

**COMMUNITY BOARD NO. 8 BRONX**

**MINUTES OF THE LAND USE COMMITTEE  
PUBLIC HEARING  
HELD ON DECEMBER 2, 2008 AT THE  
RIVERDALE JEWISH CENTER, 3700 INDEPENDENCE AVENUE**

**BOARD MEMBERS:**

R. Abbott, R. Bender, A. P. Cassino, W. S. Dolny, T. Durham, R. Fanuzzi, T. Feerick, P. Friedman, T. Giallorenzi, A. Goldman, G. O. Koppell, M. Khury, B. Maybury, D. McShane, C. G. Moerdler, K. Pesce, J. Pilsner, J. Plaza, J. Reyes, S. Scheinbach, L. Spalter, E. Tossas Tucker, M. Wolpoff, H. Young

**STAFF:** N. Stent – District Manager

**GENERAL PUBLIC/ REPRESENTATIVES:**

S. Alexander  
A. Aguilar – NYC Economic Development Corporation  
A. Barnes – NYC Economic Development Corporation  
K. Broihier – Kingsbridge BID  
P. Caplan – Bronx Borough President Office  
J. Clifford - Ceruzzi Holdings  
N. Danyluk – NYC Department of City Planning  
C. Ellis – Ceruzzi Holdings  
C. M. Giove – Riverdale Press  
E. Goodman – Ceruzzi Holdings  
B. Healey – NYC Economic Development Corporation  
L & M Kormondes – Land & Sea  
F. Levy  
C. Michaelian  
P. Moerdler  
D. Porter  
R. Press – rep. State Senator Efrain Gonzalez  
A. Schonfeld  
C. Stanton – KRVCDC  
E. Tull  
K. Wolfe – Kevin Wolfe Architect

Meeting commenced at 7:33 P.M.

**Item No. 1**

Landmarks Preservation Commission application, Docket No. 083595, for 311 West 245th Street, Fieldston Historic District the Sherman-Stein Residence in the Fieldston Historic District, for an interior renovation. The only exterior alteration is to add a dormer window over the garage. The proposed dormer is not visible from the street.

Kevin Wolf, architect for 311 West 245<sup>th</sup> Street presented the project: primarily an interior renovation with an addition of a dormer window. There are no topographical changes, i.e.; rock or tree removals.

**Resolution**

Motion to approve the application for Docket No. 08333595 resulted in a vote of 15 in favor, 0 opposed, and 0 abstentions

In favor –

R. Abbott, R. Bender, W. Dolny, T. Durham, R. Fanuzzi, P. Friedman, T. Giallorenzi, A. Goldman, D. McShane, C. G. Moerdler, K. Pesce, J. Pilsner, J. Reyes, S. Scheinbach, H. Young

**Item No. 2**

Broadway Plaza Project at West 230<sup>th</sup> Street presentation

Brendan Healy, NYC Economic Development Corporation (NYC EDC) is a co-applicant as this involves disposition of City-owned land. Ethan Goodman and John Clifford representing the developer gave an overview: 167,000 foot retail development that was significantly reduced. Developer had notably attempted to secure two adjacent lots. Currently a 72,000 foot parcel owned by City to be disposed R6 commercial zoning, they want to up zone to C4-4 which increases density. There will be 186 parking spaces on ground floor with access via West 230<sup>th</sup> Street and Verveelen Place. New signal will be requested at Verveelen Place with loading occurring at this street as well. Anticipate two retail tenants, 4<sup>th</sup> story was eliminated.

Land Use Chairman C. Moerdler asked and was assured:

- 1) If the Board approves this application, the Board will not hear this ULURP action again.
- 2) Developer has no signed leases
- 3) They have no agreements with any adjacent property owners

Parking:

Developer is uncommitted; however they are considering a pay lot.

Traffic Study:

Traffic & Transportation Chairman A. Cassino raised overall concerns with traffic study, but clarified potential benefits must be considered. B. Bender expressed specific concerns with the traffic study.

Councilman Koppell supported the project.

Economic Development Chairman R. Fanuzzi – Developer will look to the Board to work on local jobs issue, the community outreach liaison.

A. Cassino expressed support for Broadway development but stated that ongoing dialogue needs to take place relative to traffic and transportation needs in the community.

B. Bender requested the developer maintain an open dialogue relative to leasing and potential tenants.

C. Moerdler requested –

- 1) Written commitment that any changes in tenancy, they will come back to the Board.
- 2) Identification of the community benefit, i.e.; jobs
- 3) Written commitment that the parking lot will be open to other shoppers.

Anticipate construction to begin in 2009 with opening in late 2010, early 2011.

Four (4) Conditions to be met in a letter from the applicants prior to the Board meeting on December 9, 2008:

1. Will meet with Economic Development Committee to review lease agreements / tenants

2. Written commitment on public benefits, i.e.; community and Bronx, specifically community outreach.
3. If traffic conditions deteriorate, developer will meet with Traffic & Transportation Committee
4. If within one year, lot will not be generally filled, the developer will open lot to public.

**Resolution**

Broadway Plaza Project at West 230<sup>th</sup> Street subject to conditions above:

- a. ULURP Application # 090146ZMX - Zoning Map Amendment from R6/C2-3 to C4-4 for Block 3266, Lots 13, 21, 23, 155, 159, p/o lot 11 and Kimberly Place, to be demapped; bounded by West 230<sup>th</sup> Street, Broadway, Verveelen Place and the centerline of the Major Deegan Expressway.
- b. ULURP Application # 090147PPX - Disposition of City-owned property (Block 3266, Lot 13) by the Department of Citywide Administrative Services.
- c. ULURP Application # 080014MMX - City Map Amendment demapping and closing the 50-foot wide Kimberly Place from Broadway to 100 feet east of Broadway.

Vote: 23 in favor, 0 opposed, and 0 abstentions

In Favor -

R. Abbott, R. Bender, A. P. Cassino, W. S. Dolny, T. Durham, R. Fanuzzi, T. Feerick, P. Friedman, T. Giallorenzi, A. Goldman, M. Khury, B. Maybury, D. McShane, C. G. Moerdler, K. Pesce, J. Pilsner, J. Plaza, J. Reyes, S. Scheinbach, L. Spalter, E. Tossas Tucker, M. Wolpoff, H. Young

**Discussion item:**

Pursuant to the New York City Charter Section 384(b)(4), NYC EDC clarified that the land reverts to the City if not developed within a given amount of time.

**Resolution**

The New York City Economic Development Corporation and Kingsbridge West 230th Street, LLC are the applicants seeking the approval from the Board for the disposition of City-owned property (Block 3266, Lot 13 and the demapped portion of Kimberly Place) by the Department of Citywide Administrative Services to the New York City Economic Development Corporation for further disposition to a private developer selected via an RFP pursuant to the New York City Charter Section 384(b)(4), a disposition needed to permit the private development of the proposed project;

Vote: 23 in favor, 0 opposed, and 0 abstentions

In Favor -

R. Abbott, R. Bender, A. P. Cassino, W. S. Dolny, T. Durham, R. Fanuzzi, T. Feerick, P. Friedman, T. Giallorenzi, A. Goldman, M. Khury, B. Maybury, D. McShane, C. G. Moerdler, K. Pesce, J. Pilsner, J. Plaza, J. Reyes, S. Scheinbach, L. Spalter, E. Tossas Tucker, M. Wolpoff, H. Young

Submitted by,

Damian McShane  
Chairman, CB 8