

(Pending Committee Approval)
Bronx Community Board 8
Land Use Committee Meeting Minutes
October 7, 2024
[Meeting Recording](#)

Location – Board Office: 5676 Riverdale Ave., Suite 100, Bronx, NY 10471
Hybrid Meeting

Chair C. Moerdler called the meeting to order at 7:00 p.m.

1. Welcome Committee Members and Guests – Roll Call

- Land Use Committee:

Present (7): Charles Moerdler, Marty Wolpoff, Bob Bender, Lee Chong, Adiana Rivera, Daniel Rowen, and Laura Spalter

Absent (2): Omar Murray, Jessica Sosa

- Community Board Members and Staff: Julie Reyes, David Gellman, Farrah Kule Rubin (DM)

- Guests: Camila Thomas Dept. of City Planning (DCP) Nairobi Lazo-Hayes Dept. of Buildings (DOB), Karen Argenti (BCEQ), Sura Jeselsohn, Jodi Colon, Alex Harrow (Architect, 3111 Henry Hudson Pkwy), Denis Gjini (Innovative Construction), Abba Leffler, Sherida Paulsen (Nature Preservancy)

2. Approval of Committee Minutes: September 11, 2024

Unanimously approved with amendment. On 3040 Scenic Place replace “previously served on Henry Hudson Greenway Committee” to “he is a greenway advocate for the Henry Hudson Greenway”.

3. Discussion on City of Yes for Housing Opportunity:

There is a meeting Wednesday with Councilmember Pierina Sanchez on City of Yes Land use division. A number of members are planning to go.

4. SNAD Application: **3111 Henry Hudson Parkway SNAD Botanic Modification** Non-ULURP

An authorization #105-421 to facilitate a modification of topographic features on Tier I sites for the development of seven townhouses with a total square feet of 15,959 and 5,213 total square feet of open space, is being sought by seton private applicant at 3111 Henry Hudson Parkway in Spuyten Duyvil, Community District #8, in The Bronx.

Architect, Alex Harow Developer Denis Gjini, and Ryan Forman council for developer, presented and discussed their project.

- No information yet on cost of 7 individual single family townhouse style homes

- Bound by Restrictive Covenant on this property and this development does not violate that.
- Sura Jeselsohn (Along the Hudson President) had conversation with developer and does not oppose the project but there are 2 SNAD issues – no notification from builders so no immediate neighbors in attendance. Tree caliper issue.
- Developer confirmed he sent out notification by certified mail delivered Saturday to neighbors within 200 feet of site just recently
- Will remove 17 multiple trees range in size from 6 -26” caliper and one 50” caliper replacing with small 3” calipers. 3 trees are Parks Dept. Street trees they are cutting down for a driveway. We are asking if they can put in larger Caliper trees. They have a certified arborist AKRF. Letter from arborist is on Department of City Planning (DCP) site. DCP will determine if this is sufficient.
- Sherida Paulsen (Nature Preservancy) This house did not merit Landmarks Preservation designation. Application is not tree friendly but does adhere to the covenant parameters.
- Committee encouraged developer to meet with the people to discuss the issue of the trees before the next meeting.
- How will they be dealing with stormwater management? Thoughts to a green roof? Response is they are not increasing impervious area of property.
- Committee asked 3 things:
 - to move this out to November meeting agenda
 - Send copy of Arborist report for mitigation adequate for community to minimize negative environmental Impact and consider putting in larger caliper trees.
 - Meet with neighbors and notify them about the next meeting on November 4, 2024
- Unanimously approved.
 APPROVED (7) C. Moerdler, M. Wolpoff, B. Bender, L. Chong, A. Rivera, D. Rowen, and L. Spalter
 OPPOSED (0)
 ABSTAINED (0)

5. Van Cortlandt Village– Abba Leffler issues in the area

- **3870 and 3874 Sedgwick Ave** – 8 story building in R6 Zone. Environmental impact study for removal of trees. Denis Gjini (Innovative Development) is the developer.
- **69 Stevenson Place** - A formerly single-family home is being converted into a ten-unit facility. Owner not present.
- Move these items to the November agenda. Abba Leffler should send items to address with the developer to the DM before the next meeting. This will be item # 2 on the November agenda.

Unanimously approved.

APPROVED (7) C. Moerdler, M. Wolpoff, B. Bender, L. Chong, A. Rivera, D. Rowen, and L. Spalter
 OPPOSED (0)
 ABSTAINED (0)

6. Old Business/New Business:

- Victorian House on Hebrew Home property:
Nick Dembowski of Kingsbridge Historical Society asked Jodi Colon to update. Nick Dembowski of Kingsbridge Historical Society wrote a letter to Hebrew Home asking for additional information on the Victorian home. He is asking for the Higgens- Quasebarth historical background report and to let him access the property to take photos inside and outside that was requested by the State Historic Preservation Office. Can committee help expedite the response?
- 680 West 232nd Street work stop order.
There are no permits on file yet, but work is being done on the inside of the property. DOB inspected and gave stop work order on the property.
- 3040 Scenic Place:
DOB update that a violation was given for tree number ten. Owner, Joseph Bohm will appear in November.
- September 25 City Planning Commission voted to approve City of Yes for Housing Opportunity, it was not a public hearing. Now heads to City Council. Staten Island, Brooklyn, and Public Advocate voted no. There were some changes, 4 amendments, made in the proposal: Public Housing is exempt from infill, zoning lots in campuses will have 60 feet between buildings instead of 40. Vetting - developers already approved by DOB or HPD can choose current zoning or City of Yes. Did not receive these changes yet from CPC.

7. Adjournment at 9:40 pm – Next Meeting Monday, November 4, 2024

Submitted by Farrah Kule Rubin, District Manager, Bronx CB8