

BRONX COMMUNITY BOARD NO. 8

MINUTES OF THE LAND USE COMMITTEE MEETING HELD ON MAY 12, 2014 AT THE CONSERVATIVE SYNAGOGUE 475 WEST 250TH STREET

PRESENT CB8:

C. G. Moerdler - Committee Chair, S. Alexander, S. Balicer, A. P. Creaney, P. Ellis, R. Fanuzzi, R. Ginty, C. G. Moerdler, D. Padernacht, L. Parker, R. Press, G. Santiago, M. Wolpoff, H. Young,

N. Stent – CB8 District Manager

GUESTS/COMMUNITY RESIDENTS:

Christopher Hosford, Jacqueline Hosford, Andrew Ryan-Manhattan College, R. Paulmann, Justin Demko-rep. Assemblyman Dinowitz, Todd Dale, Andrew Sandler-rep. Councilman Cohen, Pearl Moerdler, Stephen Byrns-BKSK Architects, Jennifer Klein, Munmun Parmar, Juton Horstman, Jeff Torlin

The meeting was called to order at 7:34 PM by Chairman Charles Moerdler (CM).

Item #1 – Manhattan College Kelly Student Center.

A resident of 3875 Oxford Avenue across the street from the new Kelly Student Center said that there are concerns about the roof of the Kelly building. Photos marked B1 – B5 were handed out showing exposed mechanical and duct work that raises an additional two floors on the roof, is very unattractive, and is viewed by 3875 Waldo Avenue coop owners from their windows. It was also pointed out that this mechanical and duct work can be seen from street level at certain street level positions since Waldo Avenue lowers by the new student center.

It was noted that the fence around the MTA yards behind the new student center and across from the college campus has a green college banner for a cover to hide the rail yards and enhance the area across from the college. Residents would like to have Manhattan College cover the unsightly mechanical and duct work. Photos marked A1 – A5 were also handed out which showed only a green roof on top of the student center with no mechanical or duct work on the roof. Coop members are concerned that their property value will decrease due to the view, and have met with the college to see if a better aesthetic view can be worked out and have come to the board for help.

Mr. Ryan of Manhattan College mentioned that the student center should open up in August, and then addressed the issue. Mr. Ryan said that it was never the intent of the college to deceive the public when photos A1 – A5 were made. The photos were made for fund raising purposes which never show anything on the roof of a building. There is an upper and lower roof. The college will try to screen the upper roof, but cannot screen the lower roof Mr. Ryan said. When asked about the green roof that the college said it was putting in Mr. Ryan replied that there is 3,500 square feet of green space next to the mechanical and duct work on the roof out of sight behind the equipment.

Board member S. Balicer who lives at 3875 Waldo Avenue said that his neighbors are not happy with the roof. Board Chair Fanuzzi said that “It looks like an eyesore and needs to be corrected”. Mr. Ryan said that the college will look at the issue, but he cannot commit to anything tonight. He asked to return at the September meeting to discuss the matter further. This matter was laid over to the September Meeting.

Item #2 – Department of City Planning Application No. N 140354 for the grant of and authorization involving a development, enlargement, or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer, to facilitate the enlargement of a roofed-over porch which will then be enclosed and made part of the first floor of an existing house on the property located at 5220 Sycamore Avenue (Block 374, Lot 5939), in the Special Natural Area District (NA-2), in the Borough of the Bronx in Community District 8; and Landmarks Preservation Commission Docket No. 15-2485 for a one story horizontal extension.

Approximately 200 sq. ft. for the porch and 200 sq. ft. for a new patio area are requested according to Mr. S. Byrns the architect, as described on the plans that were handed out. The committee vote was unanimous for the proposal.

Item #3 - 4. Board of Standards & Appeals Application No. 63-14-BZ - 5500 Broadway, to reestablish special permit allowing an existing physical culture establishment (PCE) in an M1-1 zoning district.

CM asked for the reason why the lapse of time, and was told it was due to the transition of the management. After discussion about the when this is to be on the calendar at BSA, it was said that all filings were not completely finished. CM warned of changes that could happen after the board gives its approval, and wanted a commitment from the applicant be approved with a written notice that no changes be made, and no violations be posted subsequent to today. The applicant said that there would be no changes made. The committee vote to approve was unanimous.

Item #4 - Landmarks Preservation Commission Docket No. 15-4085, 4601 Fieldston Road - A single family residence in brick, in a Georgian style, with a hip roof. An existing attached 1-story addition at the rear of the house that was formerly used as a Doctor's office is to be converted to residential use, as a Family Room. There is a low, open, flat-roofed 2-car carport that was added in the early 1980's. This carport is to be demolished and replaced by a new, attached 2-car garage, which is to be in brick and with a hip roof, in an architectural style to match the existing house. There will be a new glass and painted wood Mud Room/Back Entrance connecting the Garage to the existing house. A new 3rd floor dormer window is proposed at the rear of the house, and an arched Living Room window and the Kitchen window at the rear of the house are to be enlarged. This is the extent of modifications to the existing house. There will be general repairs as part of the general restoration of the house, such as replacing the roof and windows in kind.

After discussion of the changes CM asked if the Fieldston Property Owners Association was notified of the changes to this house. The FPOA gives the board its comments which weigh strongly since the FPOA consists of all the property owners of the area. One homeowner who said that he knows the family making the proposed changes and that he lives next door but was not notified of the proposed changes. CM then tabled this matter to the June meeting when comments can be heard from the FPOA and any neighbor of the applicant.

The meeting adjourned at 8:36 PM.

Minutes submitted by Robert Press.