



BRONX COMMUNITY BOARD 8



5676 Riverdale Avenue ♦ Suite 100 ♦ Bronx, New York 10471-2194
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Julie Reyes, **Chairperson**

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

Farrah Kule Rubin, **District Manager**

OFFICERS:

Chairperson

Julie Reyes

Vice Chairperson

Sergio Villaverde

Secretary

Margaret Della

Treasurer

Joy Campbell Priveterre

Immediate Past

Chairperson

Laura Spalter

COMMITTEE CHAIRS:

Aging

Barbara Kail

Budget

Sebastian Chittilappilly

Economic Development

Constance Barnes-Watson

Education, Libraries & Cultural Affairs

Sylvia Alexander

Environment & Sanitation

Daniel Rowen

Health, Hospitals & Social Services

Dr. Wayne DeBeatham

Housing

Rhashida Hilliard

Land Use

Charles G. Moerdler

Law, Rules & Ethics

Martin Wolpoff

Parks & Recreation

Debra Travis

Public Safety

Edward Green

Traffic & Transportation

Debby Allen

Youth

Vacant

Special Committee on Hudson River Greenway

Bob Bender

Special Committee on Racial Equity

Margaret Della

Special Committee on Veterans' Services

Sergio Villaverde

MEETING NOTICE LAND USE COMMITTEE

DATE: Thursday, January 22, 2026

TIME: 7:00 PM

LOCATION: Bronx Community Board 8 Office
5676 Riverdale Avenue, Suite 100, Bronx, NY 10471

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

Join Zoom Meeting by Phone: **+16465588656** Pin: **2114033690#**

Board Members must attend in-person, except members with disabilities as defined under the Americans with Disabilities Act who may request an accommodation from the chairperson of the Board permitting them to attend via video/teleconferencing, if applicable, and be counted in the quorum.

Members of the public are encouraged to attend via Zoom due to room limitations.

AGENDA

1. Welcome Committee Members and Guests – Roll Call
2. Approval of Committee Minutes: December 1, 2025
3. Chairperson's Report
4. LPC Application LPC#-26-03973 4475 Waldo Avenue – Front Façade Window Replacement
5. 2738 Kingsbridge Terrace Universal Affordability Preference Development Project – 6 Story, 15 Apartment Residential Building
6. Discussion: Schervier Rehabilitation & Nursing Center - Construction on Site
7. Discussion: 4800 Independence Avenue - Report on Private Sanitation hook up
8. Van Cortlandt Village Working Group – Study on Development in the Area
9. Discussion on Micro Units and Housing Changes in Van Cortlandt Village - Abba Leffler
-3822 Sedgwick Avenue (8 Stories) & Developer seeking to combine 6-8 lots
3801-3823 Sedgwick Ave.
10. New Business
11. Adjournment

Charles Moerdler, Chair, Land Use Committee