



BRONX COMMUNITY BOARD 8

5676 Riverdale Avenue ♦ Suite 100 ♦ Bronx, New York 10471-2194
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<https://cbbronx.cityofnewyork.us/cb8/>



Julie Reyes, **Chairperson**

Vanessa L. Gibson, **Bronx Borough President**

Farrah Kule Rubin, **District Manager**

MEETING NOTICE LAND USE COMMITTEE

OFFICERS:

Vice Chairperson
Sergio Villaverde

Secretary
Margaret Della

Treasurer
Joy Campbell Priveterre

**Immediate Past
Chairperson**
Laura Spalter

DATE: Wednesday, September 11, 2024
TIME: 7:00 PM
LOCATION: 5676 Riverdale Avenue, Suite #100, Bronx, NY 10471

All Committee Members must attend in-person, except members with disabilities as defined under the Americans with Disabilities Act who may attend via video/teleconferencing and will be counted in the quorum.

Bronx Community Board 8's Procedures for Hybrid Meetings [linked here](#).
Members of the public are encouraged to attend via Zoom due to room limitations.

COMMITTEE CHAIRS:

Aging
Mary Ellen Gibbs

Budget
David Gellman

Economic Development
Oscar Martinez

**Education, Libraries &
Cultural Affairs**
Sylvia Alexander

Environment & Sanitation
Daniel Rowen

**Health, Hospitals &
Social Services**
Rabbi Bob Kaplan

Housing
Rhashida Hilliard

Land Use
Charles G. Moerdler

Law, Rules & Ethics
Martin Wolpoff

Parks & Recreation
Debra Travis

Public Safety
Edward Green

Traffic & Transportation
Josh Land

Youth
Ramdat Singh

Join Zoom Meeting: <https://us02web.zoom.us/j/2114033690>
Join Zoom Meeting by Phone: +16465588656 Meeting ID: 2114033690#

AMENDED AGENDA

- Welcome Committee Members and Guests – Roll Call**
- Approval of Committee Minutes: June 4, 2024**
- SNAD Application: 5501 Palisade Avenue - SNAD**
Authorizations pursuant to 105-422 and 105-434 to facilitate the construction of two new single-family residences. The zoning lot is 74,677 square feet (2 DU's). This is a residential development that includes 9,556.73 square feet for residential and 65,120.27sf open space. This is being sought by a private applicant, Sanna & Loccisano Architects, at 5501 Palisade Avenue in Riverdale, Community District 8, Bronx.
- LPC Application: 407 W. 246th Street Bronx**
Attic Addition and Railing Improvement
- Discussion of the "Victorian Home" on the Hebrew Home's south campus – Nick Dembowski Kingsbridge Historical Society**
- SNAD Application: Hebrew Home Special Permit Renewal Non ULURP**
James Powers Esq. Presenting
Renewal of the special permit and authorizations for the Hebrew Home project at Riverdale campus. The original permit was granted in September 26, 2018 (C180321 ZSX), including the following authorizations: 105-421, 105-422, 105-424, 105-425; and

105-432. The project is located at 5701-5961 Palisade Avenue, Riverdale, in Community District 8, The Bronx.

7. **SNAD Application: Hebrew Home: Modification Application ULURP**
A Zoning Modification [ZS], pursuant to ZR 74-901 in addition to Special Natural Area District (SNAD) authorizations [ZA] under ZR 105-42 to facilitate the development of a Continuing Care Retirement Community (CCRC) by Hebrew Home for the Aged/RiverSpring Health located at 5701-5961 Palisade Avenue, in Community District 8, The Bronx.
8. **Proposed Charter Amendment – Department of City Planning**
9. **Discussion on LPC-24-05229 4746 ISELIN AVENUE, BRONX-5822-2686 – Possible window violation**
10. **Old Business/New Business – SNAD Inspections**
3040 Scenic Place
680 West 232nd Street
11. **Adjournment - Next Meeting Monday, October 7, 2024**

Charles Moerdler, Chair
Land Use Committee