

Pending Committee Approval
Bronx Community Board #8
Minutes of the Land Use Committee Meeting
Held on October 25th, 2018 at the Conservative Synagogue Adath Israel of Riverdale

MEMBERS PRESENT:

Sylvia Alexander	David Gellman	Cesar Genao-Mejia
Eric Bell	Rosemary Ginty	Sharon Paige
Robert Bender	Martin Gluck	Karen Pesce
Lisa Daub	Marvin Goodman	Georgia Santiago
Margaret Donato	Edward Green	Laura Spalter
Paul Ellis	Daris B. Jackson	Sergio Villaverde
Diomarys Escano	Myra Joyce	Martin Wolpoff
Robert Fanuzzi	Donell Leverett	Herbert Young
Daniella Fuchs	Rita Pochter Lowe	

GUESTS:

Fahtumata Tunkara
Diane Cahill
Rabbi Binyamin Krauss
Hal Dorfman

AFFILIATION:

Office of Councilman Andrew Cohen
Cahill Strategies
Principal of SAR Academy
Contract Architect of 326 College Road

Land Use Chair Mr. Moerdler was not present. The meeting was led by Vice-Chair Mr. Wolpoff and called to order at 7:30 PM.

The minutes of the meetings held on January 25, 2018, February 5, 2018, March 5, 2018, April 9, 2018, May 7, 2018, June 7, 2018, June 11, 2018, July 26, 2018, and September 4, 2018, were approved. The minutes from June 18, 2018, were held as they refer to an approved amendment without citing it.

Vote in Favor — All attending except:

Against — P. Ellis, B. Fanuzzi

Abstentions — B. Bender, C. Mejia

There was a discussion of a proposed modification to the land use regulations (ZR 22-10, ZR 23-145, ZR 23-22, ZR 23-633) to allow for a nine-story mixed use facility (residential, community, and retail space) at 5278 Post Road. The Community Board has previously voted against this application and as no person appeared on behalf of the developer to argue otherwise,

the board elected to stand behind the original resolution and notify the Board of Standards and Appeals of their decision.

As part of the review of the Master Plans submitted by local institutions, there was continued discussion of the SAR High School's construction and the failure of Schervier Rehabilitation and Nursing Center to file a Master Plan with the board. The principal of SAR High School apologized for the noise from construction, for permitting work on Saturdays, and for permitting work on the Jewish Holidays asserting it will not continue. Further, he clarified that although it was identified in their Master Plan, the school does not have the resources to attempt construction over their stores on Riverdale Avenue. No representative from Shervier Nursing Center was present.

Ms. Diane Cahill of Cahill Strategies attended the meeting on behalf of the developer to discuss the proposed construction at 2395 Palisade Avenue. There was considerable community attendance (50+ persons) for this issue in light of a perception of dishonest dealings on the part of the developer. The permits originally requested by the developer discuss minor restorations and an increase in apartment units from 9 to 11. The newly requested permits discuss an increase in apartment units to up to 50. Ms. Cahill asserted this construction was by right and as such there was no obligation to inform the neighbors. Various concerns were raised regarding the construction including its impact on air quality due to the presence of asbestos, its implications for traffic, and its impact on the Spuyten Duyvil Metro North station. Further, there was a discussion that the property is part of the SNAD (although members of the board contested this asserting otherwise) or partially on park's land.

A consultant presented renderings and pictures of the modifications (replacing the windows, doors, and steps) already made at 326 College Road in violation of the Landmark Preservation Commission's orders (LPC-19-30514). He asserted that the new owners of the property were ignorant of the correct process and requested the board vote to legalize the changes already made. The board successfully motioned to refuse this request and the presenter left visibly upset.

Vote-In Favor — all in attending except:

Against — D. Fuchs

Abstentions — None

The meeting was adjourned at 9:36 PM