

Bronx Community Board 8  
Land Use Meeting  
Riverdale YM/TWHA  
March 6, 2017

**Attendance:**

Community Board Members: Charles Moerdler, Chair, Sylvia Alexander, Eric Bell, Robert Bender, Lisa Daub, Paul Ellis, Diomarys Escano, Robert Fannuzi, David Gellman, Rosemary Ginty, Marvin Goodman, Michael Heller, David Kornbluh, Joseph O'Brien, Dan Padernacht, Julie Reyes, Diego Santiago, James Santiago, Martin Wolpoff, Herbert Young

**ABSENT:** Anthony Creaney, Lenora Croft, Margaret Donato, Noah Friedman, Philip Friedman, Steven Froot, Daniella Fuchs, Shalva Gozland, Arturo Guzman, Irving Ladimer, Rita Pochter Lowe, Sergio Marquez, Demetrius McCord, Tao Moran, Omar Murray, Lamont Parker, Karen Pesce, Amy Joy Robateau, Georgia Santiago, Steven Sarao, Laura Spalter, I. W. Stone, S. Villaverde, M. Yamagata

Community attendees: Jim Buckley, Andrea Castano - rep. Assembly Dinowitz, Rhea Dornbush, Bob Drake, Jim Grossman, F. Ianuzzi, Michael Kanet, Cristina Lang – rep. Senator Klein,, Jack Martin, Mary McLaughlin, Pearl Moerdler, Jeremy Newman, Robert Press, Laurie S Rebnick, Ted Weinstein

Chairman Moerdler called the meeting to order 7:20 PM. A quorum was not present.

1. Stagg Group

A. 5731 Broadway - 421a Application to the New York State Department of Housing Preservation & Development

- a. Presentation by Chris Mealy, Jay Menster Marc Stagg
- b. Property is in an R6A/R6 zoned area.
- c. They will be providing for appropriate coverings for any roof mechanicals. Noted that ac/heating units will be in each apartment. Thus there will not be a HVAC unit on the roof.
- d. 83 Housing units (7,500 square feet) – commercial rentals on ground floor. Apartments on a 20/80 basis
- e. The 1<sup>st</sup> floor will be 30 feet from nearest adjacent building wall. 2<sup>nd</sup> floor and above will be 50 feet from nearest adjacent building wall.

18 - Studios	
15 - one bedroom	8 affordable
50 - 2 bedroom	9 affordable
83	

- f. In that developers have not yet provided prospective drawings, the matter was laid over. Chairman asked developer to review whether the area was already saturated with studio apartments

B. Plans for 5759 Broadway have not yet been approved

C. Update on plans for 3649 Cannon Place aka 3482 Ft. Independence

- a. No update. However, Chairman asked the developers to meet with FIPNA members with the plans.

- b. Chairman asked developers to meet with cooperators from adjoining buildings who were in attendance at the meeting
2. 3641 Johnson Avenue – Plans to construct an eight-story building
- A. Presentation made by developer's architect
  - B. Work to continue after lifting of a stop work order
  - C. Condo building will be 8 stories high with a basement and a cellar
  - D. Building will provide for 8 parking spaces.

1 - Studio	450 Sq. feet
11 – 1 bedroom	500-600 sq. feet
14 – 2 Bedroom	750-850 sq. feet
26	

- E. The studio will be slightly below street level.
  - F. Will have electric heating/AC units.
  - G. The construction is “of right.” However, chairman as asked developer to reconsider the wisdom of a below-grade condo and that, especially given the sparsity of parking on Johnson Avenue, establishing a 26 unit building with only 8 parking spaces may hinder condo purchasing.
- H. Other Business – There being no further business, the meeting was adjourned at 9:30 PM

Respectfully submitted,

Martin Wolpoff  
 Rosemary Ginty  
 Vice-chairs  
 Land Use Committee