

BRONX COMMUNITY BOARD NO. 8

**LAND USE COMMITTEE MEETING HELD ON OCTOBER 13, 2015
AT KINGSBRIDGE HEIGHTS REHABILITATION & CARE CENTER
3400 CANNON PLACE**

PRESENT

COMMUNITY BOARD 8

C. Moerdler, Chair, Land Use Committee, S. Alexander, R. Bender, L. Croft, L. Daub, M. Donato, N. Friedman, D. Gellman, R. Ginty, M. Goodman, M. Heller, J. O'Brien, D. Padernacht, K. Pesce, R. Press, J. M. Reyes, A. J. Robateau, L. Spalter, I. W. Stone, M. Wolpoff, M. Yamagata, H. Young

Staff

P. Manning – District Manager

Elected Officials

A. Cohen - Councilmember

Applicants / Community Members / Guests

J. Feld – Building Studio Architects

J. Torkin

A. Rubil

H. J. Stahl - RJSA

L. Dalfino – RJSA

P. Moerdler

J. Ow – Storage Deluxe Realty

Committee Chair Moerdler convened the meeting at 6:00 PM.

1. Landmarks Preservation Commission Docket No. 172219, College of Mount Saint Vincent, 6301 Riverdale Avenue, application for phased window replacement for Founders Hall –

Presentation was made on the project. The window replacements involve 8 different types and over 600 windows over a period of time. They are having trouble matching the original paint color and will propose to Landmarks Preservation to use the same green color paint the College has been using. An analysis will be done to determine lead paint base and if positive, disposal will not be done with normal construction debris. Following the presentation and discussion, Chair Moerdler made motion to approve.

Vote: 19 in favor, 0 Opposed, and 0 Abstentions

In Favor –

C. Moerdler, S. Alexander, R. Bender, L. Croft, L. Daub, M. Donato, N. Friedman, R. Ginty, M. Goodman, M. Heller, J. O'Brien, D. Padernacht, K. Pesce, R. Press, A. J. Robateau, L. Spalter, M. Wolpoff, M. Yamagata, H. Young

2. Landmarks Preservation Commission Docket No. 175413 re 4520 Waldo Avenue, home renovations –

The house is being remodeled to accommodate the larger family. The existing garage will be moved to the side of the house to allow for enlargement of the family room, master bedroom on 2nd floor, and kitchen. Not increasing height of building. Will retain bay window in front of house. Roof tile will be reclaimed; recladding upstairs dormers. No tree removal. The property line to the next house will reduce from 20 ft. to 9 ft. Chair Moerdler requested that applicant submit letter to the Board representing all trucks, and construction equipment will be contained within premises of property. It was noted that letters were received from neighbors and submitted to Community Board 8 stating approval of renovation.

Chair Moerdler made a motion to approve.

Vote: 19 in favor, 0 opposed, and 1 abstention

In Favor –

C. Moerdler, S. Alexander, R. Bender, L. Croft, L. Daub,
M. Donato, N. Friedman, R. Ginty, M. Goodman, M. Heller, J. O'Brien,
D. Padernacht, K. Pesce, R. Press, A. J. Robateau, L. Spalter, M. Wolpoff,
M. Yamagata, H. Young

Abstention –

D. Gellman

3. Board of Standards & Appeals Cal No. 168-98 BZ, 3050 Bailey Avenue, (Public Parking Lot) Block: 3261 Lot: 12 – Extension of Term (11-411) of previously approved variance which permitted public parking lot for more than 5 vehicles, which expired on March 23, 2009; Waiver of Rules. Located in R6/R4A Zoning District; and Board of Standards & Appeals Cal No. 169-98-BZ, 3141 Bailey Avenue (Automotive Service Station) Block: 3267, Lot: 38 – Extension of Term (11-411) of previously approved variance which permitted Automotive Service Station (Use Group 16B), which expired on July 20, 2009; Amendment (11-413) to permit the Change in Use from Automotive Service Station (UG: 16B) to Automotive Repair Facility (UG: 16B); Waiver of Rules. Located in C2-3 in R6 Zoning District.

Chair Moerdler asked about the reason for extended lapse of years of the expired variances. The applicant stated that the delay in rectifying the expired variances was caused by mix-ups with the previous owner and problems with BSA losing the paperwork. The business ceased to operate as a parking lot since 2011, only being used as storage lot. Tanks removed 2002. Hours of operation are 6AM to 6 PM, Monday through Friday, 10AM to 5PM on Saturdays and 10AM to 1PM on Sundays. Discussion. Chair Moerdler requested that letter be sent to the Board by October 14, 2015 stating that owner will remove graffiti from property wall within 30 days. Chair Moerdler made motion to approve the applications under the stated condition.

Vote: 19 in favor, 2 opposed, and 0 abstentions

In Favor –

S. Alexander, R. Bender, L. Croft, L. Daub, M. Donato, N. Friedman, R. Ginty, M. Goodman, J. O'Brien, D. Padernacht, K. Pesce, R. Press, J. Reyes, A. J. Robateau, L. Spalter, M. Wolpoff, M. Yamagata, H. Young

Opposed –

M. Heller, C. Moerdler

4. Storage Deluxe Realty request for Letter of support for After Hours Work Permit – 5740 Broadway

The applicant presented on the project. The development is for retail stores encompassing 1,800 sq. ft. for each space. They are looking to complete retail portion by spring 2016 and are therefore seeking a construction work hour variance to start one hour early at 6AM instead of 7AM to 6PM.

Following discussion. Chair Moerdler made motion to approve.

Vote: 19 in favor, 0 abstentions, and 2 opposed

In Favor –

C. Moerdler, S. Alexander, R. Bender, L. Croft, L. Daub, M. Donato, N. Friedman, D. Gellman, R. Ginty, M. Goodman, M. Heller, J. O'Brien, D. Padernacht, R. Press, A. J. Robateau, L. Spalter, M. Wolpoff, M. Yamagata, H. Young

Opposed –

K. Pesce, Reyes

5. Street Activity Permit Application:

Safety Awareness Day – NYPD and FDNY coming to give presentations to parents and children - full street closure on October 25, 2015 from 9:00 AM to 1:00 PM on Independence Avenue between Henry Hudson Parkway and West 227th Street. This event has not been held previously.

A. Rubil presented. She explained that the focus is on Safety Awareness for children and adults.

Chair Moerdler made a motion to approve the application.

Vote: 21 in favor, 0 opposed, and 0 abstentions

C. Moerdler, S. Alexander, R. Bender, L. Croft, L. Daub, M. Donato, N. Friedman, D. Gellman, R. Ginty, M. Goodman, M. Heller, J. O'Brien, D. Padernacht, K. Pesce, R. Press, J. M. Reyes, A. J. Robateau, L. Spalter, M. Wolpoff, M. Yamagata, H. Young

6. Chair Moerdler discussed the Mandatory Inclusionary Housing Zoning application coming before the Board's Land Use Committee the next evening, October 14, 2015, being presented by the Department of City Planning.

Submitted by,

Patricia Manning
District Manager

