

**Joint Meeting of the Land Use Committee & Law, Rules, & Ethics Committee**  
**Meeting Minutes**  
**Bronx Community Board 8**  
**Tuesday, September 30, 2025 at 6:00 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 (7): Charles Moerdler, Martin Wolpoff, Bob Bender, Lee Chong (ADA on zoom), Steve Matthew, Daniel Rowen & Laura Spalter

Absent (2): Adiana Rivera, John Yanong

Law, Rules & Ethics Committee Members:

Present (5): Martin Wolpoff, Sylvia Alexander (ADA on Zoom), Steven Froot, Charles Moerdler, Jessica Sosa

Absent (2): Jyll Townes, Sergio Villaverde

Quorum is present for both committees.

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

Guests: Council Member (CM) Eric Dinowitz, Merritt Claude, Mia Anzalone (Columbia Journalism School), Sherida Paulsen, Jodie Colon, Madison Rosensaft (NYC Speaker Adams Rep.)

**1. Discussion: Charter Revision Commission Ballot Proposals 2025 seeking to eliminate ULURP and SNAD protections**

<https://vote.nyc/page/ballot-proposals>

**Ballot Proposals 2-4:**

**2 - Fast Track Affordable Housing to Build More Affordable Housing Across City**

**3 - Review of Modest Housing and Infrastructure Projects**

**4 - Establish an Affordable Housing Appeals Board with Council, Borough and Citywide Representation** (includes only the Borough President, Speaker of City Council and the Mayor)

Chair Moerdler discussed the meeting format which will start with discussion on proposal 2-4 and what they actually mean and then meeting will adjourn. The Board will not comment on this and individuals can have their own conversations.

Comments:

Chair Moerdler -Charter Revisions occur either by the City Charter Commission appointed solely by the Mayor or New York City Council who can initiate a change. The present proposals were initiated by the Mayor.

Proposals would benefit a small segment of Real Estate industry. It does not address affordable housing in our city. It will take away local community input on development in the City. No longer would have to appear before community Boards or City Council where one could ask for concessions that would benefit the community as is done now. Developers Can build as of right with no discussions with the community.

Suggested possible available land to build affordable housing i.e. State Mental Hospital off Hutchinson River Parkway which has remained empty for years.  
Similar properties near the new Metro North Stations can be developed to address Affordable Housing.

Lee Chong - If no federal dollars used can use local census track income data instead of AMI federal track used to provide affordable housing.

Chair Martin Wolpoff discussed how power is being centralized to one elected official, the Mayor. Proposals do not address Affordable housing or benefit middle and low income residents. Summary statements given to public irrelevant to what is actually being voted on. Not telling public what they are voting for.

Bob Bender – These proposals consolidate so much power to the office of the Mayor. Entities that proposed to replace City Council are the BSA and Planning Commission, are all mayoral entities resulting in too much power in one office.

We want people familiar with our district to be reviewing these decisions not one centralized entity for entire City.

Nor does it indicate what percentage of Affordable housing there will be in these proposals.

Council Member Dinowitz said the wording is misleading on these proposals.

Consolidating all this power into one person who does not know the neighborhood is inherently problematic

Proposals do not require all of the units to be subsidized. What is considered affordable is not really affordable so he refers to this as subsidized. Mayor would not fight for affordability as would a more local entity. Only MIH requires a percentage to be affordable.

Proposals 2-4 objectively are not good proposals. They take away local power and input.

NYC Council is supportive of building. Council approved 150,000 new apartments since 2022.

Proposal 3 could result in single family homes areas as far east as Van Cortlandt Village and West 256<sup>th</sup> and Riverdale through Broadway to mostly multifamily buildings instead of houses.

No more single-family homes in NYC or hopes to own a home in NYC. Targeting low density 1-2 family homes.

Homes being knocked down to build small apartments that are all rentals  
This gives Mayor Authorization to approve the Land Use applications at expense of community.

Laura Spalter - Lawsuit out there hoping to invalidate these proposals on the ballot. Undermines environmental laws of NYC. There should be environmental review.

Jodie Colon (Resident) – Voting no on these proposals. People see affordable housing and automatically say yes. Don't really read into what these proposals mean for them and the city for affordable housing.

There are 250,000 units not mentioned available today.

Quoted Dan Garodnick Commissioner of Buildings who said they are not building for people who live here but to bring new people in. Also voting no on proposal 1 to add ski mountain trails in Essex County which is a preserve in the Adirondacks.

Want to show legislative text on these proposals to show the public.

This eliminates checks and balances and representation and taking our voice away.

Sherida Paulsen, Chair of Nature Preservancy and former Chair NYC Landmarks Commission, thanked CM who stood up for our community on City of Yes to limit impact on SNAD and low density district.

Speaking personally voting no on these 3 proposals. This is taking away the voice of community and of city council representatives. This is unacceptable. Taking 2 months out of public review process will not change the work that will still take a few years. Won't change cost of land.

Should look at ways to lower cost of construction and provide incentives. Taking away our personal voices is not right.

Steven Froot– where does SNAD fall if these proposals are adopted?

It can encourage development of these homes one by one to change character of SNAD district.

Madison Rosensaft from Speaker Adams office announced they are doing voter education effort in the communities on the ballot proposals and will give out handouts.

## **2. Approval of Land Use September 4, 2025 & Law, Rules & Ethics September 8, 2025**

**Committee Minutes:** Tabled for the next meetings.

## **3. Adjournment: 7:00 PM**

Respectfully submitted,  
Farrah Kule Rubin, District Manager