

**Land Use Committee Meeting Minutes
Bronx Community Board 8
Thursday, February 5, 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 (6): Charles Moerdler, Lee Chong (ADA on Zoom), Bob Bender, Steve Matthews, Daniel Rowen, Laura Spalter

Absent (1): Martin Wolpoff

Quorum is present

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

Guests: Camila Thomas (DCP), Jodie Colon, Nayise Gonzalez (AM Dinowitz Rep), David Gellman, Van Cortlandt Village Residents: Gary Axelbank, John Ludwig, Odaliz, Deborah Johns, Megan and Jason Enriquez

2. Chair Report:

Chair met with the new DOB commissioner. General view of administration is micro units working successfully in Manhattan and cap out at \$3,000 a unit in Manhattan. 8 completed ones here which are remote from jobs, transportation, and medical facilities and causing issues in neighborhood.

Map of current and future developments in Van Cortlandt Village area in hands of senior officials in administration and commented micro units should not be up and running already.

Will sit down to talk further on these issues.

2. Approval of January 22, 2026 Committee Meeting Minutes:

Unanimously Approved with minor spelling correction to Matthews name.

In Favor (6): Charles Moerdler, Lee Chong (ADA on Zoom), Bob Bender, Steve Matthews, Daniel Rowen, Laura Spalter

Opposed: 0

Abstain: 0

3. Van Cortlandt Village Working Group: See map of development in area on the last page.

Community Comments:

John - of 3835 Park Reservoir – Are there other areas in district with this amount of development? Not to this extent

Gary – of 3845 Sedgwick Avenue.

Concerns on out-of-control development in Van Cortlandt Village.

Have our City Council electeds: Riley, Chair of Land Use, Pierina Sanchez Chair of Housing Committee and Eric Dinowitz to get coalition of CMS who are having same issues

All three may be suffering same thing in their areas. Single family homes all disappearing in favor of apartment buildings. No infrastructure being added with growth.

We need housing, especially affordable housing.

Literally removing our green infrastructure – trees, soil to build housing, against this. Will cause more flooding, no more absorption.

Need right kind of housing. 5 private homes near him all being pressured to sell to developers.

Good housing is going up all over Boro with Not for Profits – need to engage them.

Odaliz – Park reservoir resident also agrees need right kind of housing in right area.

Construction blocking buses and residents from getting to work. 3,000 a month for micro units is not affordable housing. Losing families that fill our schools.

Chair has been asking City Planning to define affordable housing which is key to the AMI.

Megan Enriquez and partner Jason – Amalgamated Coop and Am Park and In Tech parent.

Lack of regard for community. Housing should strengthen communities and not take away value from them. Increase density without matching green infrastructure.

Ask them to clean up reservoir, remove Winnebago's etc.

Jason – reckless, drastic changes with no regard to traffic and parking conditions. Rise in population overwhelms the area. Need proper planning into these construction projects to support infrastructure.

Board agrees with the views expressed by the community.

Jodie – Big picture 1.4% vacancy rate does not include 230,000 vacant units off the market.

Almost 3,000 units for homeless still vacant and not filled.

Council did not override Mayor's veto of COPA.

Chair wants to put a team of 7-8 people willing to help put together a definitive paper are what is affordable housing what are the needs and use Van Cortlandt Village as example of what is destructive. Members of board and residents let DM and Chair know if interested.

Chair - Need to have a meeting devoted solely on discussing the issues here in February. Work with Housing Committee as well to have plan and then can have DCP and electeds to discuss what's possible and not possible.

Reporter once said "I went to all affordable buildings, make \$50,000 a year, and can't afford a single one".

Our lower income and middle-income residents cannot afford housing.

4. Schervier Rehabilitation & Nursing Center 2975 Independence Avenue:

Bob created draft letter to reach out to Schervier to address the lack of respect for the SNAD regulations and lack of communication with the Community Board and City Agencies.

Will send letter and invite them to attend the next meeting on March 2, 2026. They were invited twice last year and never responded or showed up.

Their actions violate zoning laws and can subject them to audit and review of their license.

5. New Business: None

6. **Adjournment:** 8:00 PM - Next meeting on Tuesday, March 2, 2026

Respectfully submitted,
Farrah Kule Rubin, District Manager

Van Cortlandt Village Map of New Development:

