

**Land Use Committee Meeting Minutes  
Bronx Community Board 8  
Thursday, January 22, 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 (5): Charles Moerdler, Martin Wolpoff (ADA on Zoom), Bob Bender, Steve Matthews, Daniel Rowen

Absent (3): Lee Chong, Adiana Rivera, Laura Spalter

Quorum is present

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

Guests: 2738 Kingsbridge Terrace: Brenda Slochowsky (Attorney), Davindra Persaud (Project Mgr. Highrise Group Architects) and Renato Marinaj (Owner), Jay Segal (Lawyer 4800 Independence Ave.), Effie Ardizzone (Bx Boro Commissioner DEP), Susan Morgenthau (Riverdale Sanitation Corp. (RSC)), Laura Beacon Zarn owner of 4475 Waldo Ave., Camilla Thomas (DCP), Jodie Colon, Abba Leffler, Randi Martos (AM Dinowitz), Teri Colon (AM Dinowitz Rep), Ilyssa Gilman (Amalgamated)

**2. 2738 Kingsbridge Terrace**

Brenda Slochowsky presented on behalf of the owners for 6 Story Residential Development that provides affordable housing for 40%, 60%, and 80% AMI.

40% AMI Studio: 1,100, 1 Bdrm:1,200, 2 Bdrm:1,400

60% AMI Studio: 1,700, 1 Bdrm:1,800 2 Bdrm: 2100 Household income level HPD 97,000

80% AMI Studio: 2,000, 1 Bdrm: 2,400, 2 Bdrm: 2,800

2738 Kingsbridge Terrace (the “Project”) will be a newly constructed 6-story residential building containing approximately 24,922.43 SF gross square feet of floor area, located at 2738 Kingsbridge Terrace, Bronx, NY 10463 and currently designated as Block 3253, Lot 40, on the Tax Map of the City of New York (the “Site”). The Project Site occupies approximately 6,312.50 square foot parcel of land in the Bronx Community District 8.

SMR OF NY CORP. (the “Applicant”) intends to file a Universal Affordability Preference (“UAP”) Application with the New York City Department of Housing Preservation and Development (“HPD”) and enter into a Restrictive Declaration that will provide for 15 of the apartments under UAP at an average of 60% AMI (the “UAP Units”). The UAP Units will consist of the following: 2-Studio, 5- One Bedroom, 8 – Two Bedroom.

Chair has concerns on what is considered affordable.

Consider this moderately priced housing for area. This project provides for different income levels in the community. Will refer to this as Mixed Income Housing going forward.

15 Affordable Units and 21 Market Units for a total of 36 Units.

6 Studio, 15 - 1-Bedroom, 14 - 2-bedroom and one 3-bedroom Apartment.



2738 Kingsbridge  
Terrace - Bronx CB P1

Elevator from Lobby to Roof. Additional recreation area on roof and rear yard. Courtyard space for bicycle storage. Will have a green roof.

Comments:

Looks like a well-done project. Hope you build more affordable housing going forward.

Dan Rowen - Wants to know if cutting any trees down to build this building?

**3. 4800 Independence Ave.** - Jay Segal – Land Use Lawyer representing 4800 Independence Avenue came to report on the private sanitation hookup with Susan Morgenthau of Riverdale Sanitation Corporation (RSC). To date no application has been filed yet with RSC. Confirmed will comply and will do so quickly. Yeshiva received permit from DEP but it was based on incorrect Map. They realize they must get permit with RSC for Sewer hookup (not combined sewer).

Will use a separate engineer than RSC to make the application to submit to RSC.

DEP Commissioner Effie Ardizzone was very helpful in this process to resolve the issue.

**4. LPC Application LPC#-26-03973 4475 Waldo Avenue – Front Façade Window Replacement**  
[CB8 Presentation 4475 Waldo Ave.pdf](#)



4475 Waldo  
Avenue- Front (Land

Property in Fieldston Historic District. Worked with architect for one year to maintain character of the home to replace front façade windows. Windows are in poor condition and will replace and match existing designs. Exterior finish was a mixture of black and white and will change to dark green to match original finish in Benjamin Moore Tarrytown Green.

