

**Land Use Committee Meeting Minutes**  
**Bronx Community Board 8**  
**Monday May 4, 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, Steve Matthews, Daniel Rowen, Laura Spalter, Martin Wolpoff

Absent (2): Bob Bender, Lee Chong

Quorum is present.

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

Guests: Juana Gonzalez, Valery Homiat, William Kozy, Jared Skolnick, James Dolan, Charles Goldfischer, Olivia Young (Riverdale Press), Clifton Smith, Annette Rubin (Owner 5204 Arlington Ave), Gjergi Bujaj (Owner 3232 Oxford Ave), Michael Goldblum (Building Studio Architect), Lara Macklouf (Building Studio Architect), Yehuda Mann, Camila Thomas (DCP), Ted Weinstein (HPD), David Goldstein, Abba Leffler, Gary Axelbank, Wyldon King Fishman, Megan Enriquez, Joshua Levine, Miriam Hoffman, Melissa Braverman, Steven Cooper, Barry Stern, Melissa Braverman, Louise Salant, Avi Alter, Deborah Shapira, Jeremy, Hilarie Burton, Julia Hodgson, Ilyssa Gilman (Amalgamated), Ron Van Cleef, Michele Kirwan, Michael Zoltan, Daniella Fuchs, Mary Ann Doyle, Adam Katz, Steven Kleiner, Jordan Altman, Kelly Girod, Gotham City Events, Erica Edelman, Daniel Laichheimer, Charles Buchen, Leebie Friedman, S. Hirsch, Michale Amabile, Daniel Rodriguez, Olga Camachovanega, Howie Levine, Kate Schnur, Jesus R., Renee Pl., Selma Moy, James Philips, Shoshi, Enid P.

**2. Approval of May 4, 2026 Committee Meeting Minutes:**

Unanimously Approved

In Favor (5): Charles Moerdler, Steve Matthews, Daniel Rowen, Laura Spalter, Martin Wolpoff

Opposed: 0

Abstain: 0

**3. Chair Report**

Brought up Issue of Landmarking Denishawn House in Van Cortlandt Village. This board will ask LPC to reconsider identifying Denishawn House as an historic landmark based on it's history as the birthplace of modern dance and a keystone of community. Wants, as a board, to request LPC reopen and designate this a landmark. Land Use Committee in full approval. Michale Goldblum (Architect and BX representative on Landmarks Preservation Commission) can bring it before the commission. Michael asked us to prepare a report, listing clearly the reasons it should be designated, and send it to him to forward with his recommendation.

**4. SNAD Application:**

a. [5204 Arlington Avenue](#) SNAD Non -ULURP

A SNAD zoning authorization pursuant to ZR 105-421 to facilitate the development of a synagogue on a Tier I site is being sought by a private applicant at 5204 Arlington Avenue in Riverdale, Community District 8, The Bronx

Michael Golblum (Building Studio Architects) offered a second presentation of the application for 5204 Arlington Avenue. Making modest changes as result of the initial meeting. Owner, Annette Rubin, spoke on Tolner Congregation and it's history.

- Modest development in keeping with character of neighborhood.
- Not removing trees and adding ten more trees
- In response to Concerns on water flowing into neighbor property adding small retaining timber wall and hedges to help.
- Front yard 20 ft on Arlington and 15 feet on west 252<sup>nd</sup> Street.
- 2 side yards 12 ft wide.
- Building below 25'.
- Existing driveway will remain.
- Drywells in driveway and front yard for stormwater retention.

Concerns and questions:

2 issues:

- Water Problem, Flooding and Sewage overflow issues – will ask DEP thru E & S Committee to do study on this on both streets.
- Parking –possibility traffic will be directed to W. 252 once West 254<sup>th</sup> work is ongoing and done. Want to ask DOT for no parking on W. 252<sup>nd</sup> (mapped privately owned street) - Applicant is not in favor of this unless ask for this for the whole block not just in front of their site. Why should accept burden that others in area do not have.

**Land Use Committee Resolution:**

[5204 Arlington Avenue](#) SNAD Non -ULURP

A SNAD zoning authorization pursuant to ZR 105-421 to facilitate the development of a synagogue on a Tier I site is being sought by a private applicant at 5204 Arlington Avenue in Riverdale, Community District 8, The Bronx.

