

Land Use Committee Meeting Minutes
Bronx Community Board 8
Monday May 4, 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 (6): Charles Moerdler, Lee Chong (ADA on Zoom), Bob Bender, Steve Matthews, Laura Spalter, Martin Wolpoff (ADA on Zoom)

Absent (1): Daniel Rowen

Quorum is present.

Board Members & Staff: Georgia Santiago (Zoom), Farrah Kule Rubin (District Manager)

Guests: Yuri Sanchez (Asst. Deputy Commissioner DSS Intergov.) Jamar Hooks (Deputy Commissioner (DSS), Simone Zito (Bronx Boro Director DSS), Nicola Hammond (DHS), Tracy (DSS/DHS), Valerie C. Smith (VP Westhab), Nicole Mylan (Asst. VP Westhab), Roberto Collazo (Program Director Westhab), Susan Morgenthau (Riverdale Sanitation Corp), David Gellman, Jim Power (HSF Kramer), Ron Matten (Director of Facilities (RCS), Christopher Tomlin (Project Manager DBI Projects for RCS), Tim Kearin (DBI Projects), Yehuda Mann (Architect) Daniella Fuchs, Moises Lopez (CM Dinowitz Rep), Marco Stufano, Ephraim Edelman, Spring Braccia-Beck, Erica Edelman, Ben G., Steven Kleiner, Anne Golden, Kelley Girod, Noah Friedman (Owner 5211 Arlington), Karen Argenti (BCEQ), Camila Thomas (DCP), Ted Weinstein (HPD), Lori Miller, Miriam Hoffman, Mirabelle Thevenin, Nichola Hammond, Tracey Brown, Benjamin Cohen, Joslyn Schafer, Nicole Altman

2. Approval of April 23, 2026 Committee Meeting Minutes:

Unanimously Approved

In Favor (6): Charles Moerdler, Lee Chong, Bob Bender, Steve Matthews, Laura Spalter, Martin Wolpoff

Opposed: 0

Abstain: 0

3. Waldo Shelter Presentation by Westhab – See link for presentation details

Westhab is provider that oversees Waldo Family Shelter.

Gave overview and spoke on services they offer families at this shelter.

- Site was an emergency contract but as of July 1, 2026 it will be converted to a long-term family shelter.
- Opened Special Population emergency shelter on September 4, 2024 serving 91 families. Currently have 85 families. 23 families placed in permanent housing in 2025 and 12 families placed from January – April 2026. In addition 26 families have housing applications submitted and ten families have housing vouchers..
- All school aged children enrolled in schools.

- Will be expanding staff and programming.
- Landlord is Stagg organization.

Chair asked for them to send him the information on:

- Is there a Protocol in writing that tells what Agency (DHS) provides aside from provider (vendor) that provides services? - Yes, will send list of full benefits and programs that their agency offers. Vendors provide direct services.
- Did families come from the Bronx?
- What vetting is done on providers/vendors? Will get back to us.
- How many members in CAB and how do you recruit them?
- No CAB yet but sent us guidelines and will send us the information to sign up. CB's and electeds can provide recommendations for the CAB.
- Average length of stay until permanent housing? -9 months to a year typically. Developer, landlord comes to DHS to inform them they want to partner as a potential site. Do you conduct population survey when considering a site? – Fair Share analysis is done in advance on any shelter opening. Do not do survey on this but do community outreach.
- Do you conduct survey of community to see if location is an appropriate spot for a shelter? -Once shelter is opened a Community Advisory Board (CAB) is formed. DSS & HRA compliments the support & services that providers offer to their clients (SNAP, Cash assistance, Medical Insurance, career and childcare support) will send us list of services.

4. SNAD Applications:

a. **Rose Field Resurfacing - SNAD Non-ULURP**

Riverdale Country School Rose Field Resurfacing Application, DCP No. 2024X0436- Zoning Authorization on a Special Natural Area District (SNAD) 105-421, 105-422 to facilitate replacement of an existing natural turf to a synthetic turf for Field Hockey. The project is being sought by the private Applicant Riverdale Country School at 5250 Fieldston Road in Fieldston, CD 8, The Bronx.

Jim Powers presented on the application. See meeting recording for details on the presentation.

After committee discussion the resolution is as follows:

Riverdale Country School Rose Field Resurfacing Application, DCP No. 2024X0436- Zoning Authorization on a Special Natural Area District (SNAD) 105-421, 105-422 to facilitate replacement of an existing natural turf to a synthetic turf for Field Hockey. The project is being sought by the private Applicant Riverdale Country School at 5250 Fieldston Road in Fieldston, CD 8, The Bronx.

