

**Bronx Community Board 8 Land Use Committee Meeting
January 7, 2019**

William E. Irwin, Jr American Legion Post 774, 3035-37 Corlear Avenue

Community Board No. 8 Land Use Members:

Present: S. Alexander, M. Della, P. Ellis, D. Escano, M. Fishman, D. Gellman, M. Goodman, E. Green, M. Joyce, D. Leverett, R.P. Lowe, C. Genao- Mejia, C. G. Moerdler, D. Padernacht, S. Page, T. Pardo, K. Pesce, G. Santiago, L. Spalter, J. Townes, M. Wolpoff, H. Young, R. Zavras.

Absent: E. Bell, R. Bender, L. Daub, E. Dinowitz, M. Donato, R. Fanuzzi, S. Froot, D. Fuchs, R. Ginty, M. Gluck, J. Gomez, D. B. Jackson, L. Lopez, T. Moran, P. Mullen, O. Murray, L. Parker, J. Reyes, S. Sarao, I. William Stone, S. Villaverde, C. Wilcox, M. Yamagata.

Guests: E. Forel, Miriam Allen, Sura Jeselsohn, S. Coggins, Miriam Gomez, Miriam Smith, Pat Cronin, Mike Power, N. Poner, Amy Kline, Christine Keaveney, Pearl Moerdler, Mark Gothelf, Tony Courtade.

Chair of Land Use Committee C. Moerdler called the meeting to order at 7:30 pm

The first matter heard was Application #220652639, the application of Gaelic Park, 205 W. 240th Street, seeking review by the NYC Public Design Commission of a proposed vertical and horizontal enlargement of the existing one story building. As per the requirement of the PSC the application was required to be submitted to the Community Board for review and comment.

The architect and representative of Gaelic Park, described the proposed changes as designed to permit accommodation of a locker room for use in connection with games, a reconfiguration of the dining area and attendant enlargements and changes. One significant change involves the Bar, which has long been known as one of the longest in the City and is said to have some fame, but has not been declared a Landmark. It will be shortened in order to accommodate the changes. The parking area will not be impacted.

After some questions from members of the Committee, on motion duly made and seconded, the application was approved by an affirmative vote of 21, with 2 abstentions. However, a quorum was not present.

Whereas, The Public Design Commission (PDC) and as per a requirement of the PDC, the owner of Gaelic Park, 201 West 240th Street, is requesting review of proposed horizontal and vertical enlargement of the existing one story building;

Therefore, Be it resolved, The Bronx Community Board 8 approves and supports the application

Vote: In favor 35

Opposed: 0

Abstentions: 2

S. Alexander, B. Bender, L. Daub, M. Della, E. Dinowitz, M. Donato, P. Ellis, D. Escano, R. Fanuzzi, M. Frishman, S. Froot, D. Fuchs, R. Ginty, M. Gluck, J. Gomez, M. Goodman, E. Green, M. Joyce, D. Leverett, L. Lopez, R.P. Lowe, C. T. Moran, P. Mullen, D. Padernacht, S. Paige, T. Pardo, L. Parker, J. M. Reyes, G. Santiago, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, H. Young, R. Zavras

Abstentions: C. G. Moerdler, J. Townes

The next item on the agenda was an update concerning 2395 Palisades Avenue. Following a brief report by the Chair on the status, several neighbors of the Villa Rosa, who have joined to form "Save Villa Rosa," commented upon dangerous traffic and other conditions that they believed the construction would pose, especially in light of the asbestos proliferation that had been generated by the developers' actions. A representative of Diane Cahill Associates, representing the owners, stated that the developers were in the process of establishing a web site on which timely reports on progress of the job would be posted and comments could also be posted. He also stated that he had been directed by the developer to be present at the meeting, take notes of the statements of speakers on the issue and to take the names of those who would want to meet with representatives of the developers for a detailed response on any questions they might have concerning the project. The Chair asked that those interested in meeting with the developers' representatives sign up at this time. In response to a question, the Chair stated that if a mutually acceptable meeting place could not be arranged he would see if the Board office could be made available therefore at a convenient time and date.

The next item of business was action on the minutes of the Land Use meeting of November 8, 2018. On motion made and seconded, the minutes were adopted without change.

The final item on the agenda involved the Loft Condominium at 3741 Riverdale Avenue and its complaint that the adjacent demolished and vacant lot had created problems, including water damage impacting on the Loft Condominium. By invitation of the District Manager a representative of the owner, the Simone organization, was present, as was the Loft's President, Mr. Gothelf. The Chair asked if the two would be willing to meet and attempt to resolve their concerns. On their agreement so to do, the Chair requested they meet forthwith, which they commenced to do.

There being no further business before the Committee, on motion duly made and seconded, the meeting was adjourned at 9:30pm.