

**BRONX COMMUNITY BOARD NO. 8**

**MINUTES OF THE LAND USE COMMITTEE MEETING  
HELD ON JULY 23, 2013,  
AT THE RIVERDALE YM-YWHA, 5625 ARLINGTON AVENUE**

**PRESENT**

**CB 8:**

S. Alexander, S. Balicer, R. Bender, A. Cohen, A. P. Creaney, L. Daub, M. Donato, P. Ellis, R. Fanuzzi, A.G. Feldmeier, A. Fella, R. Ginty, M. Goodman, D. Kornbluh, D. Lennon, C. G. Moerdler, P. Mullen, D. Padernacht, K. Pesce, J. Pilsner, R. Press, J. Rather, J.M. Reyes, G. Santiago, L. Spalter, M. Wolpoff, H. Young, M. Zegarra-Soja

**COMMUNITY/REPRESENTATIVES:**

H. Camacho – Riverdale Review, A. Chaves, N. Clarke, A. Creaney, J. Cregan, Daddato, D. Dolan, Dr. R. Gil – Comunilife, S. Goldstein, O. Jobe – Comunilife, R. Gonzales, D. Gorenstern, P. Hanrahan, J. Heavey, F. Holoszyl – Riverdale Press, C. Home- NYC DCP, M. Kelly, P. Kelly, J. Keonig, P. Lenning, D. Lyons, A. Leonard, A. McGowan, J. McGowan, T. McMaster, C. McShane, K. Meyer, W. Noponha, E. O'Donata, J. Olivero, M. Perron – Parks, C. Sauk, I. Sherbakor, C. Stanton, L. Staskiewicz, N. Staskiewicz, S. Sullivan, P. Tangracy, W. Torres, M. Turov, J. Waters, T. Wood, E. Wolff - Selfhelp, T. Weinstein – HPD, C. Weintraub – Selfhelp

Meeting convened at 7:35 PM.

1. Board of Standards and Appeals Calendar No. 74-00-BZ, 5500 Broadway, Bronx, NY – Application for an extension of term of a special permit allowing a physical culture establishment, a gym operated as Astral Fitness, within the cellar of an existing commercial building located in an M1-1 zoning district. In addition a waiver is requested to permit delayed filing of the application –

Todd Dale, attorney for applicant. Family that runs Retro Fitness, father passed to son. Due to administration change, did not realize 10 years, expired 2 years ago. Approximately 2008-2009. Todd apologized, no poster board, application floor plan files – copies distributed. Application for extension of term, Astral Fitness, M1. 2010 should have been filed. Site on Broadway & West 230<sup>th</sup> Street. Frontage on Broadway 110.62 ft. frontage on West 230<sup>th</sup> Street 14,765 sq. ft. Three-story commercial building with 31,455 sq. ft. floor area. Small entrance, in cellar gym 10,000 sq. ft. October 17, 2000 granted gym - Certificate of Occupancy 2004. Gym and special permit expired 2010. Will be updated upon grant of application. No changes planned. One ECB violation 2000 – 1<sup>st</sup> filing. DOB violation has since been corrected. Still shows open, yet fine paid. Files 74-00-EZ – Board of Standards & Appeals – May have a new number, may be assigned.

Q – Besides violation – any other

A – No DOB, no online recommendation, no complaints known of

Q – When did it expire

- A – Expired October 17, 2010
- Q – Any other commercial use in building
- A – No residential use in building
- Q – Any changes of hours
- A – No
- Q – Lease signed expires
- A – Do not know
- Q – Permit Expires 2010
- A – Special permit expires 2010, was not ?? as advised earlier

**Vote: 28 in favor, 0 opposed, and abstentions**

**In Favor –**

S. Alexander, S. Balicer, R. Bender, A. Cohen, A. P. Creaney, L. Daub, M. Donato, P. Ellis, R. Fanuzzi, A.G. Feldmeier, A. Fella, R. Ginty, M. Goodman, D. Kornbluh, D. Lennon, C. G. Moerdler, P. Mullen, D. Padernacht, K. Pesce, J. Pilsner, R. Press, J. Rather, J.M. Reyes, G. Santiago, L. Spalter, M. Wolpoff, H. Young, M. Zegarra-Soja

2. Presentation by 6469 Broadway Selfhelp LLC – Proposal to build approximately 67-68,000 square feet of new construction containing 86 units of affordable senior housing with state of the art technology and on site services in addition to 4-5,000 square feet of leasable space and 15 parking spaces. The project will be created through the reclamation and remediation of a brownfield site currently operated as a gas and service station just south of the intersection of Mosholu Avenue and Broadway in the Riverdale section of the Bronx.

