

BRONX COMMUNITY BOARD NO. 8

MINUTES OF THE LAND USE COMMITTEE MEETING HELD ON DECEMBER 9, 2013, AT THE CONSERVATIVE SYNAGOGUE 475 WEST 250TH STREET

PRESENT:

CB8: S. Alexander, S. Balicer, R. Bender, B. Contant, L. Daub, P. Ellis, R. Fanuzzi, A. Fella, P. Friedman, S. Froot, R. Ginty, M. Heller, M. Khury, G. O. Koppell, D. Kornbluh, C. G. Moerdler, P. Mullen, D. Padernacht, L. Parker, K. Pesce, J. Pilsner, R. Press, G. Santiago, L. Spalter, I. W. Stone, M. Wolpoff, H. Young, M. Zegarra-Soja

N. Stent – CB8 District Manager

GUESTS/COMMUNITY MEMBERS:

J. Dinowitz – Assemblyman, R. Martos – Office of Assemblyman J. Dinowitz, J. Emerik – Chief of Staff to Senator J. Klein, A. Cohen – Councilman-Elect, J. Moerdler – Mintz Levin, J. Hortsman – Department of City Planning, M. McLoughlin, M. Gothelf, R. Dornbush, G. Costa, S. Feslebum, I. S. Keisman, A. Gordon, J. Rothe, E. Dunnioin, S. Glaser, E. Glaser, C. Oppedisoro, G. Pitula, J. Kramer, J. Kelleher, Z. Dubitzky, H. Boyle, L. Gluckman, C. Gluckman, P. Chazanouski, M. McLaughlin, R. Fass, T. Courtade, L. Eideman, M. Riebuchen, S. Ramos-Alamo, Z. Johnstone-Mosher, S. Johnstone-Mosher, P. Tierney, R. Bodrich, L. Koppell, K. Bestrassboro, D. Bush, H. Malatzky, J. Web, I. Obernesse, C. Pripas, V. Williman, L. DeSantis, D. Nyai, S. Shehrigim, C. Spivak, B. Uaqucz, A. Monahan, L. Chong, E. Pers, E. Bell, D. Bell, R. Bowes, S. Benribk, L. Bennudo, J. Whalen, S. Grossman, A. Yeager, A. Lebowitz, L. Perlmutter, N. Alamo, J. Grossman, S. Gartner, T. Pantazis, M. Widgder, S. Bernardo, M. Kaplowitz, A. Noonan, C. Gordet, R. Malach, S. Malach, J. Kohn, A. Hirsch, S. Ryan, S. Laidler, I. Christner, J. Klein, S. Oppenheimer, R.S. Halpern, I. Haimonitz, D. Brenner, E. Irby, C. Carib

The meeting was called to order by Chairman Charles Moerdler at 7:25PM.

Item #1 - Dale Restaurant – renewal of enclosed sidewalk cafe – 3 tables & 15 seats. Mr. S. Hollander represented Dale saying that the restaurant has had the enclosure for 20 years. When questioned as to why the permit was not renewed two years ago he said it was because of a transfer of ownership, there were no outstanding violations, and this is a two year permit ending on November 2015. A motion to approve the application was approved unanimously.

Item #2 – Simone Management - 11 story proposed medical facility for 3741 & 3735 Riverdale Avenue, and 3644 Oxford Avenue.

Mr. J. Moerdler represented Simone, and Land Use Chair C. Moerdler (blood relative) turned the meeting over to CB 8 Chair R. Fanuzzi until Land Use Vice-Chair M. Wolpoff returned as the discussion began. Mr. J. Moerdler said that due to concerns raised at the last meeting off site parking is being sought for the staff, and that any parking on site will be for patients with a possibility of night parking for community residents. This would include construction workers at the site. A shuttle bus service would operate from the off site parking site to the medical facility with stops at mass transit stops and nursing homes to be included. No other changes are planned, and that insurance will be in place in case of any damage caused by the construction. He added that the medical facility would supplement the Department of Sanitation in snow

removal on Oxford Avenue, will ask the DOT to make Oxford Avenue a one way street, and that the building is as of right.

The chief of Staff to State Senator Jeff Klein, John Emerick said that Senator Klein has spoken with the NY State Department of health commissioner along with Assemblyman Jeffrey Dinowitz requesting that a Certificate of Needs application be filed by Montefiore Hospital and West Med for its proposed health care facility to be located at 3741 Riverdale Avenue. Mr. Emerick then passed out copies of the letter to the state health commissioner to the board members.

When asked by board members if any building plans have been filed Mr. J. Moerdler said no excavation just demolition adding an application to build was filed, if a traffic study was done the answer was no, about the route of the shuttle bus the answer was no route yet until the building is completed in 2 years, if the design was still evolving the answer was yes and that it will continue to evolve, shape and air rights the answer was L-shaped and air rights have been transferred to Simone, if people would have to change health plans to use this medical facility the answer was J. Moerdler did not know, and finally to the question of when will the plans be filed the answer was in the next couple of weeks.

After Mr. J. Grossman from the audience spoke Assemblyman Jeffrey Dinowitz asked if Montefiore would be using the entire 8 floors of non-parking, and the answer was yes. After Mr. S. Gartner spoke Councilman Oliver Koppell mentioned a meeting with Dr. Saffer head of Montefiore Hospital. Councilman Koppell said that he never met a more arrogant person as to wanting to accept any change to the current proposal.

Mr. T. Pantazis, D. Wigder, S. Bernardo, M. Kaplowitz, A. Noonan, and C. Gordet spoke. Councilman Elect Andrew Cohen said that it's hard to make decisions when one of the key players Montefiore Hospital is not in the room for the discussion. He encourages sensible development and feels that this proposal is not sensible development.

Mr. Perlmutter, Mrs. Koppell, Ms. Monahan, Mr. Grishner, and Ms. Duncan also spoke. A resolution was presented by Vice Chair Wolpoff which was amended and accepted three times. Mr. Wolpoff said that the resolution in its entirety as amended would be sent out to the members of the full board before the next night's board meeting where a vote of the full board would take place on the resolution. The vote was 24 – 0 – 3 with member C. Moerdler, P. Friedman and M. Heller abstaining for cause. The full board meeting is Tuesday, December 10th 7:30 PM at the Riverdale Temple located on Independence Avenue at West 246th Street.

Mr. J. Moerdler asked to clarify some of the things that were said before. He said the catchment area is 1 – 2 miles from the facility, Dr. Racin from Montefiore was at the previous meeting, no additional land is to be acquired for this project, the medical offices would be open weekdays 7 AM – 9 PM, 9 AM – 5 PM on the weekends, The Urgent Care would be open weekdays 9 AM – 9 PM, 9 AM – 5 PM on the weekend, and that drawings of the proposed facility were at the last meeting. Mr. J. Moerdler was asked to further clarify the role of Simone and the structure of the three companies. Simone Development (a subsidiary of Simone) owns the property, Montefiore is the tenant, and West Med is engaged as the managing agent.

The meeting was then turned back over to the Land Use chair and was adjourned at 9:21 PM.

Minutes submitted by:

Robert Press
Land Use Secretary