

(Draft Minutes Pending Approval)

## Land Use Committee

Bronx Community Board No. 8

May 4, 2020

Meeting held via Zoom Video and Audio Conference

**Present:**

Charles Moerdler (Chair)  
Sylvia Alexander  
Bob Bender  
Paul Ellis  
Robert Fanuzzi  
David Gellman  
Marvin Goodman  
Donnell Loverett  
Dan Padernacht (Vice-Chair)  
Karen Pesce  
Julie Reyes  
Laura Spalter

**Absent:**

Eric Bell  
Martin Gluck  
Tracy Pardo  
Carlos Wilcox  
Martin Wolpoff (Vice Chair)

### 1. Delafield Estates Application

Delafield Estates: DCP Application for Minor Modification of Large-Scale Residential Development at the Delafield Estates, 680 West 246th Street, Bronx, NY. The proposal includes the repositioning of the nineteen unbuilt house sites to allow for all new houses to be freestanding. No changes to the development's overall unit count, floor area, or lot coverage are proposed. Proposal includes two new curb cuts on Douglas Avenue and one on West 246th Street for driveways.

Michael Goldblum is the current architect for Delafield Estates.  
Abraham Talasazzan is the owner and current developer of Delafield Estates.

A full background of the project is detailed in the March 2, 2020 Land use minutes and a copy of the Applicant's presentation is attached to the April 2, 2020 minutes.

Chair Moerdler identified three major issues still outstanding:

- i. The concerns made by the Riverdale Sanitary Corporation have not been addressed.

- ii. The issue of compensation for an easement granted by the Riverdale Temple some years back for the last approval of the development.
- iii. The proposed curb cuts on West 246<sup>th</sup> Street.

The matter was adjourned to the June Land Use meeting for further discussion. Chair Moerdler stated that a vote will be taken on this application at the June Land Use meeting.

2. **2395 Palisade Avenue: Community Concerns with DOB Challenge Process**

Residents have raised concerns with the NYC Department of Buildings (DOB) process for challenging the plans submitted by the developer for Zoning Approval for the building located at 2395 Palisade Avenue. According to residents, the DOB has previously shifted the dates for the challenge submission and residents have not received responses from DOB to confirm receipt of their challenges to the plans.

Chair Moerdler stated that if the Bronx office of the NYC Department of Buildings does not respond to challenges to the plans submitted for Zoning Approval within a reasonable time, Bronx Community Board 8 will seek an examination of the Bronx Borough Office of the NYC Department of Buildings.

3. **2797 Webb Avenue**

Chair Moerdler will be working with community leaders and elected officials to discuss protection of the area to preserve homes of historic value.

Possible protections could be rezoning of the area or creating an historic district. Chair Moerdler asked the DCP representative, Juton Horstman, to look into possible downzoning of the area.

4. **15 Terrace View Avenue**

Chair Moerdler stated that the owners of 15 Terrace View Avenue have submitted an application for variances with the Board of Standards and Appeals to permit a building that would stand at 113 feet tall. Chair Moerdler echoed that this is a narrow street with mostly smaller homes adjacent to the property. The matter was adjourned to the June meeting for further discussion.

5. **3893 Waldo Avenue**

Residents discussed concerns with the development of the 3893 Waldo Avenue property. Neighbors brought up possible dangers of the retaining wall located

on the Dash Place side of the property. In addition, neighbors discussed hopes that the developer would sell the property to the NYC Parks Department.

**Charles Moerdler**  
**Chair**  
**Land Use Committee**