

**Land Use Committee Meeting Minutes
Bronx Community Board 8
Thursday April 23, 2026 at 7:00 PM
Board Office – 5676 Riverdale Ave, Suite 100, Bronx, NY 10471**

[Meeting Recording](#)

1. Welcome Committee Members and Guests – Roll Call

Land Use Committee Members:

Present (7): Charles Moerdler, Lee Chong (ADA on Zoom), Bob Bender, Steve Matthews, Laura Spalter, Martin Wolpoff (ADA on Zoom)

Absent (1): Daniel Rowen,

Quorum is present.

Board Members & Staff: Rhashida Hilliard, Farrah Kule Rubin (District Manager)

Guests: Jon Powell (Architect), Benjamin Cohen, Ben Jackson (Owner 311 West 245th Street) Olivia Young (Riverdale Press), William Kozy, Andrea Kozy, Yehuda Mann (Architect), Noah Friedman (Owner 5211 Arlington), Karen Argenti (BCEQ), Susan Morgenthau (Riverdale Sanitation Corp), Esty Waldman (3498 Ft. Independence), Barry Stern, Melissa Braverman, David Goldstein, Deborah Shapira, Anne Golden, Camila Thomas (DCP), Ted Weinstein (HPD), Lori Miller, Miriam Hoffman, Abba Leffler

2. Approval of March 11, 2026 Committee Meeting Minutes:

Unanimously Approved

In Favor (6): Charles Moerdler, Lee Chong, Bob Bender, Steve Matthews, Laura Spalter, Martin Wolpoff

Opposed: 0

Abstain: 0

3. Chair Report:

Meeting of VC Village Working Group on April 30, 2026 @ 7:00 PM. This is not a subcommittee since there are non-board members included in this group. Formed to understand and address the problems apparent in Van Cortlandt Village.

4. SNAD Application: [5211 Arlington Avenue](#) SNAD Non -ULURP

An authorization and subdivision certification to facilitate the development of 2 new single family residences is being sought by private applicant at 5211 Arlington Ave in Riverdale, Community District 8, Bronx. Modification of topographic features.

Addition of pool - modifying topography

Dividing existing lot into two lots
2 wood frame residences in R1-1 zoning area.
Larger home with inground pool and smaller home under building with FARs of .41 and .53 (.60 allowable)
75-foot frontage
117 tree credits retaining 94 credits - 80% tree credit retention.
Leaving critical root zones so are undisturbed
Manage displaced earth on site with soil redistribution along the property.
Can make driveways permeable
25 feet and 28 feet building heights
65% total lot area remains pervious green space (to absorb stormwater)

Committee Concerns:

- Block has problem with water overflow into other properties and downhill how will deal with this? *Considering Drywells for water runoff but plans not finalized yet. Can consider green roof and other water retention systems.*
- Do you have approved sewage hook up to Riverdale Sanitation District? *Not part of this application but not done yet since not required yet.*
- Across street from 5204 proposed synagogue. Any connection with these two sites? No They said they are willing to meet with all parties on Arlington to discuss issues
- Why Cutting of one tree in backyard of new house? *Re-grading and might end up burying roots of tree. No plans to replace but if board requests will do so. Tree in front of house will also be removed.*

Delores Miller, resident in area, there are issues on flooding on Arlington and also parking issues. How is parking during construction handled?

Susan Sheplow, resident – side setbacks on lots required? *Corner lot no (Lot 150 has 8 ft. side yard, but interior lot 151 has 18 ft. setback*

Miriam, concerns of neighborhood are sewage and drainage issues in area and street safety issues as well.

Steve Froot, board member - is lot now proposed to serve as residence of Rabbi on synagogue across the street.?

*No plans currently for this and have no connection with this synagogue currently
28 ft tall corner lot 2 story plus cellar Noah Friedman, owner, will live in main residence with 6 bedrooms.*

25 ft. tall 2 story basement with 4 bdrm unit.

Susan Morgenthau, currently this is a 3 bdrm single family home connected to sewer line. Sanitary line is connected with Wave Hill and all other homes in the area too and serious capacity issues for 10 more bedrooms, laundry and pool

Drainage for pool – *not currently in plans yet but will be accounted for in topographic modification request*

Asking applicant to return for the May 4, 2026 meeting. Expect to have worked on connection to sewage hook up by then. Will connect him with Susan Morgenthau of Riverdale Sanitation Corp.

Board has 60 days to review by early June. Ask DCP for extension to respond on this.

5. LPC Application: 404 West 246th Street Fieldston Historic District LP-2138
Sidewalk (Flagstone) Paver Removal

John Powell, architect, handling restoration. Remove flagstone sidewalk along 246th street and small portion on Livingston Avenue.

Corner house.

Will be a grass pathway as arborist recommends. Will install a strong turf style grass so as to not disturb root system of trees. If put pavers will need sidewalk base which will damage historic trees.

FPOA sent letter in support and spoke to arborist.

