

**Land Use Committee Meeting Minutes  
Bronx Community Board 8  
Monday, April 3, 2025 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 (6): Charles Moerdler, Martin Wolpoff (ADA), Bob Bender, Lee Chong (ADA), Daniel Rowen, Jessica Sosa

Absent (2): Adiana Rivera, Laura Spalter

Quorum is present

Board Members & Staff: Chairperson Julie Reyes (Zoom), Farrah Kule Rubin (District Manager)

Guests: John Field (Architect), Camila Thomas (DCP), Abba Leffler, David Gellman

**Chair Report** – Discussed “Do we support building on Parkland as this idea was brought up?”  
Consensus unanimous Land Use Committee opposed to any construction, housing or otherwise, that is park related.

**2. Approval of March 3, 2025 Committee Minutes:** Unanimously Approved

In Favor (6): C. Moerdler, M. Wolpoff, B. Bender, L. Chong, D. Rowen, J. Sosa

Opposed (0)

Abstain (0)

**3. Combined SNAD & LPC Application: 5294 Sycamore Ave - SNAD Non-ULURP**

CPC - N250106 ZAX for Special Natural Area District

LPC-23-05982 for Riverdale Historic District

An Authorization pursuant to ZA 105-432 to facilitate a vertical expansion to an existing 2,877 sq ft. single story house. The expansion is of 694 sq ft to add additional space for bedrooms. It is being sought by private applicant Jonathan Martin at 5294 Sycamore Ave in Riverdale, Community District 8, Bronx.

- John Field (Architect) presented on the plans.
- Confirmed they reached out to Riverdale Historic District and all neighbors within 400 ft of site. Architect sent proof of notification to the Committee. Sent letter of support form

the neighbor affected by this construction who they will work with throughout construction.

- Plans revised as committee requested at last month's meeting to reflect correct street address at West 254<sup>th</sup> Street
- Adding 6 trees to the property
- No additional water runoff since not changing pervious nature of property
- Left of former garage is a gate and opens to house that sits on a hill. House has an easement across driveway
- Adding additional space on top of garage using same bricks and materials as main house. New Slate roof. Adding 3 bedrooms and two bathrooms.
- Vote to approve with condition receive letter by April 8, 2025 signed by owners confirming they will not park the construction trucks, equipment and vehicles on the public street on West 254<sup>th</sup>. They will be kept in their driveway.

Vote to approve the LPC and SNAD Application subject to condition we receive the letter requested: Approved unanimously.

**Land Use Committee Resolution:**

CPC - N250106 ZAX for Special Natural Area District

LPC-23-05982 for Riverdale Historic District

An Authorization pursuant to ZA 105-432 to facilitate a vertical expansion to an existing 2,877 sq ft. two story house. The expansion is of 694 sq ft to add additional space for bedrooms. It is being sought by private applicant Jonathan Martin at 5294 Sycamore Ave in Riverdale, Community District 8, Bronx.

**WHEREAS**, the representative for 5294 Sycamore Avenue, Architect John Field, presented the project on a vertical expansion to an existing 2,877 sq ft. two story house (garage), and

**WHEREAS**, applicant confirmed no trees or topography will be removed or affected by the project, and

**WHEREAS**, the materials used, red brick, slate roof, white shutters and paint will conform to the present materials of the house, and

**WHEREAS**, there will be no changes to the pervious nature of the property, and

**WHEREAS**, Applicant showed board proof informing all neighbors by certified mail within 400 feet of the property, and

**WHEREAS**, a letter of support was sent from the next door neighbor directly affected by the construction confirming they will work together to resolve any issues on construction and access, and

**WHEREAS**, no opposition was indicated either from the committee or from the community, and

**WHEREAS**, A signed letter by the owner, as requested by the committee, was sent to Bronx Community Board 8 confirming construction vehicles will remain on site and not on the public street.

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

In Favor (6): C. Moerdler, M. Wolpoff, B. Bender, L. Chong, D. Rowen, J. Sosa

Opposed (0)

Abstain (0)

#### **4. Subcommittee Report on Van Cortlandt Village: Marty Wolpoff Chair**

Still have not developed a relationship with Developer, Innovation. They have not responded to our email requests and never know what to expect next with construction. Owners are barraged by stone removal and tree damage on sidewalk during construction, but the project is getting closer to completion. Numerous complaints concerning noise, drilling. Two families who do not wish to sell their houses said the situation is very uncomfortable with the developer.

Monday I was informed the beautiful trees on corner property have now been removed. No notice.

Wrote letter to Councilman asking for a meeting with the developer to address the issues having here. Waiting to hear about the meeting from the Councilmember's office. Chair Moerdler will reach out to him as well.

Will to reach out to 69 Stevenson place owner to ask what the micro units they are making will be for. DM will reach out to the owner to attend the next LU meeting.

Van Cortlandt Jewish Center being sold. No idea what the future is for Synagogue membership and what the potential use of building space will be.

Chair Moerdler asked "have there been recent visits by Tax Assessor for appraisal on the properties so tax higher for community?" Marty will look into it.

#### **5. Old Business/New Business**

Chair asked Abba Leffler regarding their concerns with the VCJC Property sale and membership vote on the sale. Chair asked to send memorandum to him of what happened with Van Cortlandt Jewish Center and will reach out to attorney general's (AG) office on this. MW asked if can ask AG What happens to funds from the sale?

Neighborhood being Transformed from 1-2 family homes to buildings and removal of many trees.

Chair started discussion on committee giving thought to creation of separate entity for Community Board Members. A political entity where members who wish to take positions on issues in our district to raise money in support or opposition independently of the board.

Jessica Sosa talked about trying to assist a constituent to find shelter and didn't know how to answer. Proposed with Land Use what can do help guide people? Discussion had on the resources our office and the elected offices have for the community, i.e. we have housing resource guides in our office. Wants to know how to navigate resources she didn't know about. Recommended to do research and ask questions of committees and board office to learn more.

6. **Adjournment:** 8:18 PM - Next Meeting Monday, May 5, 2025

Respectfully submitted,  
Farrah Kule Rubin, District Manager