

**Minutes
Land Use Committee
October 18, 2023**

Location – Board office 5676 Riverdale Ave. Suite 100 Bronx NY 10471

Hybrid Meeting <https://youtu.be/U9LXLbqqUUU>

Chairman called meeting to order at 7:05 pm

Attendance

Present (10) – Charles Moerdler, Martin Wolpoff, Sylvia Alexander, Bob Bender, Carol Blake, Lee Chong, David Gellman, Daniel Rowan, Jessica Sosa, Laura Spalter

Absent – Nick Fazio, Omar Murray

Community Board members/Staff: Julie Reyes (CB8 Chair), Farrah Kule Rubin
District Manager

Guests - Architect Hal Dorfman, Architect Tom Winter, Owners Rep. Deirdre Carson, Owner’s Rep. Rebecca Levin, Sue Morgenthau (Riverdale Sanitation), Camila Thomas (DCP), Ted Weinstein (HPD), Randi Martos Rep. for Assemblyman Dinowitz

Vote to approve September 11, 2023 minutes – approved unanimously.

APPROVED – Charles Moerdler, Martin Wolpoff, Sylvia Alexander, Bob Bender, Carol Blake, Lee Chong, David Gellman, Daniel Rowan, Jessica Sosa, Laura Spalter

OPPOSED 0

ABSTAINED 0

Special Natural Area District (SNAD) Authorizations:

4671 Grosvenor Ave, corner of West 250 St. a new two story with attic and cellar single family dwelling, Fieldston District

- After presentation by Hal Dorfman R.A. for the owner, letters from the community were read by Chair Moerdler in opposition of this project.
- After discussion the committee voted on the following resolution:

WHEREAS issues made from public and neighboring homeowners regarding over the allowable lot coverage and lack of proof of approval by the Department of City Planning allowing an 18% overage

WHEREAS not addressing the Rock out cropping as requested

WHEREAS lack of proof of outreach to the Fieldston Property Owner's Association (FPOA) as requested at the last Land Use Committee meeting in September 2023

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

Approved (10) C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, C. Blake, L. Chong, D. Gellman, D. Rowan, J. Sosa, L. Spalter,
Opposed 0
Abstained (0)

4800 Independence Ave, corner of West 249 St. a new two-story school dormitory building.

- Hal Dorfman R.A. presented for the client.
- Chair Moerdler reads emailed letter from the President of Riverdale Sanitation, Sue Morgenthau, outlining necessary steps needed. The letter states she cannot issue a consent without condition/capacity engineering study, full site survey, storm water drainage plan and geotechnical report and copies of all permits from DOB/DEP, etc. Hal Dorfman confirms client is willing to afford flow study.
- Neighbor of 4800 Independence Ave. confirms that neighbors have not been notified as requested by the committee of the project.
- After discussion the committee voted on the following resolution:

WHEREAS The applicant failed to notify the adjacent tenant and property owners within 200 feet of the property line boundaries as directed at the September Land Use meeting; and

WHEREAS failure to resolve the issue of having secured a Sanitation hookup with Riverdale Sanitation District or an alternative solution for the effluent and waste discharges that will attend the proposed facility, as requested by the Committee and the lack of an engineering study to resolve the sanitation hook up

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

Approved (10) C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, C. Blake, L. Chong, D. Gellman, D. Rowan, J. Sosa, L. Spalter,

Opposed 0
Abstained (0)

680 West 232 St, corner of Independence Ave. a new two-story school building for Autistic children, parking in cellar.

- Hal Dorfman R.A. presented for the client.
- Chair Moerdler reads multiple letters in opposition to this project.
- Chair Moerdler feels loss of trees is a SNAD violation, sees no submission discussing mitigation of erosion:
 1. Hal Dorfman agrees to supply runoff study data and certification of storm detention tank capacity to runoff from building and paved area around the building.
 2. Hal Dorfman confirms DEP evaluation is not yet approved.
 3. Resident addresses the increase of rainfall recently and concerned of future impacts.
- There is record of a Restrictive covenant restricting this property to a one family resident building only.
- After discussion the committee voted on the following resolution:

WHEREAS No adequate mitigation measures have been proposed with respect to the protection for the 48" caliper Oak Tree, the root structure, and canopy adjacent to the property; and

WHEREAS we have not yet seen a copy of an engineering report to the effect that the retention tanks on page CP001 in the report to suffice to cover and deal with the storm water runoff and provide adequate protection for natural features: and

WHEREAS There exists a record of a restrictive covenant that limits the of this property to a 1 family residence and this is not such.

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

Approved (10) C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, C. Blake, L. Chong, D. Gellman, D. Rowan, J. Sosa, L. Spalter,
Opposed 0
Abstained (0)

695 West 246th Street to facilitate a sunroom and a swimming pool in an existing single-family residence, is being sought by private applicant.

- Architect Tom Winter and Representative for the Client Deridre Carson Presented.
- Chair Moerdler recommends a clause to abide by hours of construction and keep construction vehicles inside the property.
- Tom Winter agrees with the recommendation.
- Ms. Carson acknowledges the client is present and informed of the recommendation.
- After discussion the committee voted on the following resolution:

WHEREAS the architect and property owner agree to a clause of conditions to abide by hours of construction and keeping construction vehicles inside the property.

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

Approved (10) C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, C. Blake, L. Chong, D. Gellman, D. Rowan, J. Sosa, L. Spalter,
Opposed 0
Abstained (0)

Landmarks Preservation Commission Authorizations:

331 West 250th Street LPC -24-00953 – Proposal of scope of work/door plan narrative relating to the sunroom on South end of home

- Owner's representative, Rebecca Levin, presented.
- After discussion the committee voted on the following resolution:

Whereas, the Landmark Preservation Commission Application submitted by Rebecca Levin RL Architectural Services, Inc. (LPC-24-00954) requesting a Certificate of Appropriateness for A Dutch Colonial Revival style house designed by Dwight James Baum and built in 1918-19 to replace sunroom infill.

Therefore, be it resolved, CB8 Land Use Committee APPROVES this application.

Approved (10) C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, C. Blake, L. Chong, D. Gellman, D. Rowan, J. Sosa, L. Spalter,
Opposed 0
Abstained (0)

Report by subcommittee working with Stagg on construction on 3745 Riverdale Ave

- Martin Wolpoff reports this project will be moving forward and hopes to maintain a positive relationship with Stagg.

Stagg purchase at 3801 Waldo Avenue:

- Chair Moerdler reports recent discussion with Jay Martino, Stagg Representative, and invites him to present to the board and address public concerns and alternatives for their purchase of 3801 Waldo Ave.

Old Business:

- Chair Moerdler addresses upcoming zoning amendments from City of Yes-Housing proposal and concerns for single family home areas at risk of being lost.

New Business:

- CB8 Chair of Education Committee addresses subject of a new project for a school at the current Van Cortlandt Motel location at her upcoming meeting with SCA and invites Land Use committee members to participate as it's the only time to ask questions and is accessible via Teleconference.
- She will share renderings and share copies of existing renderings for review to the Land Use committee.

Meeting was adjourned at 9:55pm.

Submitted by Jessica Sosa

Reviewed by Farrah Kule Rubin