

Bronx Community Board #8
Minutes of the Land Use Committee Meeting
Held on December 3rd, 2018 at the Conservative Synagogue Adath Israel of Riverdale

MEMBERS PRESENT:

S. Alexander, E. Bell, R. Bender, L. Daub, M. Della, E. Dinowitz, M. Donato, D. Escano, M. Frishman, R. Ginty, M. Gluck, M. Goodman, E. Green, M. Joyce, D. Leverett, C. Genao-Mejia, C. Moerdler, O. Muurray, D. Padernacht, S. Paige, T. Pardo, K. Pesce, G. Santiago, L. Spalter, C. Wilcox, M. Wolpoff, H. Young.

ABSENT:

P. Ellis, R. Fanuzzi, S. Froot, D. Fuchs, D. Gellman, J. Gomez, D. B. Jackson, L. Lopez, R.P. Lowe, T. Moran, P. Mullen, L. Parker, J.M. Reyes, S. Sarao, I.W. Stone, J. Townes, S. Villaverde, M. Yamagata, R. Zavras.

GUESTS:

Justin Horfsman
Greenberg Traurig

AFFILIATION:

Department of City Planning
Representative of Alan Goldberg
Representative of Horace Mann

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

The minutes for the meeting on October 25th, 2018 were minorly amended concerning a statement made by the principle of the S.A.R. School before being approved unanimously.

Chairman Moerdler then made a statement concerning the continuing efforts to landmark the Villa Charlotte Bronte and the establishment of a land use working group on landmarks more generally.

As part of an ongoing effort to review the Community Master Plans, a representative from the Horace Mann School appeared before the board to discuss their future construction. With their plans originally submitted in November 2015, they have thus far been true to their plans and intend to submit an updated version in the fall of 2020. The sole upcoming project of any significance to the community is the placing of a new tennis court. The discussion was then opened to the community and questions were raised concerning the parking situation and possible increased student enrollment. While they stated they have no plans to increase enrollment, they do recognize the acute problem of traffic during school dropoff and pickup times but they see little they can do to fix it. Chairman Moerdler commented that the school has generally been flippant towards community concerns about the parking situation and that he

would recommend they hire a parking consultant and appear before the board in February with his proposals.

Finally, Greenberg Traurig appeared on behalf of Alan and Miriam Goldberg concerning their request to modify their property at 695 W. 246th St. — within the special natural area district. The representative asserted they had received approval in 2014 to build an additional driveway and, while they ultimately decided against this particular modification, they did proceed with another less significant modification. However, they did so without receiving prior approval. Since doing so, they have paid all outstanding violations to the Department of Buildings and received a certificate for restoration for the trees they displaced. Board members raised questions concerning the nature of the proposed work, the replacement of trees, and issues of drainage, before voting to approve the work. The resolution was approved by all those present excluding a no vote from Mr. Bender and an abstention from Chairwoman Ginty.

The meeting was closed at 8:15 PM

Submitted by Carlos Wilcox