

**Minutes
Land Use Committee
September 11, 2023**

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

Hybrid Meeting

Chairman called meeting to order at 7:10 pm

Attendance

Present (7) – Charles Moerdler, Martin Wolpoff, Bob Bender, David Gellman, Daniel Rowan, Jessica Sosa, Laura Spalter

The following members met the criteria for extenuating circumstances.

Lee Chong, Carol Blake

Absent – Nick Fazio, Omar Murray, Sylvia Alexander

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

Guests - Architect Hal Dorfman, Architect Steve Zoltan

Barbara May (SAR), Rabbi Tully Harcsztak (SAR), Rabbi Binyamin Krauss (SAR),

Camila Thomas (DCD), Nilius Klinghol (DCP), Jay Martino (Stagg Group)

Councilman Eric Dinowitz

Vote to approve June 2023 minutes – approved unanimously.

APPROVED – C. Moerdler, M. Wolpoff, B. Bender, D. Gellman, D. Rowan, J. Sosa, L. Spalter, L. Chong, C. Blake

OPPOSED 0

ABSTAINED 0

Presentation by Camila Thompson from the Department of City Planning on City of Yes Carbon Neutrality Text Amendments.

<https://cbbronx.cityofnewyork.us/cb8/wp-content/uploads/sites/3/2020/10/COY-Carbon-Neutrality-CB-Presentation-002.pdf>

Because the City approved the zoning text amendments on September 11, 2023, Chair Moerdler stated it made no sense to vote tonight. Brought up the following resolution:

WHEREAS prior to and at the July 20, 2023 Special Meeting of Community Board 8 we were advised by the Department of City Planning that the City Planning Commission would not act on the Carbon Neutrality text changes prior to the full Board’s September 12, 2023 Meeting and

that it therefore was in order for us at that meeting to defer action thereon until the September 12, 2023 Board Meeting; and

WHEREAS notwithstanding the above representation on the afternoon of September 11, 2023 the City Planning nonetheless voted on the above measure,

NOW THEREFORE, BE IT RESOLVED for the reason set forth above, the Land Use Committee declines to vote on the proposed text change proposal.

The motion passed with the following votes:

Approved (8) C. Moerdler, M. Wolpoff, B. Bender, D. Gellman, D. Rowan, L. Spalter, L. Chong, C. Blake

Opposed 0

Abstained (1) Jessica Sosa

- The board will work with the City Council and make our opinions known to NY City Council.
- Chair Moerdler recommended this committee also form a subcommittee on this issue and asked committee member D. Gellman to lead a subcommittee within the next 50 days to work with NY City Council and make our opinions known.
- Chair Moerdler asked CPC for schedule when the 50-day clock starts. Nilius Klinghol (DCP) stated it will be submitted sometime this week and will let the board know when the clock starts. It is a 50-day clock to City Council
- Chair Nick Fazio of Economic Dev. recommended he work with Charles Moerdler on the next step of the City of Yes for Economic Development.

Salanter Akiba Riverdale Academy (SAR)

- Expansion of High School on Riverdale Ave 5977 Riverdale Ave

- 675 students.
- Growing need for classroom space. They are constructing a gym, daycare center, prayer room, music and art spaces and adding 40 new parking spaces for the upper school to this two-story building and the new building will attach to the current building.
- SAR reported that Exit/entrance same as existing ones. 259th street drop-offs turnaround within property. No plan to enter Riverdale Ave.

- Asked SAR to make their neighbors within 200 feet aware of their intentions if they have not already done so.
- Sar agreed to set up a tour of the site for the committee members.
- Tree Pits- asked to look into linking tree pits to deal with storm water overflow and keeping in mind new requirements for carbon neutrality. They agreed to look into it.
- Lower school 655 West 254th Street Riverdale, NY 10471 adding a story to the lower school building but keeping the same footprint. They are following DEPs storm water rules to ensure storm water management to avoid flooding issues.

Stagg purchase at 3801 Waldo Ave. (former Manhattan College Dormitory building) –

- Jay Martino from Stagg group said there has been no decision on the plans for this location yet, however there had been a discussion with DHS on the possibility of using space for permanent migrant housing for families.
- Residents from Waldo Gardens, Corp., a co-op apartment building at 3800 Waldo Avenue expressed their concerns of this becoming a homeless shelter.
- Before any future changes to any other use after that developed, Stagg Group agreed to have a discussion with the board first.

Positive Report by subcommittee working with Stagg construction on 3745 Riverdale Avenue

Special Natural Area District (SNAD) Authorizations:

- Chair Moerdler made requests for all 4 SNAD applicants to contact all neighbors within 200 feet from the project.
- Asked all 4 SNAD applications to come back for the October 2023 Land use committee meeting.

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

- Architect Hal Dorfman presented and agreed to get feedback from Fieldston Property Owners Assoc. (FPOA) before the next Land Use Committee meeting.
- C Moerdler asked them to request extension on their timeline for their application.

4800 Independence Ave, corner of West 249 St. a new two-story school dormitory building. Hal Dorfman the architect presented.

- Yeshiva Telshe Dormitory problem with hooking up to sewer line with private company. Should work on timeline to be within 40 days to have a sanitary hookup. According to the architect, they are here for SNAD requirements which they have satisfied.
- C. Moerdler will ask City Planning to consider infrastructure and utilities for SNAD properties. Concerns were raised regarding the construction/staging plan.

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

Hal Dorfman the architect presented.

- Kids First Autistic School for children ages 2 – 3 ½ to be built at this site. Concerns were raised that this property has a restrictive covenant in place that states this site can only be constructed as a residential single-family dwelling.
- It was expressed that litigation will ensue if they proceed forward with this application.

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 Steve Zoltan Presented.

- He notified the neighbors in writing that reside within 200 feet and will send the written correspondence to the board.
- C. Moerdler asked for graphic showing including all shrubs trees and sloped area and to see what impact does pool have on subterranean conditions?

Old Business None

New Business None

Meeting was adjourned at 9:40pm