Jack Heany, Principal of 6469, Van Cortlandt Green, Affordable safe and sustainable building.

Q – HDC or HPD grant

A – No, State HFA finance and grant from Borough President

Team- John Waters, Ellen Wolf, Sam Goldstein, Olga Jobe, Dr. R. Gil

8 AM Manger partner of Selfhelp; 77 year old organization; Main office, 23 offices New York City and Kansas. Nazi 1936 – Serve seniors five boroughs, two programs Alzheimer and Dementia, Nazi victim and holocaust survivors. 900 Pelham Pkwy North, 250 survivors in Riverdale. 20,000 seniors yearly served.

Wolff – 1<sup>st</sup> senior building in Bronx 1960's, 1<sup>st</sup> buildings for holocaust survivors – 1,000 units, 1,200 residents housing with services, social workers, recreational programs, help people live independently. Virtual programs.

C. Moerdler – Is recipient of Selfhelp holocaust survivor program. Will recuse himself from vote. Works with Dr. Gill on certain projects.

Dr. Gil – Comunilife creates housing for persons with HIV or mental illness, low income housing. 1,500 units. Many in Bronx. Health service provided. 86 units, 26 earmarked for emotionally disturbed. Case manager 24 hours.

Q – Seely - Permits, variances

A – No, As of Right

Jack – 85 studio and 1, two bedroom apartment for super. 175 width, 420 sq.ft., two elevators. Top – Community Use Room, kitchen, storage room. Landscape terrace – each apartment kitchen, bathroom.

Parking – 15 under building spaces. Lease space – 5, 10 residents.

Q – C. Moerdler - Medical offices?

A- Yes, ground floor.  
Q – Couples to reside

**BE IT RESOLVED**, that the Land Use Committee of Bronx Community Board No. 8 requests that there be no HTFC bonds issued and no public finance, including that from the Bronx Borough President to Selfhelp LLC for funding the senior housing development at 6469 Broadway, until the plans of this facility are changed so that the apartment size is increased and that the amount of parking is increased.

**Vote: 20 in favor, 4 opposed and 4 abstentions**

**In Favor –**

S. Alexander, S. Balicer, R. Bender, A. Cohen, A. Creaney, L. Daub, M. Donato, P. Ellis, A. Fella, M. Goodman, D. Kornbluh, D. Lennon, D. Padernacht, R. Press, J. Reyes, G. Santiago, L. Spalter, M. Wolpoff, H. Young, M. Zegarra-Soja

**Opposed –**

R. Fanuzzi, R. Ginty, P. Mullen, J. Rather

**Abstentions –**

A.G. Feldmeier, C. G. Moerdler, K. Pesce, J. Pilsner

**BE IT RESOLVED**, that the Land Use Committee of Bronx Community Board No. 8 agrees to withhold the letter for 30 days provided that within 30 days Selfhelp LLC will come back to the Board and indicate they are making an effort to re-examine the issues with the apartment size and parking; and during that 30 day period that construction be halted.

**Vote: 17 in favor, 8 opposed, and 3 abstentions**

**In Favor –**

S. Alexander, S. Balicer, R. Bender, A. Cohen, A. P. Creaney, M. Donato, L. Daub, P. Ellis, A. Fella, M. Goodman, D. Kornbluh, D. Padernacht, R. Press, J. Reyes, G. Santiago, M. Wolpoff, M. Zegarra-Soja

**Opposed –**

R. Fanuzzi, A. G. Feldmeier, R. Ginty, D. Lennon, P. Mullen, J. Rather, L. Spalter, H. Young

**Abstentions –**

C. G. Moerdler, K, Pesce, J. Pilsner

3. Department of City Planning:

- N130331ZRY- Flood Resilience Zoning Text Amendment
- N20213NPY - Revisions to the Waterfront Revitalization Program, Coastal Zone Boundary modifications

**In Favor –**

S. Alexander, S. Balicer, R. Bender, A. Cohen, A. P. Creaney, L. Daub, M. Donato, P. Ellis, R. Fanuzzi, A.G. Feldmeier, A. Fella, R. Ginty, M. Goodman, D. Kornbluh, D. Lennon, C. G. Moerdler, P. Mullen, D. Padernacht, K. Pesce, R. Press, J. Rather, J.M. Reyes, G. Santiago, L. Spalter, H. Young, M. Zegarra-Soja

**Opposed –**

M. Wolpoff,

**Abstentions –**

J. Pilsner

