of plan. The current driveway goes nowhere and will be reused. Rock outcroppings alter part of design. Enormous trees will be preserved. Lot 1 - Very stringent criteria. 3000 sq ft home footprint driveway permeable. Level plot area. Urban entrance designed house, behind rock outcropping so it can't be seen from 246 street. Steep slopes remain undisturbed, preserving max number of trees. Construction access plan – very confined and outside property will be untouched. Accounted for every tree. More will be planted. There are 177 trees over 5", have to remove 29, planting 48 new. Largest removed 10", most 5-7 inch range. Avoiding critical root zone.

Question - Why is there an existing driveway? Gravel driveway built in anticipation of houses by previous owner.

House lot 2 – Oriented audience per map. Common driveway shared with Lot 1. Used for turning movements and construction. Described footprint of the house. Thirty foot clearance from the property line. Keeping to the existing grades with a low retaining wall. Second house will be about 130 feet from the other house. Property is 10,000 square feet. Common utility access, 29 trees to be removed 48 new trees to be built. Largest tree to be removed is 14" caliper. Combination of native tree types to be planted. Construction access plan: both can be built at same time or separately, not determined yet. Minimal disturbance beyond construction zone, all truck access from 245 street. Will tap existing utilities in Fieldston Road. There are no home renderings yet, but the homes are designed per the land footprint; second home about 3500 sq. ft. footprint, two stories plus attic.

Jeff Mueller, FPOA – In opposition to the plan. Property not on FPOA property. Concerned about utility corridor. Property will make no contribution to FPOA, said their infrastructure is too old. Also claim driveway will pass through private property and the road is too narrow – argument ensued about usability of the road. Also concerned about runoff.

Discussions have taken place between the parties but they are not in agreement. Chair Padernacht said there has not been adequate discussion with parties and should come back next month.

Applicant said the 60 day DCP clock has expired and they did not want to be laid over again. Chairman Moerdler said the delay was the applicant's fault not the CB. An argument ensued about the adequacy of notice of the hearing.

Jessica Haller, Board Member, Riverdale Nature Preservancy- Project should wait until SNAD is reviewed and modified.

Board cannot vote as there is no quorum. A vote will be taken at next full board meeting.

4) 660 West 261 Street, Fiegleson residence – For the grant of authorizations for modification of botanic environment and tree preservation and planting requirements to allow the construction of an in-ground swimming pool and surrounding deck on a site with an existing single-family residence located at 660 West 261 Street (Block 5922, Lot 622) within the Special Natural Area District (NA-2), within the Community District 8, Borough of The Bronx.

Applicant architect Michael Goldblum presented. Arborist report is now available. Tree expert indicated a number of trees were at risk of falling. Design shows removal of no significant trees beyond unhealthy trees. A number of conversations have taken place with neighbors to ameliorate objections and a number of changes were made. Plan now adds eleven trees.

Attorney Michael Fischer for opponents spoke. Did not have adequate time to review arborist report. Argument ensued as to time he had to review report. They still object to the application.

Deborah Barret and neighbors, Helen Krim, Juani Ortiz spoke in objection to plan. Said 36” trees to their eyes look healthy, concerned about flooding, sinkholes and children entering property. Miriam Allen spoke about SNAD requirements.

No vote was taken due to a lack of Quorum, to go before the full board.

Meeting adjourned at 10:35 pm.

Submitted by Michael Heller, District Manager