



# BRONX COMMUNITY BOARD 8



5676 Riverdale Avenue ♦ Suite 100 ♦ Bronx, New York 10471-2194  
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<https://cbbronx.cityofnewyork.us/cb8/>

Julie Reyes, Chairperson

Vanessa L. Gibson, Bronx Borough President

Farrah Kule Rubin, District Manager

## MEETING & PUBLIC HEARING NOTICE LAND USE COMMITTEE

### OFFICERS:

**Vice Chairperson**  
Sergio Villaverde

**Secretary**  
Margaret Della

**Treasurer**  
Vacant

**Immediate Past Chairperson**  
Laura Spalter

**DATE:** Monday, March 11, 2024

**TIME:** 7:00 PM

**LOCATION:** 5676 Riverdale Avenue Suite #100, Bronx, NY 10471

Committee Members must attend in-person unless they've received a pre-approved exemption.\*  
**Members of the public are encouraged to attend via Zoom due to room limitations.**

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

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

## AGENDA

### 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

1. Roll Call of Committee Members
2. Introduction of Guests
3. Approval of Committee Minutes from February 5, 2024
4. **Land Use Applications:** Presentation by DEP

### Public Hearing: **Tibbetts Brook Daylighting Easement Acquisition ULURP**

Comment period for board is 2/29/24 to 4/29/24

An acquisition of real property by the City of New York to facilitate a permanent easement within 5 Metro-North properties in the Bronx to support the Tibbetts Brook Daylighting and Hester and Piero's Mill Pond Improvements project, the construction of pipeline conduits, and create recreational and open space opportunities for the surrounding area in Kingsbridge Heights, Community Districts 7 and 8, Bronx.

### 5. **LPC Application:**

4401 Manhattan College Pkwy, Bronx 10471 Terrace & Pool Residential Construction  
- Legalization of LPC Violations

6. Discussion: Construction Noise from Construction site at 3139 Netherland Avenue and 3132 Arlington Avenue
7. Report by subcommittee working with Stagg on construction on 3745 Riverdale Ave
8. Outstanding Business/ New Business
9. Adjournment

Charles Moerdler, Land Use Committee, Chair

\*See Bronx Community Board 8's Procedures for Hybrid Meetings [linked here](#).