

Land Use Committee Meeting Minutes
Bronx Community Board 8
February 3, 2025
[Meeting Recording](#)

1. Welcome Committee Members and Guests – Roll Call

Land Use Committee Members:

Present (8): Charles Moerdler (ADA), Martin Wolpoff (ADA), Bob Bender, Lee Chong (ADA), Adiana Rivera, Daniel Rowen, Jessica Sosa, Laura Spalter

Absent (1): O. Murray,

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

Guests: Robret Schultz (Architect Kanna & Schultz Design), Ainsley and Yves Perrien (Owner/Applicant 5445 Palisade Ave.), Camila Thomas (DCP), Abba Leffler, Carl Ford

Chair Moerdler requested a vote to add a new item to the agenda - 160 Van Cortland Park South.

Unanimously Approved

In Favor (7): C. Moerdler, M. Wolpoff, B. Bender, L. Chong, A. Rivera, D. Rowen, L. Spalter

Opposed (0)

Abstain (0)

2. Approval of January 6, 2025 Committee Minutes: Unanimously Approved

In Favor (7): C. Moerdler, M. Wolpoff, B. Bender, L. Chong, A. Rivera, D. Rowen, L. Spalter

Opposed (0)

Abstain (0)

3. SNAD Application: 5445 Palisade Ave. - SNAD Non-ULURP

A SNAD 105-421 Authorization to facilitate a 60 sq. ft. enlargement at the west side of the first floor of the house, including kitchen, patio, and porch extension with a new 4ft pool is being sought by private applicant, Khanna Schultz Architecture and Design at 5445 Palisade Avenue in North Riverdale, Community District 08, Bronx, NY.

- Ainsley Perrien, the owner, introduced herself and confirmed she reached out to her neighbors within 200 feet of the property to inform them verbally about her project. She does not have written consent from the neighbors at Robin Hill. Didn't know she needed written consent.
- Focus of project is to respect sensitive environment of the plot and work to conserve it

- Robert Schulz Architect for Applicant 5445 Palisade Ave Presented:
Modification on single family home. Not directly on Palisades Ave. Part of Robin Hill Community.
Western portion is characterized by steep vegetative slopes and abuts the Metro North Station. The Eastern portion is relatively flat where the building is.
No existing trees or topography will be removed as part of the work
No construction will occur on the steep downslope area that comprises 60% of the property and no intrusion onto the Metro North Station area.
Porch expansion is approximately 300 sq. ft to the North and South of existing porch will incorporate a green roof on this.
New patios at the West side of the house in an area that is currently open lawn and will be integrated with new plantings emphasizing local species.
The new pool 8' X17' will be placed in a paved sunken patio North of the house.
Building constitutes a total of 19 % of the lot area, and natural undeveloped area is 81% of the property.
By limiting the impact of proposed development, vegetation and natural terrain are preserved to prevent any hillside erosion or stormwater run off
- Chair Comments:
Chair asked for arborist report in writing to confirm trees 27, 30 will not be negatively impacted or in jeopardy and steps will take to preserve them during construction. The architect agreed he will send this before the Bronx CB8 Full Board meeting on February 11, 2025. Ken Almstead is their arborist.
Suggested they work with their arborist to clean up downed trees at bottom of steep slope next to Metro North Parking lot and discuss how to repair broken fence or add gate. You can reach out to Bronx CB8 if you need help with the MTA on this.
- Committee Comments:
Marty Wolpoff had concern of geography SAR school doing construction on street sidewalks. Hebrew Home doing construction on their site. Will other construction projects impact their construction efforts?
-This is a limited scope project, and their access road is off the street and shouldn't be affected too much.

Vote to Approve the application - Unanimously Approved

Land Use Committee Resolution:

A SNAD 105-421 Authorization to facilitate a 60 sq. ft. enlargement at the west side of the first floor of the house, including kitchen, patio, and porch extension with a new 4ft pool is being sought by private applicant, Khanna Schultz Architecture and Design at 5445 Palisade Avenue in North Riverdale, Community District 08, Bronx, NY.

WHEREAS, the representative for 5445 Palisade Avenue, Architect Robert Schulz, presented the project on a modification within an existing single family home R1-1/NA2 Zone to construct a 60 square foot

addition to west side of first floor of house to provide an expanded kitchen, an expanded open porch on grade on the west side of house , new patio areas on grade, an expanded cellar light well and a small new swimming pool set within an existing paved sunken patio area, and

WHEREAS, the Architect confirmed no existing trees or topography will be removed or affected by the project and Ken Almstead, a certified Arborist, submitted a letter as requested by the committee confirming there will be no impact on the existing trees, and

WHEREAS, the project is guided by principals of conservation and ecological enhancement, and

WHEREAS, no construction will occur on the steep downslope area that comprises 60% of the property and no intrusion onto the Metro North Station area, and

WHEREAS, the building constitutes a total of 19 % of the lot area, and natural developed area is 81% of the property, and

WHEREAS, the applicant, Ainsley Perrien, informed all neighbors within 200 feet of the property, and,

WHEREAS, no opposition was indicated either from the board or from the community.

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

In Favor (8): C. Moerdler, M. Wolpoff, B. Bender, L. Chong, A. Rivera, D. Rowen, J. Sosa, L. Spalter

Opposed (0)

Abstain (0)

4. Subcommittee Report on Van Cortlandt Village:

Innovation has not been responding. Currently speaking to Parks and Forestry and they seem to be willing to talk now. Developer said he will respond to questions from neighbors. We are waiting for their response.

Brought to our attention 7 locations in the area, private one family homes redesigned internally to become multiple dwellings with tiny rooms. Committee is asking Department of Buildings (DOB) if they aware of this and tell us if this is what will continue in the future? Have not heard back from them yet.

Recommend withdrawing our conditional approval on these properties. Bob Bender said they need to see the resolution before it is amended. Chair asked to please send to the committee before the full board meeting. (Please note upon further inspection there is no previous resolution that was voted on)

Resident Abba Leffler gave the addresses of the single-family homes being converted to small 150 Sq. feet micro unit apartments being built in the Van Cortlandt Village area. There is a trend here and trying to figure out what this means. Who will be living here? Is this up to code?

3419 Giles Ave.
3860 Bailey Ave.
3885 Orloff Ave.
3450 Cannon Place
3822 Sedgwick Ave.
69 Stevenson Place
3963 Saxon Ave.
3965 Saxon Ave.

Chair commented CB8 will request an inspection on these with DOB. Chair asked Marty if subcommittee can work with council members to introduce resolution deleting the section in regard to these Micro Units? Is this agency related or market rate housing?

5. Old Business/New Business

160 Van Cortlandt Park South Site – was flagged report from local media on site. Article stated that site is proposed to be used for transitional or homeless residents. Two years ago we had repeated assurances it would not be homeless or transitional housing. Asked representative from Tishman Speyer to clarify and come to our March Land Use meeting to discuss the details and resolve the issue and go on record if there will be homeless or supportive housing here. Tishman Speyer responded it is not transient but permanent affordable housing including formerly homeless. They will appear in March to discuss this.

6. Adjournment 9:16 PM - Next Meeting Monday, March 3, 2025

Respectfully submitted,

Farrah Kule Rubin, District Manager