

**COMMUNITY BOARD NO. 8 BRONX
MINUTES OF THE LAND USE COMMITTEE MEETING
HELD FEBRUARY 3, 2009 AT THE CONSERVATIVE SYNAGOGUE
WEST 250TH STREET & HENRY HUDSON PARKWAY EAST**

BOARD MEMBERS:

C. G. Moerdler, B. Bender, A. P. Cassino, A. P. Creaney, T. C. Durham, P. Friedman,
T. Giallorenzi, A. Goldman, G. O. Koppell, D. McShane, J. Plaza, J. M. Reyes,
S. Scheinbach, L. Spalter, B. Trebach, H. Young

STAFF:

N. Stent, District Manager

GENERAL PUBLIC/REPRESENTATIVES:

D. Beers – Fieldston Property Owners Association
S. Boatti - Fieldston Property Owners Association
J. Fink
W. Friedlich – HVV
J. L. Luis - LLBD
B. Michaels -Fieldston Property Owners Association / Riverdale Nature Preservancy
S. Goldman – Riverdale Rivera
S. Green
D. M. Green
D. Hoet - Fieldston Property Owners Association
M. Odrich - Fieldston Property Owners Association
E. Zappa

Meeting commenced at 7:40 pm.

**1. Review and recommendations regarding Landmarks Preservation
Commission's proposed Rules/Master Plan for the Fieldston Historic District**

A board member of the Fieldston Property Owners Association (FPOA) stated that the FPOA is comfortable with the recommendations in the draft for the proposed testimony for the Landmarks Preservation Commission's (LPC) public hearing. Fieldston residents have had many opportunities to comment on the draft, with a number of these comments incorporated in the draft.

The purpose of the Fieldston Master Plan is to make it easier for property owners to do routine matters without having to go through a lot of bureaucracy. Mr. Moerdler stated that he is worried that there could be potential problems between City Planning (CP) and LPC. He felt that there is potential for property owners to have to go through both agencies to get work done on their properties. Mr. Moerdler would like there to be some type of liaison committee between the two agencies (for example how the Fire Department and CP work together) so property owners would not be sent back and forth between the two agencies.

The FPOA board member stated that buildings should be grandfathered at the time of designation so as not to be penalized with being able to build more on the property (Mr. Moerdler agreed).

Mr. Moerdler stated that this draft is very poorly written. The FPOA stated that the consultant is working through these issues.

Mr. Moerdler decided that the CB8 will get its comments to the FPOA in advance of the LPC meeting. FPOA appreciated and looks forward to the comments from the CB8. FPOA also suggested that CB8 pick a person to be a liaison with the FPOA on this matter.

2. Update on 6015 Independence Avenue

There has been massive tree removals on this lot and the concern is that the tree removal occurred after the Special Natural Area District (SNAD) became effective (February, 2005).

The owner, architect and contractor (who oversaw the tree removal) came to the meeting. The architect brought a survey that was done in February 2005 showing the trees have been removed and also receipts from sub-contractors for this removal. The contractor stated that the tree removal started in December 2004 and finished in January 2005. The trees needed to be removed so that the land can be graded properly for a house to be built on it.

Mr. Moerdler strongly recommended to the owner and architect that they create a tree restoration plan. Mr. Moerdler felt that without some type of plan that would increase the trees on the lot, the Community Board might turn down any future applications that the owner brings to the Board for this property. The architect stated that there are already preliminary plans to restore trees and he believes that 18 trees will be restored.

3. Update on construction of parking lot at 2601 Henry Hudson Parkway

A representative from the 2601 Henry Hudson Parkway Co-Op Board stated that the Co-Op is building a parking lot on top of their existing garage, which will create 28 rental parking spots for 2601 HHP residents and for anyone else who needs a spot. There will be safety lighting. She believes the project will be completed by mid-year. Currently they are repairing the garage but she says it is difficult to do work with the cold weather.

Submitted by,

Ari Goldman

2/9/09