

**Land Use Committee Meeting Minutes
Bronx Community Board 8
Monday, March 3, 2025 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, Martin Wolpoff (ADA), Bob Bender, Adiana Rivera, Daniel Rowen, Jessica Sosa, Laura Spalter

Absent (2): Lee Chong, O. Murray

Board Members & Staff: Chairperson Julie Reyes (Zoom), Sylvia Alexander (Zoom), David Gellman (Zoom), Farrah Kule Rubin (District Manager)

Guests: Paimaan Lodhi (Tishman Speyer Sr. Director), Louise Carrol (Counsel from Kattan for Tishman Speyer), Ted Weinstein (HPD Director of Bronx Planning), Camila Thomas (Department of City Planning), John Field (Architect), Yael and John (Owner/Applicant), Andy Cohen, Camila Thomas (DCP), Abba Leffler, Carl Ford

2. Approval of February 3, 2025 Committee Minutes: Unanimously Approved

In Favor (7): C. Moerdler, M. Wolpoff, B. Bender, A. Rivera, D. Rowen, J. Sosa, L. Spalter

Opposed (0)

Abstain (0)

3. 160 Van Cortlandt Park South –

Affordable housing development at 160 Van Cortlandt Park South with Tishman Speyer and HPD representatives. 160 Van Cortlandt Park South Site – was flagged in a report from local media on this site. Article stated that site is proposed to be used for transitional or homeless residents.

Two years ago, Bronx CB8 had repeated assurances it would not be homeless or transitional housing. Asked representative from Tishman Speyer to clarify and discuss the details and resolve the issue and go on record if there will be homeless or supportive housing here. Tishman Speyer responded it is not transient but permanent affordable housing including formerly homeless.

With affordable housing, HPD requires 15% is set aside for formerly homeless Shelter persons. They qualify to be placed here and are given 1-2 two year leases like everyone else and can renew leases as long as they are in good standing

Paimaan Lodhi, Senior Director at Tishman Speyer, values being good neighbors. Is here to give update on the project and clear any misconceptions related to the housing program they are developing. Not operating as a homeless shelter in any form.

- Demolished existing structures
- Finished the financing for construction with HPD
- Started construction this January and sends weekly construction advisories to the board.
- 340 units affordable housing (1 for live in super) – 84% units for affordable housing, 16% of units set aside as per City's 15/15 initiative for formerly homeless households and 20% set aside for Community District 8 preference. Breaking Ground will provide Social Services.
- 70 parking Spaces
- 170 Bicycle parking spaces
- Recreational facilities
- Outdoor Rooftop Space
- Construction Timeline thru 2027 Move in 2028

See the presentation below and on meeting recording link above for more details:



160 Van Cortlandt
Park South.pdf

Chair Chuck Moerdler Comments:

- What is formerly homeless?

Louise Carroll and Ted Weinstein responded. Individuals who were homeless screened by DHS for their applications to enter in and get accommodations in their building. All HPD produced housing requires 15% for formerly homeless. This project is not supportive housing.

- What is the average rent for 1 and 2 bedroom?

Using HPD 2024 rent guidelines:

1 bedroom 40% AMI \$1,160 month, 80% AMI \$2,320/month and 105 % AMI \$3,050 a month, The largest apartment is a 3 bedroom \$1,615, 80% AMI \$3,230 and 105% AMI \$4,240 a month

50% units fall into 80 and 105 % AMI.

Committee Comments:

- David Gellman - Why are there Social Services if this is not supportive housing?
Breaking Ground is there to provide social services to the formerly homeless to assist in order to be able to maintain their permanent living (assist in filling out renewal forms,

applying to schools in the area). The city added funding to support these residents and the community.

- Daniel Rowen - How long will the right East bound lane of Van Cortland Park be closed for construction?

For majority of construction. Will stay in touch with Farrah and go to DOT to mitigate this.

Chuck Moerdler - Asked District Manager to send recording of this meeting to Riverdale Press since they printed this would be a transitional or homeless housing site.

