

**Land Use Committee Meeting Minutes
Bronx Community Board 8
Monday, December 1, 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 (5): Charles Moerdler, Martin Wolpoff, Bob Bender, Daniel Rowen & Laura Spalter

Absent (3): Lee Chong, Steve Matthew, Adiana Rivera

Quorum is present

Board Members & Staff: Debby Allen (Chair T & T), Farrah Kule Rubin (District Manager)

Guests: Hebrew Home: Jim Powers Esq., Valerie Mutterperl, Matt Philips, John Lembo and David Pomeranz (President, CEO), Susan Morgenthau (Riverdale Sanitation Corp. (RSC)), Nate Heffron (DCP), David Gellman, Jodie Colon, Abba Leffler

2. Chairpersons Report:

- 4800 Independence Avenue - Report on Private Sanitation hook up with Susan Morgenthau of RSC who has been trying to work with the architect, Hal Dorfman, and Rabbi Joseph of Telse Yeshiva to set up applying for a permit to connect the sewer line for the proposed dormitory. They are not responding to any of the requests. Board asked that this application be disapproved in 2023 pending securing a sanitation hookup with RSC. Permits were issued, no storm water management plan done on this or sanitary hook up made.

January meeting will invite Telse Yeshiva, Architect Hal Dorfman and RSC to come in and straighten this out.

Notify DCP (review SNAD on this) and DOB on this. Who is responsible if building has sanitary connection DOB? DEP has rules on this as well. Resolution to invite them to the meeting: Unanimous

Approved (5): Charles Moerdler, Martin Wolpoff, Bob Bender, Daniel Rowen & Laura Spalter

Opposed: (0)

Abstain (0)

- 3963 Saxon Avenue – Discussion on Claims of Violations from Van Cortlandt Village Citizens Oversight LLC.
Letter sent from Van Cortlandt Village Citizen's Oversight Group showing failure of

developer to send demolition notice to BXCB8 10 days in advance to the community board. One was sent to BXCB2 instead.

Developer Failed to provide statutory adequate notice of demolition and as of now Bronx Community Board 8 still did not receive a notice.

No new building permit was issued. Owner Yosef Beer responded the job is fully approved, structure and foundation have permits and started construction. Admits to missing notice to BXCB8 and hired consultant to take care of it and he is investing more money into software so it doesn't happen again. Hired an expeditor to handle demolition sign off. Apologizes for failing to notify Bronx CB8. It was a glitch in their software. Work permits are posted on site. 6 story building being built.

Committee asked him to please send plans of the development, so we know what is being built, owner agreed. He is willing to accept any comments from the board.

Building Multi Family Development. 13-3 bedroom 13- 1 bedroom and 12 studios.

3. Special Permit Renewal Application: Hebrew Home - Special Permit Second Renewal

Renewal of a prior CPC approval: a ZS pursuant to ZR 74-901 to allow the development of a long-term care facility in an R1-1 district (CPC C 180321 ZSX, September 26, 2018 (Cal. No. 6), City Council Res. No. 631, November 14, 2018).

James Powers presented on seeking a second permit renewal as originally approved by the Land Use Committee to allow for a continuing care retirement community (CCRC) at Hebrew Home Campus. There are no changes to the site plan on this second renewal from the first modified renewal of the Site Plan presented on September 11, 2024 that was approved by the Land Use committee and Regular Board in September 2024. Special Permit has a ten-year term. They have until November 2028 to start the foundation work in phase one under the renewal.

CEO David Pomeranz said the construction will begin in early February with a 36-month construction schedule.

Will resume quarterly construction meetings consisting of community members. Will try to minimize impact for community at large.

CCRC Approvals

2018:

ZR Section 74-901 special permit for a long-term care facility

Special Natural Area District (SNAD) authorizations and certification

2024:

Modification of special permit site plan

Renewal of special permit

SNAD authorizations and certifications for new site plan

2025 Pending:

Second renewal of special permit

Resolution:

WHEREAS, Jim Powers Esq., Valerie Mutterperl, Matt Philips, John Lembo and David Pomeranz Presented on the 2nd Renewal of the Special Permit and Authorizations for the Hebrew Home Project at the Riverdale Campus; and

WHEREAS, There are no changes to the site plan on this second renewal from the first modified renewal of the Site Plan presented on September 11, 2024 that was approved by the Land Use committee and Regular Board in September 2024; and

WHEREAS, This three year renewal will expire in November, 2028 at which time they should have the foundation of the phase 1 portion of the building completed to vest the special permit.

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

Approved (5) C. Moerdler, B. Bender, D. Rowen, L. Spalter, M. Wolpoff

Opposed 0

Abstained (0)

Committee Concerns and Comments:

- Do you have the staging plan for construction – they will follow up as it is still being formulated
- Mansion is still there that board was hoping to preserve for historic purposes - It remains as it is.
- 167 of the trees will be removed, this is 20% of all trees on site can you reconsider if this is absolutely necessary? Can you preserve more of them? - They will replace with 239 new trees which are in their landscape plan previously approved. Chair asked them to send details on why they are taking them down and to re-evaluate if they all have to go, give plan on what the replacement and timeline will be for replacement.
- Will you have public access to the river when/if a Greenway is built? – Yes, it is still part of the agreement (MOU) made in the past.
- Does DEP require a Storm Water prevention Plan (SWPP)? - SWPP submitted, reviewed and approved.
- Reducing from 607 to 384 nursing beds due lack of adequate financial support from the State and Government. Medicaid reimbursement is inadequate and an economic burden.
Can ask Health Committee to look into this and help deal with these economic issues.
- Are they aware of the project on West 254th Street occurring while their project is happening? The West 254th Street Safety Plan will impact traffic here and by the Hebrew Home. - Will work with T&T Committee, DOT/DDC to minimize impact as much as can.
- November 6, 2025 they were approved to start construction.

4. Approval of November 6, 2025 Committee Meeting Minutes:

Unanimously Approved

In Favor (5): C. Moerdler, B. Bender, D. Rowen, L. Spalter, M. Wolpoff

Opposed: 0

Abstain: 0

5. **New Business:**

- Schervier, Bon Secours is doing construction on their site which concerns SNAD. Visible back hoes, construction equipment and work on grounds, digging on the slope and there is no information on this.

Committee will invite them, DCP and DOB to the January meeting to discuss what they are doing. DOB is investigating this now. Will ask board for authorization to file formal complaint. DOB has a stop work order from 2023 that they are not supposed to be doing work on the vegetation. Rumored they are trying to address a water issue with water flowing into neighboring driveway and garage. No permits filed for this can be found.

- Chair raised the issue on effort to do zoning lot mergers on single family homes to allow for high rise buildings in backyard of single family homes. Asked office of CM Dinowitz and all 3 of our City Council members to reintroduce legislation in the event of any zoning merger applications, the Community Board and City Council are given 60 day's notice in advance.

Proposed making sure to do a tax assessment and give increase in these cases.

- Abba Leffler on Van Cortlandt Village Development – Showed *map of large amount of Micro Units Conversions and Large-Scale Developments in their neighborhood. All as of right. Domino effect of homes selling out to large developers. Don't want to live next to large developments. None of this development is accompanied by increase in services to the neighborhood. Problems now occurring on storm water runoff. Loss of pervious space. Multiple large trees have been cut down.

Committee will ask for a full reexamination of tax assessment of these properties. Come back to the January meeting and committee will make a resolution on this.

6. **Adjournment:** 8:27 PM - Next meeting on Thursday, January 22, 2026

Respectfully submitted,
Farrah Kule Rubin, District Manager



Van_Cortlandt_Micr
* ounits.pdf