



BRONX COMMUNITY BOARD 8



5676 Riverdale Avenue ♦ Suite 100 ♦ Bronx, New York 10471-2194
P: (718) 884-3959 F: (718) 796-2763 E: bx08@cb.nyc.gov
<https://cbbronx.cityofnewyork.us/cb8/>

Julie Reyes, **Chairperson**

Vanessa L. Gibson, **Bronx Borough President**

Farrah Kule Rubin, **District Manager**

MEETING NOTICE LAND USE COMMITTEE

OFFICERS:

Vice Chairperson
Sergio Villaverde

Secretary
Margaret Della

Treasurer
Scott Krompinger

Immediate Past Chairperson
Laura Spalter

DATE: Tuesday, June 4, 2024
TIME: 7:00 PM
LOCATION: 5676 Riverdale Avenue Suite #100, Bronx, NY 10471

All Committee Members must attend in-person except members with disabilities as defined under the Americans with Disabilities Act and may attend via video/teleconferencing and will be counted in the quorum.

*See Bronx Community Board 8's Procedures for Hybrid Meetings [LINKED HERE](#)

COMMITTEE CHAIRS:

Aging
Oscar Martinez

Budget
David Gellman

Economic Development
Nicholas R. Fazio

Education, Libraries & Cultural Affairs
Sylvia Alexander

Environment & Sanitation
Daniel Rowen

Health, Hospitals & Social Services
Rabbi Bob Kaplan

Housing
Rosemary Ginty

Land Use
Charles G. Moerdler

Law, Rules & Ethics
Martin Wolpoff

Parks & Recreation
Debra Travis

Public Safety
Edward Green

Traffic & Transportation
Kelli Buford

Youth
Dr. Julia T. Gomez

Members of the public may attend via Zoom or in person. Due to limited room capacity, we recommend that members of the public attend via Zoom.

Join Zoom Meeting: <https://us02web.zoom.us/j/2114033690>

Join Zoom Meeting by Phone: +16465588656 Meeting ID: 2114033690#

AGENDA

1. Roll Call of Committee Members
2. Introduction of Guests
3. Approval of Committee Minutes from May 6, 2024
4. **Hebrew Home Special Permit Renewal Non ULURP**
James Powers Esq. Presenting
Renewal of the special permit and authorizations for the Hebrew Home project at Riverdale campus. The original permit was granted in September 26, 2018 (C180321 ZSX), including the following authorizations: 105-421, 105-422, 105-424, 105-425; and 105-432. The project is located at 5701-5961 Palisade Avenue, Riverdale, in Community District 8, The Bronx.
5. **5602-5604 Broadway Rezoning ULURP**
A zoning map amendment from M1-1 to R7-3/C2-3 and a zoning text amendment to map an MIH district, to facilitate the development of a new thirteen-story residential building with a cellar, containing 226 income-restricted dwelling units, for a total of 184,683 square feet of residential floor area (6.0 FAR), located at 5602-5604 Broadway in Kingsbridge neighborhood, Community District 8, the Bronx.

6. SNAD Application: 4715 Iselin Avenue - SNAD Non-ULURP

An authorization pursuant to ZR 105-432 for modification of rear and side yard requirements to facilitate the expansion of an existing two-story house is being sought by a private applicant in Fieldston, Community District 8, The Bronx.

7. LPC Application: 4401 Manhattan College Parkway, Bronx, NY 10471 Terrace & Pool Residential Construction

- Legalization of LPC Violations

8. Report by subcommittee working with Stagg on construction on 3745 Riverdale Ave.

9. Outstanding Business/ New Business - Petition from South Riverdale building re construction noise 3139 Netherland/3132 Arlington

10. Adjournment

Charles Moerdler, Chair Land Use Committee