**WHEREAS**, Michael Goldblum (Building Studio Architects) and Annette Rubin Applicant presented on the SNAD application for 5204 Arlington Avenue development for a Synagogue; and

**WHEREAS**, Synagogue will be used for religious services and life cycle events with certificate of occupancy of 120 with 4 bathrooms and a kitchenette; and

**WHEREAS**, Building is approximately 4,200 sq feet; and

**WHEREAS**, Applicants stated they will not remove any trees and will add an additional 10 trees; and

**WHEREAS**, a Storm water management plan is in place to address concerns of water flowing onto neighboring properties including the area by 5220 Arlington Ave. by adding small retaining timber wall to help combat that and Drywells under driveway and in front yard absorbing all ground water, all roof water and all drainage; and

**WHEREAS**, DEP verified they are connected to the City sewer; and

**WHEREAS**, Using brick and wood design in keeping with the neighborhood aesthetic and building parameters are below the scope of Zoning rules; and

**WHEREAS**, will have Side Yards and Front yard of 20 Feet wide along Arlington and Front Yard Along west 252 that is 15 Feet Wide; and

**WHEREAS**, Neighbors asked applicant to consider adding to their plans to address the safety, flooding, drainage issues as well as parking issues in the area.

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

**Unanimously approved:**

**In Favor (5): S. Matthews, C. Moerdler, D. Rowen, L. Spalter, M. Wolpoff**

**Opposed: None**

**Abstain: None**

- Chair raised 5211 Arlington property across the street to understand they want to change to a single lot and create a homeowner's association so only will have to deal with one sewer connection. This proposal for SNAD application was not approved by the board.

## **5. Van Cortlandt Village Working Group:**

Abba Leffler presented on his report on Micro Unit conversions from single family homes in the area and the history of 311 complaints on quality-of-life issues since being built. See [Meeting Recording](#) for presentation. -There shows a direct correlation with rise in quality-of-life issues since being built. Will work on who are the developers and owners and if being used as shelter, organization home, subsidized or market rents.

- 3419 Giles Place
- 3450 Cannon Place
- 69 Stephenson Place
- 3885 Orloff Avenue
- 3965 Saxon Avenue

Will receive report from Public Safety Committee as well.

Gary Axelbank spoke on how CM Dinowitz and CM Riley (Land Use Chair City Council) spent 18 months putting together a community plan for affordable housing and good housing for their community. Kingsbridge Armory did something similar. Should consider this for our neighborhood as well.

Ilyssa Gilman, area resident, has concerns on all of Saxon Avenue and asked if can also add 3991 Saxon Avenue to the list (not micro unit but same developer as 3965 Saxon Avenue).

Assigned members to get information on issues in the different areas to address with Sanitation, City Planning, DEP, DOT and more.

**Working Group:**

Charles Moerdler, Martin Wolpoff, Bob Bender, Gary Axelbank, Abba Leffler, Jessica Sosa, Dan Rowen, Steve Matthews, Carl Ford, Megan Enriquez, Ed Green, Natalya Grishman

**6. New Business:**

- a. Discussion 5239 Independence Avenue – Private lot Sewer connection work. Owner not present. Doing significant work there to connect to a private sewer line on this vacant lot. It is part of a private group of homeowners. Chair Moerdler will answer ??? questions posed by committee if send to him.
- b. Discussion on Development for R6 zone for new 6-story Building on 3232 Oxford Avenue Owner, Gjergi Bujaj, was present to answer questions on his development. He intends Market Rent with small percentage of affordable housing The plan he intends to submit to HPD Plan is not finalized yet but will send office what he has so far

Neighbor Concerns:

- A. If tunnel (opening) will have cars go through to back lot. Access to side yard must be open to sky? Curb cut path will have to be created.
- B. Concerned two Oak trees will have to be taken down. City trees on sidewalk will not be taken down. Pay to plant two trees not sure where they will put them. If on property, if need to, will remove.

Neighbors should meet with owner to discuss and BXCB8 can help mediate if further questions need answering.

- c. 4800 Independence Avenue – Doing work on property without DOB permit or agreement with RSC for sewer connection
- d. 3230 Fairfield Avenue UAP Application 6 story Development, 51 units, 1 is designated affordable. 10 more under 485 tax abatement. Chair will reach out to HPD on this.

**7. Adjournment: 9:06 PM**

Respectfully submitted,  
Farrah Kule Rubin, District Manager