

Bronx Community Board 8
Land Use Committee Meeting Minutes
November 4, 2024
[Meeting Recording](#)

Location – Board Office: 5676 Riverdale Ave., Suite 100, Bronx, NY 10471

Hybrid Meeting

Chair C. Moerdler called the meeting to order at 7:05 p.m.

1. Welcome Committee Members and Guests – Roll Call

- **Land Use Committee:**

Present (6): Charles Moerdler, Marty Wolpoff, Bob Bender, Lee Chong, Adiana Rivera, Daniel Rowen

Absent (3): Omar Murray, Jessica Sosa, Laura Spalter

- **Community Board Members and Staff:** Julie Reyes (Chair), David Gellman, Farrah Kule Rubin (DM)

- **Guests:** Camila Thomas Dept. of City Planning (DCP) Nairobi Lazo-Hayes Dept. of Buildings (DOB), Sura Jeselsohn (Along-The-Hudson Homeowners' Association), Jodi Colon, Alex Harrow (Architect, 3111 Henry Hudson Pkwy), Ryan Forman (Council for Innovative development 3111 Henry Hudson Pkwy.), Denis Gjini (Innovative Construction 3111 Henry Hudson Pkwy.), Endi Ulaj (Innovative Construction 3111 Henry Hudson Pkwy.), Robert Garcia (Arborist for 3111 Henry Hudson Parkway), Abba Leffler (Van Cortlandt Village Resident), Jennifer LaFrieda

2. Approval of Committee Minutes: October 7, 2024

Unanimously approved:

APPROVED (6) C. Moerdler, M. Wolpoff, B. Bender, L. Chong, A. Rivera, D. Rowen

OPPOSED (0)

ABSTAINED (0)

3. Jennifer Lafrieda spoke regarding the neighboring property on erosion starting from removal of knot weed and root system in back yard. Chair asked her to send us letter with current concerns for the property next to them at 3040 Scenic Place. Chair and District Manager will visit to go over concerns when we receive this.

4. SNAD Application: **3111 Henry Hudson Parkway SNAD Botanic Modification** Non-ULURP

An authorization #105-421 to facilitate a modification of topographic features on Tier I sites for

the development of seven townhouses with a total square feet of 15,959 and 5,213 total square feet of open space, is being sought by seton private applicant at 3111 Henry Hudson Parkway in Spuyten Duyvil, Community District #8, in The Bronx.

Architect, Alex Harow Developer Denis Gjini, and Ryan Forman council for developer, Robert Garcia of AKRF Civil Engineer/Arborist on project, presented and discussed their project.

Discussion by chair who asked if street trees in front of development on the street is part of application? No it is not under purview of City Planning, but it is for CB8. Asked what is plan?

Concerns:

- Not enough trees here. They will plant new trees 3” Caliper on front of property and removing 3 Street trees. Replacing high caliper trees with 3” caliper, not strong enough to survive.
- Bronx CB8 Wants to preserve green in this community. Please consider what you can do to continue appearance of solid green in this area. Will sell faster than making them sparse. Developer agreed. Asked them to add trees to this where they can and onto property where they can. Cannot save the largest tree 52” Caliper. New foundation will be here. Root will be compromised. Tree is within ten feet of building.
- They confirmed they have a green roof plan for this.

Coomittee will push this application out to December Land Use meeting and put on as the first item on the agenda. Between now and then, they can schedule a meeting or conference call to discuss further. Committee wants to resolve how they can add/replace trees to property and keep green.

5. Van Cortlandt Village– Abba Leffler presented on issues in the area

- **3870 and 3874 Sedgwick Ave** – 8 story building in R6 Zone. Environmental impact study for removal of trees. Denis Gjini (Innovative Development) is the developer. Permit to demolish issued.
- **69 Stephenson Place** - A formerly single-family home is being converted into a ten-unit facility. Owner not present.
- Move these items to the December agenda. Abba Leffler should send items to address with the developer to the District Manager before the next meeting. This will be item # 2 on the December agenda. Chair Created a Sub Committee - Marty Wolpoff as Chair, Bob Bender, Daniel Rowen and Adiana Rivera to work with the involved groups.

There are five Concerns of Development impacting the aesthetic, cultural, social, environmental makeup of this area:

- Affects on Urban forest at 3862 Sedgwick Ave.
- Van Cortlandt Jewish Center (VCJC) houses MMCC pre-k essential for community and want preserved.
- 67 Stephenson Place by VCJC center is Denishawn house, the first free-standing dance studio and is worth preserving

- Large amount of pervious land will be paved over causing significant storm runoff onto busy main thoroughfare on Sedgwick Ave. with critical Infrastructure of feeder cables and transmission lines by Con Ed
- Adjacent to retaining wall of Jerome Park Reservoir concerned large scale construction and demolition could potentially damage the foundations of the retaining wall.

Residents are asking for a Land Use Subcommittee to be formed to study impacts of the development and facilitate communication with Developers and residents in the community and City agencies: Con Ed, DOT traffic, DEP on how impacts reservoir and storm water runoff.

6. Old Business/New Business:

-319 College Parkway pathway application approved by Board – Allowed to build a pathway with stone and pillars to his house but built a giant cement wall as well. Architect called to say owner will take it down. He was not supposed to do this.

- Riverspring Living/Hebrew Home confirmed they will leave the Victorian home in place as of now and not demolish. Jodie Colon requested if the Historical Society can continue research and get materials and request to photo site as requested to the Hebrew Home? Can they receive copy of report? District Manager will reach out again for answer on this.

7. Adjournment at 8:30 pm – Next Meeting Monday, December 2, 2024

Submitted by Farrah Kule Rubin, District Manager, Bronx CB8