Concerns:

Difficult for people to walk on – *will put in strong grass, hardy with deep root system and withstand foot traffic. Broken pavement is a hazard, so most people walk in the street. Very little foot traffic in Fieldston.*

Resolution:

WHEREAS, John Powell, architect for 404 West 246th Street, presented on the LPC application to remove Flagstone sidewalk pavers in front of their property along West 246th Street and Livingston Avenue, and;

WHEREAS, They will install a strong turf style grass with a deep root system so as to not disturb the root system or damage the historic trees in the area, and;

WHEREAS, the current broken pavement creates a walking hazard, and;

WHEREAS, Fieldston Property Owners Association (FPOA) has written a letter in approval of this project.

NOW THEREFORE, BE IT RESOLVED for the reasons set forth above, the Land Use Committee APPROVES this application.

In Favor (6): Charles Moerdler, Bob Bender, Steve Matthews, Daniel Rowen,
Laura Spalter, Martin Wolpoff
Opposed: 0 Abstain: 0

6. LPC Application: 311 West 245th Street Fieldston Historic District
Clad window replacement
Applicant Ben Jackson and Architect Joseph Kobal presented.

11 openings (windows) replacing.

Letter of support from Fieldston Property Owners Assoc. (FPOA) & NY State Historic Preservation Office (NYSHPO).

Replacing front and side windows to restore to how they look before when first built

Non historic vinyl windows now. Not in good condition. Will match oldest archival photos of house. Only differ because have aluminum cladding not wood. More durable and less costly.

Resolution:

WHEREAS, Ben Jackson, owner of 311 West 245th Street, presented on his LPC application for clad window replacement, and;

WHEREAS, 11 vinyl front and side windows will be replaced with aluminum clad windows and more closely match to original design, and;

WHEREAS, NYSHPO has written a letter in support; and

WHEREAS, Fieldston Property Owners Association (FPOA) has written a letter in approval of this project.

NOW THEREFORE, BE IT RESOLVED, for the reasons set forth above, the Land Use Committee APPROVES this application.

In Favor (6): Charles Moerdler, Bob Bender, Steve Matthews, Daniel Rowen,
Laura Spalter, Martin Wolpoff
Opposed: 0 Abstain: 0

7. [3498 Fort Independence Street](#)

A new residential Universal Affordability Preference development project at 3498 Fort Independence Street. Department of Housing Preservation and Development's Inclusionary Housing Program. Construction for the project is intended to begin on 07/26.

This is an As of Right development.
Esty joined on phone.
7 story multifamily owner financed project.

UAP Zoning Program: Bonus in FAR in exchange for providing affordable housing units.

2 Units affordable at 60% AMI under UAP
485 x abatement includes 5 Additional Affordable Units as well.
34 units total
UAP:
1 Two bedroom \$1,600
1 One Bedroom \$1,400

Other 5 we don't know what the rent is yet, rest is market rate.

Asking if they can come back May 4, 2026 to give more information on this.
No approval from HPD yet, it is in process. HPD administers the UAP program.

Concerns:

Site replacing pervious land and trees. Seems like all pervious land being removed. Nowhere for stormwater to go anymore. Is there a stormwater retention plan?

8. Van Cortlandt Village Working Group: –Meeting on April 30, 2026 @ 7:00 PM

Community Comments:

Abba Leffler – Sewage overflow 67 Stevenson Place (Denishawn House owned by Jewish Center) and 69 Stevenson Place. Showing problem of too much development for infrastructure to handle. Still flowing for a month now and needs to be fixed. BX08 is working with DEP and the Dept of Health on this. Connected to temporary private sewer line and they are responsible for repairing this with a licensed plumber. Not a City Sewer line. Sewage is flowing down Sedgwick and to commercial corridor. Deb Travis of 3850 Sedgwick Said it is permeating their grounds and have sewer smell in laundry room and snaking their own pipes so doesn't infiltrate their building.

Chair Moerdler established a working group on VC Village and will meet Thursday April 30, 2026 @ 7:00 PM.

Working Group:

Charles Moerdler, Martin Wolpoff, Bob Bender, Gary Axelbank, Abba Leffler Jessica Sosa, Dan Rowen, Steve Matthews, Carl Ford, Megan Enriquez, Ed Green, Natalya Grishman

9. New Business:

a. RiverSpring Living Riverdale Construction Advisory Committee meeting.

Update on continuous care facility construction by Marty Wolpoff:

- Demolition of facilities on the ground South of current Hebrew Home/RiverSpring to begin in April. Brought equipment in to start the groundbreaking in the next week or two.

b. Discussion on Development for New 6 story Building on 3234 Oxford Avenue with resident William Kozy

- Concerned about contractor, Gjergi Bujaj, who is doing a new development, a 6 story building with R-6 zoning.

Developer trying to buy from him and neighbors with the other R-6 Zoned properties and harassing him to sell. Looked up violations on his other properties and is concerned. Also saw developer has other properties in the Marble Hill area. Must work on bedrock.

Developer does not have a permit yet and must wait until something is submitted.

Committee suggested we invite developer to our June 1 meeting to discuss his project.

10. Adjournment: 9:00 PM - Next meeting on Monday, May 4, 2026

Respectfully submitted,

Farrah Kule Rubin, District Manager