WHEREAS, the representatives for Riverdale Country School, Lawyer Jim Power (Lawfirm HSFK), Christopher Tomlin (Project Manager) and Ron Matten (Director of Facilities) presented on the project to resurface the grass field with a new synthetic turf field along with turf anchoring, below grade drainage system, fencing, scoreboard and a water fountain, and

WHEREAS, applicant confirmed site contains no trees, shrubs or rock outcroppings and is less than 10% slope, and

WHEREAS, there are 285 trees of 3" caliper or more and an Arborist identified one unhealthy tree that needs to be removed and replaced elsewhere within project area, and

WHEREAS, construction will occur during summer months when school is not in session and,

WHEREAS, Applicant informed all neighbors surrounding the site within 200 feet of the property, and,

WHEREAS, no opposition was indicated either from the board members or from the community.

NOW THEREFORE, BE IT RESOLVED, for the reasons set forth above, the Land Use Committee APPROVES this application.

Approved (6) C. Moerdler, B. Bender, L. Chong, S. Matthews, L. Spalter, M. Wolpoff

Opposed (0)

Abstained (0)

b. [5211 Arlington Avenue](#) SNAD Non -ULURP

An authorization and subdivision certification to facilitate the development of 2 new single family residences is being sought by private applicant at 5211 Arlington Ave in Riverdale, Community District 8, Bronx. Modification of topographic features.

Architect Yehuda Mann presented on the application for Owner Noah Friedman. See meeting recording for the details on the presentation.

Returning back from prior meeting April meeting to address storm water and drainage issues.

- Managing Stormwater with 3 Drywells per lot includes provision for pool drainage on site there will be no increase in runoff to neighboring properties.
- 65% pervious.
- Removing trees – What doing to replace them? Will replace after construction is completed.
- LU Asked to speak with Arborist consult with best place to locate them. Confirmed Will do this
- Riverdale Sanitation Corp. – any plan yet to go forward?
- Existing site needs to work with RSC for connection requirements - awaiting to hear back from DEP. Without a sewer hookup they cannot build. Can't get a permit to build without it.
- Still not able to deal with sewer connections. We do not recommend to City Planning any applicant who is not scheduled to hook up to a sanitary district.
- Existing site will have a demand for hookup to city line or major changes to sanitary plan. Adjacent lot has different owner may require different sanitary plan or hook up with DEP on Arlington site.

Susan Morgenthau (RSC) - Lot one has existing connection to RSC Sanitary connection on West 252nd street possibly has to be upgraded and require stormwater retention.

Lot 2 no control over this site at this point waiting if can go to Arlington Avenue from DEP.

Multi step process that needs to be worked out.

Chair asked Yehuda Mann to secure from owners of next door building some written assurance that they understand the jeopardy that's here potentially exists and they will not make any claims based on your construction. Send before meeting on May 12, 2026.

If we get this information in time, then we will bring resolution from the floor at the General Board Meeting on May 12, 2026. Also send report on tree replacements.

All members were in approval of this.

5. Van Cortlandt Village Working Group: –

Held separate meeting on this last week. Many serious problems here that demand attention.

Assigned members to get information on issues in the different areas to address with Sanitation, City Planning, DEP, DOT and more.

Working Group:

Charles Moerdler, Martin Wolpoff, Bob Bender, Gary Axelbank, Abba Leffler Jessica Sosa, Dan Rowen, Steve Matthews, Carl Ford, Megan Enriquez, Ed Green, Natalya Grishman

6. New Business:

Urban Planner Paul Graziano - Update on status of recent lawsuit appeals regarding Charter Commission and City of Yes.

-City of Yes (COY) was approved with minor changes
COY tried to get rid of all single-family zoning but is slightly modified.
Coalition of 130 plaintiffs have sued administration over City of Yes.
Case claims former director of DCP Dan Garodnick lied regarding Environmental impact statement
City decision on the case said can't follow law because will take away from building housing
Appealing decision

- 3 Charter Ballot questions on Ballot – met with speaker of City Council and discussed City never filed an environmental impact statement which is against state law. The ballot questions should not have been on the ballot since they did not file Environmental Impact Statement (EIS) and there was no public comment period, nor enough public notice, participation or feedback.
This is a State Environmental Quality Review (SEQR) challenge not election law challenge but judge stated it is election law challenge.
Filed appeal to this

- Airbnb wants to overturn local law 18 which restricts unregulated airbnb in NYC.
New bill introduced last year by NYC Council member Mercedes Narcisse to allow unrestricted Airbnb in all 1-2 family homes in city of NY and owner does not have to be present is being reintroduced now.

-Chair stated he would work with him on the appeal.

7. Adjournment: 9:10 PM - Next meeting on Monday, June 1, 2026

Respectfully submitted,
Farrah Kule Rubin, District Manager