Got approval from landmarks for aluminum clad process in back of house at staff level but need approval on front of house from CB8.

All windows will be matching but in aluminum clad. Still have wood casing. Attic window and triangle windows will repair, not replace. All historic details will be kept. Worked with FPOA neighborhood board and sent an approval letter.

Resolution: LPC application # 26-03973 for 4475 Waldo Avenue

**WHEREAS**, Laura Beacon Zarn, owner of 4475 Waldo Avenue, presented on her LPC application #-26-03973 for Front Window Façade replacement work in the Fieldston Historic District, and;

**WHEREAS**, all windows will match the original design, and paint will be in dark green to match original finish in Benjamin Moore Tarrytown Green, and;

**WHEREAS**, wood casing will remain, but windows will be replaced with aluminum cladding and;

**WHEREAS**, all historic details will be kept, and;

**WHEREAS**, Fieldston Property Owners Association (FPOA) has written a letter in approval of this project.

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

Approved (5) C. Moerdler, B. Bender, S. Matthews, D. Rowen, M. Wolpoff

Opposed 0

Abstained (0)

#### **5. Approval of December 1, 2025 Committee Meeting Minutes:**

Unanimously Approved

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

Opposed: 0

Abstain: 0

#### **6 Schervier Rehabilitation & Nursing Center 2975 Independence Avenue:**

Show lack of respect for neighbors and community. Do not go through proper procedures to do the work they need to do. Invited but did not show.

Jodie Colon – Sent pictures of all the work they are doing on the property.

Excavation work, Put in Sewer Cleanout Pipes into the ground.

Added pipes to mapped unbuilt portions of Palisades Avenue.

DOB will resend for inspection but so far found no violations, no excavations seen on December 4. DOB did not go to the back of the property where this is happening.

Schervier (Mr. Nunzy) stated repaired blocked drainpipe. Completed the work already in early December.

Action Plan:

- Send Camila at DCP the issues for them to review and go over with DOB who is supposed to enforce any violations.
- Write to Schervier and say 2<sup>nd</sup> time recently violated SNAD and is troublesome and would like to meet to discuss why ignoring SNAD regulations. Bob will draft a letter.
- Ask Mayor thru DOI as to why no violations ever found by DOB investigations when there is photographic evidence to the contrary.

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

Micro Units causing decline in quality of living in the area and a precursor to crime.

Analysis of area needs to be done.

Steve Matthews - we do not know what rents are, (3,000 a month rumored) need to know who owners are.

Invite owners to come to see what they are doing and why.

Community and Committee Comments:

Natalya - 3845 Sedgwick Ave. resident commented Shelter built across from her building on Stevenson Place South was converted from 1 family house for criminal individuals by 3850 Sedgwick. Since opened, the crime rate went up significantly. Wants to run a petition around VC Village and go to press.

John Ludwig of 3835 Park Reservoir – Voiced concerns on all the new development over-construction in the neighborhood.

Gary Axelbank – of 3845 Sedgwick Avenue. Lots of oppressive construction noise. Need community plans to build the right kind of housing.

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.

Abba Leffler – agrees need devoted session and report to balance need for new housing and keep neighborhood livable. Development at cost of trees (heat index will go up). Storm water runoff issues and impervious materials used.

Marty Wolpoff – Ask Developer from 3963 Saxon Avenue for plans for the building they said they will send.

Follow up on what is happening with VC Jewish Center.

69 Stevenson Place - need to speak to owner.

Concerned about city charter referendum and city of yes this is exactly what they wanted.

Said wouldn't change neighborhoods but that is exactly what is happening.

**7. New Business:** None

8. **Adjournment:** 8:55 PM - Next meeting on Thursday, February 5, 2026

Respectfully submitted,  
Farrah Kule Rubin, District Manager

Van Cortlandt Village Map of New Development:

