

Pending Committee Approval
Bronx Community Board #8
Minutes of the Land Use Committee Meeting
Held on April 1st, 2019 at Fieldston Ethical Culture School

MEMBERS PRESENT: NO QUORUM

Bob Bender	M. Wolpoff	Ufsece
Laura Spalter	C. Moerdler	Bob Fanuzi
Silvia Alexaner	Carlos Wilcox	Dan Padernacht
Jill Townes	Marvin Goodman	Diomerys Escano
M. Delle	Tracy Pardo	David Gellman

GUESTS:

Carlos Fontseca
Adam Roth
Scott Segel
Justin Horstman

AFFILIATION:

Architect of 2828 University Avenue
Representative for 5545 Arlington Avenue
Owner of 5545 Arlington Avenue
Department of City Planning

The meeting was called to order by the chair at 7:35 PM

Fieldston Ethical Culture Update:

As a follow up to his appearance in November of 2018, Kyle Wilkie Glass of the Fieldston Ethical Culture school came to update the board concerning the school's upcoming construction projects for the summer of 2019. Representations were made that these projects would all be internal to the campus with minimal -- if any -- community impact. These are to include renovations to the design studios, student commons, restroom facilities, science labs, and landscaping. The only external element of this construction is a structural survey of the 238th street retaining wall.

Concerns were raised about possible noise pollution from the construction, the Con Edison gas pipes which service the campus, and the willingness of the school to return if complications with the retaining wall are found during their survey. The school promised they would limit the hours of construction to best accommodate the community, reach out to Con Edison over the quality of road repavings following street excavations, and pledged that they would get in contact concerning the retaining walls. Further, the Chairman suggested the school

work with the board to mitigate community concern following a racial incident involving Fieldston students.

If you would like to get in contact with the school they listed the following resources for neighbors:

1. Neighborhood Newsletter
2. Campus Safety Hotline (718) 329 7321
3. Neighbor's Hotline (718) 329 7039
4. Mr. Glass' Phone Number (212) 712 6288

2828 University Avenue

This applicant appeared before the board seeking a 421A application for the proposed structure. The building is to be market-rate housing – 17 units over 7 stories – with a community space in the basement and parking space for 9 units. Concerns were raised by the board about possible disruptions to traffic and the distance of the construction from adjacent properties. No vote was held but the applicant's representative promised to provide the board with greater information.

5545 Arlington Avenue

Adam Roth appeared on behalf of Scott and Eden Segel who were seeking a waiver to SNAD in order to construct a swimming pool and patio. The property had previously run under the required tree credits however city planning has now certified they have come into compliance. The plans were presented as being as minimal as is reasonably possible. As no quorum was present the Chairman motioned for a sense of the committee. The vote was unanimously in favor excluding abstentions from Jill Townes and Laura Spalter.

General Business

The discussion of the minutes was tabled.

A representative from the Stewards of Brust Park spoke with the board concerning the health of the park following nearby construction. Community Residents took this opportunity to discuss overcrowding and changes to zoning designations.

The Chairman gave an update concerning the proposed building along the Henry Hudson Parkway and their commitment to having a circular driveway. Plans have presently not been filed to comport with this promise.

Justin Horstman from the Department of City Planning tentatively announced they will be certifying SNAD/ULURP by the end of May.

The meeting was adjourned at 8:45 PM.