4. **Combined SNAD & LPC Application: 5294 Sycamore Ave - SNAD Non-ULURP**

CPC - N250106 ZAX for Special Natural Area District

LPC-23-05982 for Riverdale Historic District

An Authorization pursuant to ZA 105-432 to facilitate a vertical expansion to an existing 2,877 sq ft. single story house. The expansion is of 694 sq ft to add additional space for bedrooms. It is being sought by private applicant Jonathan Martin at 5294 Sycamore Ave in Riverdale, Community District 8, Bronx.

- John Field (Architect) and Yael & Jonathon Martin (owners), introduced themselves and presented on the plans.
- Confirmed they reached out to Riverdale Historic District and all neighbors within 400 ft of site.
- Adding 6 trees to the property
- Left of former garage is a gate and opens to house that sits on a hill. House has an easement across driveway
- Adding additional space on top of garage using same bricks and materials as main house. New Slate roof. Adding 3 bedrooms and two bathrooms.
- Bob Bender raised concern the wrong address listed on the plans. It says West 245th street and it is actually on West 254th Street.
- Some neighbors contacted CB8 they did not get notice. Chair Moerdler is in area and was never notified. Chair asked for them to come back next month after notifying everyone.

Chair Comments:

Would like to adjourn to April meeting and ask for Architect to send corrected application plans and inform all neighbors.

Owner and architect wanted to get recommendation today have been working a very long time on this process. DCP confirmed they can proceed with correction on this.

Chair requested of owner try to get something in writing from the neighbors saying they are on board.

Committee Comments:

Daniel Rowen noted this zoning application on DCP website is listed as an addition to a single-story house but it is 3 stories. Error on DCP site needs to be corrected. Camila from DCP confirmed it needs to be corrected with Department of City Planning which it can be quickly corrected. Can move forward if committee wishes to.

Marty Wolpoff wants in writing the notification to neighbors and responses.

Yael, owner, responded it has been many years into this project and imploring committee to review it today so they can do the work over the summer while their children are away. Apologies some weren't notified. Got 6 text messages with Mr. fields letter saying they are very excited on this. Neighbors who share driveway were not opposed to this project and can speak offline on their behalf. Asked to reconsider delay of a month.

Architect confirmed he will re-notify the neighbors within the 400-foot radius and make corrections as noted.

Vote to move the review of this application to April 1, 2025 Land Use meeting. This will be the first item on the agenda. - Unanimously Approved

In Favor (7): C. Moerdler, M. Wolpoff, B. Bender, A. Rivera, D. Rowen, J. Sosa, L. Spalter
Opposed (0)
Abstain (0)

4. Subcommittee Report on Van Cortlandt Village: Marty Wolpoff Chair

Innovation has not been responsive to concerns posed to them. Construction situation has not gotten better but project is getting closer to completion. Numerous complaints concerning noise, drilling. Two families who do not wish to sell their houses said situation is becoming very uncomfortable with the developer.

Working group/subcommittee members feel they do not need to continue with the committee since they have gone as far as they can go, and complaints can be sent to DOB, DOT and DEP through the office. He will let us know what the decision is after talking to the other subcommittee members further.

Marty noted 3111 Henry Hudson Parkway sent notice of demolition. Recommends people should take a last look at it before the house is gone.

5. Old Business/New Business

Chair Moerdler – There has been a steady hostility on part of City planning towards SNAD. Department of Buildings (DOB) are not enforcing law when it comes to SNAD violations. Propose to draft at next meeting to ask for amendment of City Charter and talk to Council on this, to provide where city agency declines to actively enforce a law or regulation such as SNAD and where CB board and responsible community organizations within that area wants it

enforced can make an application to the supreme court in that county for an injunction forcing the city agency to comply or empowering the granting of relief that the court will enforce. Proposing an ombudsman for the community within DCP.

Laura Spalter mentioned a Charter Revision is taking place in the Bronx tomorrow night. Don't know what the details are. Involves changes to ULURP, a panel discussing this. Topics of land use and housing. We should discuss this next month. Chair asked to put on agenda.

6. Adjournment: 8:37 PM - Next Meeting Monday, April 1, 2025

Respectfully submitted,
Farrah Kule Rubin, District Manager