

(Pending Committee Approval)
Land Use Committee Meeting Minutes
Bronx Community Board 8
Wednesday, March 11, 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 (7): Charles Moerdler, Lee Chong (ADA on Zoom), Bob Bender, Steve Matthews, Daniel Rowen, Laura Spalter, Martin Wolpoff (ADA on Zoom)

Quorum is present

Board Members & Staff: Steven Froot, Ed Green, Julie Reyes (Chairperson), Farrah Kule Rubin (District Manager)

Guests: Michael Goldblum (Architect), Annette Rubin, Camila Thomas (DCP), Dario Quinsac (Senator Robert Jackson Rep), Jodie Colon, Nayise Gonzalez (AM Dinowitz Rep), David Gellman, Dr. Steven Cooper, Dr. Miriam Hoffman, Melissa Braverman, David Goldstein, David Rosenfeld, Deborah Shapira, Michelle, Steven Kleiner, Jeremy, Jeff Moos, Jeffrey Wechselblatt, Jon Trambert, Barry Stern, Anne Golden, Daniella Fuchs, Hannah Gleeson, Steven Kleiner, Eli Hoffman Kleiner, Afram Katz, Ben Cohen, Camelia Tepelus, Demetrio Pilavas, Ben Cohen, Joseph Fink, Barbara Sopher, Ephraim Edelman Van Cortlandt Village Residents: Abba Leffler, Gary Axelbank, John Ludwig, Megan Enriquez, Stephen Tilly (Architect)

2. Chair Report: Amended order of agenda, unanimously approved by committee.

3. SNAD Application: 5204 Arlington Avenue 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.

Chair believes once West 254th sidewalks are added they will want to change to one way street. Concern more people will go to West 252nd in this case. Water drainage issue on West 252nd as well as West 254th.

Annette Rubin, owner of 5204 Arlington Ave. and Michael Goldblum (Building Studio Architects) presented on the SNAD Application for Tolner Synagogue.

Serves a group of elderly and handicapped who live too far from other orthodox shuls.

As of Right Structure.

Designed a new, modest building in respect to neighborhood.

Hosting life events in basement, no living space in building.

6 Entry points - 2 fire exits, 2 entrances for one for men., one for woman, service entrance, Cellar entrance
Slightly Larger 1 story building with Cellar in same place as existing house.
Preserving Large Maple Tree. Adding ten trees 6" Caliper and not taking any trees down.
Olmstead is the arborist they are reaching out to.
3 story is permitted. Height permitted 25ft plus sloping angle, but this new structure tops out at 25 ft.
4200 Square feet
Occupancy 120
Staging area is the driveway
Construction timeline estimate - up to 16 months

Concerns:

- Noise, sounds of prayer but not relevant to SNAD. – installing insulated walls and roofs to mediate noise.
- Flooding issues on street from property – also ask DEP what can do to solve the issue with flooding on road.
- Parking -
Traffic concerns during events and weekday/weekend activities and services
Did traffic study in January of parking – Figure they have 17 parking spaces -13 on street: 8 Arlington Ave. (30 ft wide) 5 on West 252nd (20ft wide) and 4 in their driveway.
Steve Froot – commented 252nd Netherland to Arlington is too narrow for parking, buses would not be able to pass. Shouldn't count on those 5 spots.
Many neighbors attended and voiced major concerns on the safety issues with parking on Arlington Avenue.
Daniel asked if will put in sidewalks? -DOT does not require to put in sidewalks but architect found it was not in nature of neighborhood to have one.

Will invite them back to next meeting in April, or once their application is certified, to discuss the application further and the issues with Parking.

4. Senator Robert Jackson on bills S6761 and S5226a:

Click here for [Presentation Link](#)

Senator Jackson is asking for letter of support from Bronx Community Board 8 on his two bills, one S6761 that deals with the definition of inflated AMIs to justify affordable units change to use regional AMI for NYC Metropolitan Area (not including Westchester or Long Island).

S5226a establishes statewide standards for advertising “deeply affordable housing”.

Calculating AMI Standard for Advertising for Affordable Housing

Gary Axelbank asked to speak with Senator on why VC Village is ground zero for development and on these AMI bills.

Land use committee voted unanimously to send a letter of support for these bills addressing affordability.

In Favor (7): Charles Moerdler, Lee Chong, Bob Bender, Steve Matthews, Daniel Rowen, Laura Spalter, Martin Wolpoff

Opposed: 0 Abstain: 0

5. Approval of February 5, 2026 Committee Meeting Minutes:

Unanimously Approved

In Favor (7): Charles Moerdler, Lee Chong, Bob Bender, Steve Matthews, Daniel Rowen, Laura Spalter, Martin Wolpoff

Opposed: 0

Abstain: 0

6. Discussion: Schervier Rehabilitation & Nursing Center - Response on BXC8 Letter

-Disingenuous response from Schervier.

Propose to send letter to them in next two weeks and invite them to discuss the issues with SNAD and develop better relationship.

7. Discussion: NYS Parks, Recreation and Historic Preservation letter of recommendation Ft. Independence Street – Heath Avenue Houses added to national register of Historic Places

NYCHA submitted for this.

Concerns can limit repairs and maintenance of Fort Independence Houses if have restrictions on this designation. Don't want them to use it as excuse for not doing repairs.

NYCHA applied to get funding and tax credits and not restricted like local landmark rules. Still will do repairs and construction as needed.

Only for PACTS (Private/Public) NYCHA facilities.

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

Community Comments:

Abba Leffler – In response to Ed Greens question about impact on infrastructure of new development. Negative Impacts already:

- 3888 Sedgwick Avenue water freely flowing under foundation of building. Owner says it is tied to 3866 and 3862 Sedgwick construction.
- 69 Stephenson place already has issues with all toilets backing up for the 10 micro units Can smell sewage in air. – notify DOH about this for unsanitary conditions and investigate.

Denishawn House – Professor Andrew Dolkart of Columbia University Graduate School of Architecture, Planning & Preservation interested in leading efforts for preservation, landmarking of Denishawn House 67 Stephenson Place. Steve Tilly Architect is involved in effort as well.

Put on agenda for review next LU meeting to review if should support. Need to resend to the Landmarks Commission with updates to review for landmarking. Deficient application sent before. 3 surveyors seen looking at property 3 weeks ago.

Asked Stephen Tilly and Gary Axelbank to send board office what the critical issues are and more information to review before next meeting.

Chair Moerdler is establishing a working group on VC Village and will arrange a meeting consisting of community and board members in the next few weeks.

Working Group:

Charles Moerdler, Martin Wolpoff, Bob Bender Gary Axelbank, Abba Leffler Jessica Sosa, Dan Rowen, Steve Matthews, Carl Ford, Megan Enriquez, Ed Green (Jodie Colon respectfully declines).

- 10. New Business:** RiverSpring Living Riverdale Construction Advisory Committee meeting. Update on continuous care facility construction by Marty Wolpoff: 3 buildings being constructed. Will build in 2 phases. Working on phase 1 which is for one larger building. Have secured the loan to begin construction for phase 1 and will review and update the schedule to the committee. Demolition of facilities on the ground South of current Hebrew Home/RiverSpring to begin soon by April.

11. Adjournment: 9:30 PM - Next meeting on Thursday, April 23, 2026

Respectfully submitted,
Farrah Kule Rubin, District Manager

Van Cortlandt Village Map of New Development:

