

**Land Use Committee Meeting Minutes**  
**Bronx Community Board 8**  
**Monday, November 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 (5): Charles Moerdler, Martin Wolpoff on Zoom (ADA), Steve Matthew, Daniel Rowen & Laura Spalter

Absent (4): Bob Bender, Lee Chong, Adiana Rivera, John Yanong

Quorum is present

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

Guests: Randi Martos (Chief of Staff Assemblyman Dinowitz), David Gellman

**2. Chairpersons Report:**

Chair asked to add two items to the agenda for discussion. Unanimously approved:

a. 3963 Saxon Avenue:

Letter from Van Cortlandt Village Citizen's Oversight Group showing failure of developer to send demolition notice to BXC8 10 days in advance to the community board. One was sent to BXC2 instead.

Developer Failed to provide statutory adequate notice of demolition and as of now Bronx Community Board 8 still did not receive a notice.

Committee unanimously agreed to send a letter to DOB and developer to either withdraw application and start anew or committee will request BSA to cancel Certificate of Occupancy.

b. Discussion of electorate adoption of Charter Revision amendments adopted by Mayors Commission:

- 2 proposals electorate adopted allow all powers of city council to be negated in favor of being centralized with office of mayor on ULUURP Process. Affordable housing not being addressed – no definition of what is affordable, need to define affordability, or how to go about making it affordable.
- Zoning restrictions on R1 and R2 lifted with City of Yes. No regard for single family home use. No more single-family homes in NYC and in our district. Asked committee to think on this and will work on a resolution to ask Council members to support a resolution on a requirement that in the event a zoning lot merger is proposed they must give notice to community board more than 30 days in advance.
- What is the future of our community and especially sensitive areas of Riverdale, Fieldston, Kingsbridge, Van Cortlandt Village, areas with single family homes?

Will discuss this at the next meeting and ask Council Member and Assembly Member to join - Do we believe in preservation of single-family homes and communities and what are the measures we can take given our limitations?

**3. Approval of September 4, 2025 & September 30, 2025 Committee Meeting Minutes:**

Unanimously Approved

In Favor (5): C. Moerdler, S. Matthew, D. Rowen, L. Spalter, M. Wolpoff

Opposed: 0

Abstain: 0

**4. New Business:**

Steve Mathews asked if board could support Council Member Dinowitz's bill to specify the number of rooms in affordable housing developments? Chair agreed and will discuss more.

**5. Adjournment:** 7:41 PM - Next meeting on Monday, December 1, 2025

Respectfully submitted,  
Farrah Kule Rubin, District Manager