Land Use Committee Meeting Minutes
Bronx Community Board 8
December 2, 2024
Meeting Recording

1. Welcome Committee Members and Guests – Roll Call

Land Use Committee Members:
Present (8): Charles Moerdler, Martin Wolpoff, Bob Bender, Lee Chong, Adiana Rivera, Daniel Rowen, Jessica Sosa, Laura Spalter
Absen (1): O. Murray,

- Guests: Alex Harrow (Representative, Innovative) Denis Gjini (Owner, Innovative), James Wolff (Lawyer for 355 W. 246th St), Nairobi Lazo-Hayes (DOB), Camila Thomas (DCP), Abba Leffler, Carl Ford, Jean Pughi, Gary Axelbank, Robert Egan

2. Approval of Committee Minutes: Unanimously Approved

- November 4, 2024 Minutes
    - In Favor (5): C. Moerdler, B. Bender, L. Chong, A. Rivera, J. Sosa
    - Opposed (0)
    - Abstain (0)

3. SNAD Application: 3111 Henry Hudson Parkway SNAD Botanic Modification Non-ULURP

- Innovative Development
    - Removing a number of trees on the property replacing with the acquired number of tree credits. Trees to be removed because of the locations of driveways. Plans to remove all trees ranging in size from 30 inch to 8 inch and plant new 3-inch trees.
    - Discussion with the NYC Parks Department about street trees removal and replacement.

- Bob Bender - What if the parks department says these street trees cannot be removed? How do you know that will not be their position?

- Daniel Rowen - Believes it wouldn't be approved due to regulation that all new developments have to allow for a street tree every 25ft.

- Committee cannot move forward in vote of SNAD Application: 3111 Henry Hudson Parkway SNAD Botanic Modification Non-ULURP without knowledge of the street tree replacement plan.

- Denis, applicant for 3111 Henry Hudson Parkway SNAD Botanic Modification
    - Cannot go to the parks department until the application is approved.

- Chair C. Moerdler introduced a resolution authorizing applicants to allow conversation to be had with NYC Parks Department now at the community board's request.
    - Motion to adjourn the matter until the January meeting of the board.
    - Requests that the applicant meet with the Parks Department and/or any other city agency the applicant deems appropriate to resolve or address any appropriate form for tree removals on the street side.

- Martin Wolpoff suggests the option to tentatively approve the application if the applicant comes back before the December 10th board meeting having had the conversation with NYC Parks department.

- Daniel Rowen - suggests a revised proposal for tree replacement plan.

- Chair C. Moerdler agrees to mend the resolution accordingly if the applicant addresses appropriately and under satisfaction of the committee/board. Suggests there be a reconsideration by the applicant of the entire tree plan with a focus on the trees in the front.

- Vote in favor of the resolution pending meeting with the developer and discussion of topography by the December 10, 2024 Full Board meeting. Unanimously Approved.

    - In Favor (7): C. Moerdler, M. Wolpoff, B. Bender, L. Chong, A. Rivera, D. Rowen, J. Sosa
    - Opposed (0)
    - Abstain (0)

4. Subcommittee Report on Van Cortlandt Village:

- Subcommittee held a meeting on November 25th. Developers were unable to attend due to the holiday. Van Cortlandt Village community members attended. Leadership of the Van Cortlandt Jewish Center (VCJC) attended.

- Discussed: Concerns of the neighbors, the rights of the developers, the future of the Van Cortlandt Jewish Center and how this impacts the community.

- Denis Gjini owner/developer addressing concerns
    - 3874 Sedgwick Ave will be a 7-story building with a partial cellar, 70 ft height, which is allowed there by R6A zoning rights until December 5th when zoning is expected to change.

    - When conditions won't allow for new trees to be planted on site, NYC Parks Department gives an option where developments can pay into a new tree fund.
    - In conversation with neighbor at 3868 Sedgwick Ave about an access agreement. During demolition there are no requirements for vibration monitorization unless a parting wall or foundation is shared.
    - Cannot answer any questions regarding the Van Cortlandt Jewish Center (VCJC) as it is not their property.

- Chair C. Moerdler suggests Denis Gjini have a session with the community mediated by the chair of the subcommittee. Martin Wolpoff will send possible dates for this meeting.

- Contact has been made with
    - DEP concerning the runoff and relationship to the reservoir wall with construction.
    - Notified Police 3 times of possible drug sales on Stevenson PL.
    - Department of Sanitation about leaves laying around.
    - DOT about what the impact might be on traffic.

- Nairobi Lazo-Hayes, DOB
    - On 69 Stevenson PL, it will be a conversion from an existing 4-story to a 10-family residential building. There won't be any change in bulk.
    - On rock outcropping, smaller equipment should be used for the demolition phase. For a new build, it would be implementing a rock anchor in the foundation system to minimize impact of surrounding rock outcropping.

5. Old Business/New Business

355 West 246th Street – Possible SNAD Violations

- Chair Moerdler recused himself from chairing the discussion and ceded chairmanship to Vice Chair Marty Wolpoff
- Mr. Wolff representing 355 West 246th Street
- Building code being violated by changing typography, demolition of portico, construction of new building without a building department permit. Construction being done with a landmarks permit.
- Photographs have been provided
- Fieldston Property Owners Association (FPOA) was not notified of this work and should have been.
- Mr. Wolff will be taking this information back to his clients.
- Bob Egan, neighbor of 355 West 246th Street, concerned for the two large trees that have been removed and six car driveway being built.
- Nairobi Lazo-Hayes, DOB - inspection was done on the 22nd of November, there has been no evidence of illegal tree removal. Construction found in progress and minor

repairs being done in the backyard does not require DOB permits. If another inspection needs to be done, this is not a problem.

LPC-24-05229 4746 ISELIN AVENUE, BRONX-5822-2686 Reaffirm Negative vote for violation of windows

- Application to build house with certain windows filed with Landmarks. Windows were approved, applicants received different windows, applying to change building plans to reflect new windows.
- Farrah will attend a public hearing about windows.
- Chair C. Moerdler motion to urge that application be disapproved. Unanimously approved.

6. Adjournment 8:48 PM - Next Meeting Monday, January 6, 2024

Respectfully submitted,
Adiana Rivera