

Bronx Community Board 8 Land Use Committee Meeting
Minutes of Land Use Committee Meeting
Held on September 4, 2018 at Riverdale YM-YWHA,
5625 Arlington Ave Bronx NY 10471

Attendance: BBender, LDaub, MDella, EDinowitz, MDonato, DEscano, RFanuzzi, MFrishman, DGellman, RGinty, MGoodman, EGreen, MJoyce, DLeverett, CMoerdler, TMoran, DPadernacht, SPAige, GSantiago, LSpalter, JTownes, CWilcox, MWolpoff, HYoung

Absent: SAlexander, EBell, PELLis, SFroot, DFuchs, MGluck, JGomez, DJackson, LLopez, RLowe, CGenao-Mejia, PMullen, OMurray, TPardo, LParker, KPesce, JReyes, SSarao, IWStone, SVillaverde, MYamagata, RZavras

1 - Discussion of various 2018 Land Use meeting minutes [Jan/Feb/Mar/Apr/May/Jun7/Jun11/Jun18]:

These minutes were distributed by eMail approximately two hours earlier. Consensus was that there had not been sufficient time for members to review and comment; Review/discussion/approval laid over to next meeting [Unanimous approval]

2 - 360 W253 St. - CPC Appl. (N 190002 ZAX/N 190003 ZAX) and the related drawings submitted by Hanjun Huang pursuant to Sections 105-422 and 105-425 of the Zoning Resolution, for the grant of an authorization for a site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer, modification of botanic environment and tree preservation and planting requirements to allow for site alterations to an existing single-family residence located at 360 West 253rd Street (Block 5837, Lot 3710) within the Special Natural Area District (NA-2), within Community District 8, Borough of The Bronx. * CB review period deadline of September 17, 2018:

Discussion ensued based on architect's (Lu Ning) attempts to confirm neighbor's approval of use of easement to do construction - only verbal approval received. CB8 office attempted to reach neighbor, as well, and informed them of this meeting. Strongly advised to get neighbor's approval in writing. Motion by Chair C Moerdler, seconded by HYoung, to defer approval of this plan until Sep12 Board Meeting, recommending applicant get neighbor's approval - in writing.

The following resolution was presented:

RESOLVED that the application is approved provided that the time of the April 12 the applicant secures and forwards to the Board office the written consent/approval of the neighbor, failing which the approval is limited construction solely on the applicant's property and excluding g any easements.

The following resolution was presented:

Vote: In favor: 24 Opposed: 0 Abstentions: 0

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3 - SAR Academy - 655 W254 St. - Master Plan:

SAR has demolished its Early Learning Center (ELC) building, and is proceeding with building a slightly taller replacement in its place. Discussion ensued on significant concerns about traffic impact at this corner, which could severely impinge on flow throughout the neighborhood, including the MNRR Riverdale station. SAR representative Binyamin Krauss discussed plans for construction, placement of equipment and supplies, and use of 160' crane. He promised that all, including the crane and cement trucks, would remain on property during the period of construction. Chair CMOerdler noted potential H.S. construction cantilevered over Riverdale Ave. stores (owned by SAR), and that a working group (of MWolpoff and DPadernacht) has been meeting to review this plan.

SAR was asked to come back to CB8 before submitting any plans - if then-contemplated - to build a parking structure on the campus. Also, it was confirmed that SAR plans no Saturday construction.

4 - Other:

Chair CMOerdler also noted that there are several institutional master plans that should be reviewed by us in the foreseeable future, including those of the Fieldston School and the Schervier Home. Post Road project will be laid over to October meeting. In addition, Queens comm. chair noted that they were being presented with potential significant tax assessment increases (mostly on single-family residences), which may be similarly applied to our community.

JHorstmann (City Planning) advise that they will be conducting open houses to address potential changes to the Special Natural Area District (SNAD) designations.

Meeting Convened 7:30/Adjorned 8:40