

Bronx Community Board #8
Minutes of the Land Use Committee Meeting
Held on November 8th, 2018 at Christ Church of Riverdale

MEMBERS PRESENT:

S. Alexander, E. Bell, R. Bender, L. Daub, M. Della, E. Dinowitz, P. Ellis, D. Escano, M. Frishman, D. Gellman, M. Gluck, M. Goodman, E. Green, D.B. Jackson, M. Joyce, C. Genoa-Mejia C. G. Moerdler, S. Paige, T. Pardo, J.M. Reyes, G. Santisgo, L. Spalter, C. Wilcox, M. Wolpoff, M. Yamagata, H. Young, R. Zavras.

Absentee:

M. Donato, R. Fanuzzi, S. Froot, D. Fuchs, R. Ginty, J. Gomez, D. Leverett, L. Lopez, R.P. Lowe, T. Moran, P. Mullen, O. Murray, D. Padernacht, L. Parker, K. Pesce, S. Sarao, I. W. Stone, J. Townes, S. Villaverde.

GUESTS:

Councilman Andrew Cohen
Assemblyman Jeffrey Dinowitz
Tory Thomas
Mariela de la Cruz
Justin Horfsman

AFFILIATION:

Office of Councilman Andrew Cohen
Office of Assemblyman Jeffrey Dinowitz
Office of Assemblyman Jeffrey Dinowitz
Office of the NYC Comptroller
Department of City Planning

The meeting was called to order by the chair at 7:30 PM.

The minutes for the meeting on June 8th, 2018 were previously held over as they referred to an amendment without citing it. The board motioned to add to the language of the amendment and then approved it unanimously.

As part of an ongoing effort to review the community Master Plans, a representative from the Ethical Culture Fieldston School appeared before the board to present on their future plans. There was a discussion of several projects but of most significance to the community was the de-mapping of part of Fieldston Road as it intersects the campus. The representative promised to notify the community prior to the school undertaking any significant construction projects and to strive to handle it in a manner least burdensome to the community. If you have additional questions you can contact Kylie Willkie-Glass (kwillkie-glass@ecfs.org). Further, a representative from the College of Mount Saint Vincent could not appear but instead submitted a written statement.

A change in the agenda was made to accommodate those community members (75+ persons) who attended to discuss their concerns about the construction at 2501 Palisades Avenue. This was a continuation of the discussion from the previous land use committee meeting held on October 25th, 2018 at the Conservative Synagogue Adath Israel of Riverdale. Chairman Moerdler made a statement promising the board will continue monitoring the project, debate the question of whether the property should be landmarked, and investigate the implications of the construction on the Metro-North Track below. Statements were then made by both Councilman Andrew Cohen and Assemblyman Jeffrey Dinowitz concerning the efforts of their offices to facilitate asbestos abatement, send in inspectors from the Department of Buildings, and landmark the property. The discussion was then opened to the community where questions were raised concerning the asbestos abatement efforts, the speed of city action, the traffic on the adjacent street, and the application to landmark the property. Chairman Moerdler, after requesting to see a copy of the circulated landmark petition, motioned to amend normal order to introduce the following resolution:

“The Land Use Committee recommended that the Landmark Preservation Commission examine forthwith the landmarking of the Villa Rosa and Villa Charlotte Bronte”

It was then seconded by Vice-Chairman Wolpoff and carried unanimously.

The developers of 3124 and 3128 Henry Hudson Parkway appeared to discuss their proposed building. Questions were raised by Chairman Moerdler and Assemblyman Dinowitz concerning the construction of an inlet driveway to prevent traffic congestion and whether the current regulation that parking must be constructed for half of the units is sufficient. Questions were then opened to the community where concerns were raised regarding the trend of neighborhood development, the project's impact on parking, and whether the demolished properties were properly abated for asbestos.

Justin Horfsman of the Department of City Planning appeared to discuss an open house informational session on the Special Natural Area District — please contact the office for further details.

A presentation was made by the owner of 4721 Delafield Avenue concerning a proposed alteration to a landmarked property in Fieldston. The owner wished to continue an existing staircase to the attic of the home requiring him to lift the roof above it. It appeared as though a great effort was made to make sure any asbestos was properly abated and that the new work fits in with the existing design. The proposal was approved unanimously. There was further discussion of the ownership of the sidewalk behind the property along Henry Hudson Parkway East and whose obligation it was to clear and maintain it. The owner asserted he possessed documentation and a judicial opinion holding the sidewalk belongs to the city.

The chairman concluded the meeting with a brief discussion of a district-wide survey to begin the process of landmarking buildings such that the board could get ahead of development. He recommended board members identify buildings they believe are of landmark quality.

The meeting was closed at 10:15 pm.

Submitted by Carlos Wilcox