

**BRONX COMMUNITY BOARD NO. 8
MINUTES OF THE BOARD MEETING
HELD ON MARCH 13, 2018
AT SHERVIER NURSING CARE & REHAB CENTER**

PRESENT: S. Alexander, E. Bell, B. Bender, L. Daub, E. Dinowitz, M. Donato, P. Ellis, D. Escano, R. Fanuzzi, S. Froot, D. Gellman, R. Ginty, M. Goodman, M. Joyce, C. G. Moerdler, T. Moran, O. Murray, D. Padernacht, L. Parker, K. Pesce, J. M. Reyes, A. J. Robateau, S. Sarao, L. Spalter, I. W. Stone, J. Townes, M. Wolpoff, H. Young, M. Yamagata, R. Zavras

ABSENT: D. Fuchs, M. Gluck, J. Gomez, D. B. Jackson, I. Ladimer, R. Pochter Lowe, G. Santiago, J. Santiago, S. Villaverde

GUESTS: A. Toledo – rep. Bronx Borough President Ruben Diaz, Doris Ojeda Tiru – rep. Congressman Engel, F. Rubin - rep. State Senator Jeffrey Klein, T. Outlaw – Public Advocate Leticia James, J. Stephenson – rep. Councilman Cohen, Lt. Bryant – NYPD 50th Precinct, P.O. R. Cintron, NYPD – 50th Precinct, R. Barbier – Riverdale Library, J. Onwu – NYC Commission on Human Rights, J. De Lacruz rep. Councilman Cabrera, B. Fitzpatrick rep. Assemblyman Dinowitz, T. Shelton – KRVC, G. Cohen, A. Malin, B. Connolly, G. Strain, J. Benfatti, C. Wilcox, S. Finley, C. Tepelus, L. Gelerter, J. Juthowitz, P. Calderon, D. Goodridge, M. Fasner, B. Connor, S. Paulsen, N. Hughes, E. Murad, J. Murad, S. Chait, I. Gofman, L. Bradley, P. Caplan, M. Walkena, S. Dennehy, D. Kadison, G. Kallemeyr, P. McKinley, E. Shaw, Z. Akunler, J. Spector, F. Ricciardella, P. Klynat, J. Strain, G. Strain, B. Klein, J. Klein, M. Zelnik, N. Niles, T. Moriarity, P. Moriarity

1. Public Gallery Session:

- Tracy Shelton, KRVC: discussed Riverfest and the beginning of a cultural program.
- Barbara Connelly, Riverdale Garden Tenants: “most” tenants opposed to development of a walkway between 254th and 256th due to potentially dangerous situations.
- Jennifer Klein: comments on proposed Hebrew Home expansion plans
- Rachel Black, Riverdale Park: opposition to proposed walkway/street between 254th and 256th Streets.
- Paula Caplan, CCRC: expressed concern about Hebrew Home expansion plans.

2. Report from 50th Precinct, Officer Cintron:

Statistics for 3/5/18-3/11/18 2 rapes, 5 robberies, 9 felony assaults, 10 burglary, 27 grand larceny, 4 G.L.A., 64 petit larceny, 27 Misd. Assault. Summons activity: 265 parking, 750 moving, 18 criminal. No hate crimes this year. Body camera was shown. Neighborhood Policing Project to begin 4/9/18.

3. Bronx Borough President's Office, Andy Toledo:

Applicants for the Community Board are being reviewed with interviews beginning in May; Parliamentary Procedure Workshop will be held 3/15/18, 6:30-8:30pm, Mercy College, 1200 Waters Place with same information as last year's. Full text of Bronx Borough President's State of the Borough Address is available on line. An Irish Heritage Month is scheduled for 3/14/18, 5:30pm at Rambling House, 4292 Katonah Avenue, Bronx.

4. Chair's Report:

- The lease for a new Board site has been turned down by OMB due to per sq. ft. cost; DCAS real estate consultant is not releasing information on what the approved cost per sq. ft. would be acceptable. DCAS real estate consultant has suggested three alternative sites. Councilman Cohen is assisting with negotiations. Suggested that our other two City Council representatives be asked for support.
- Community Service Award nominees are now being solicited by end of March with awards given in May. Applications should be submitted to Community Board Office c/o L. Daub, Chairperson or Committee Members D. Gellman, G. Santiago or M. Goodman.
- Membership on the Board Nominating Committee will be voted on at the April Board meeting. Those wishing to be considered for Officer or Committee Chair positions should contact that Committee, once formed.
- June Board meeting will be rescheduled since it conflicts with the New York Philharmonic performance 6/12 in Van Cortlandt Park. A new date for Board meeting is yet to be selected.

5. Treasurer's Report:

Uncommitted funds are approximately \$155,896. Officers and CB8 staff are developing a list of capital and expense items to be included in this fiscal year's expenditures.

6. City Planning: no report

7. Committee Reports:

a. Public Safety: Liquor License renewals:

Whereas, Jays Place, 5782 Mosholu Avenue, appeared before the Public Safety Committee on February 20, 2018, seeking committee approval of their application for renewal of their liquor license, and no adverse information was presented; and whereas the Public Safety Committee voted unanimously to approve the application; be it resolved that Community Whereas Board 8 approves the application.

In Favor: 25

S. Alexander, B. Bender, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed: 0

Abstention:0

Whereas Tin Marin Bar, 3708 Riverdale Avenue, appeared before the Public Safety Committee on February 20, 2018, seeking committee approval of their application for renewal of their liquor license, and no adverse information was presented; and whereas the Public Safety Committee voted unanimously to approve the application; be it resolved that Community Board 8 approves the application.

In Favor: 25

S. Alexander, B. Bender, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed: 0

Abstention: 0

Whereas Blackstone Bar, 3713 Riverdale Avenue, appeared before the Public Safety Committee on February 20, 2018, seeking committee approval of their application for renewal of their liquor license, and no adverse information was presented; and whereas the Public Safety Committee voted unanimously to approve the application; be it resolved that Community Board 8 approves the application.

In Favor: 25

S. Alexander, B. Bender, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed: 0

Abstention:0

Whereas Van Cortlandt Golf Course, 115 Van Cortlandt Park South; appeared before the Public Safety Committee on February 20, 2018, seeking committee approval of their application for renewal of their liquor license, and no adverse information was presented; and whereas the Public Safety Committee voted unanimously to approve the application; be it resolved that Community Board 8 approves the application.

In Favor: 25

S. Alexander, B. Bender, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed: 0

Abstention:0

- b. **Special Committee on the Greenway:** expected is a report from Metro North by the end of 1st quarter. B. Bender will contact them for specific date.
- c. **Special Committee for Veterans Services:** no report
- d. **Traffic and Transportation:**

Resolutions:

WHEREAS, St. Gabriel’s Church appeared at the Traffic and Transportation Committee of Bronx Community Board No. 8 (“Committee”) at its February 15, 2018 public meeting;

WHEREAS, St. Gabriel’s Church presented testimony that its only handicap accessible entrance to its chapel is located on the southwest corner of West 235th Street and Netherland Avenue; and

WHEREAS, St. Gabriel’s Church presented testimony that vehicles loading and unloading;

WHEREAS, St. Gabriel’s Churvisitors to the chapel have a difficult time accessing the handicap entrance during services on Sunday morning;

Whereas, St. Gabriel’s Church has asked the Committee to support a parking restriction prohibiting parking on Sundays from 9am-1pm, running south 25 feet from the southwest corner of West 235th Street and Netherland Avenue.

BE IT RESOLVED THAT, after due consideration of the issue, Bronx Community Board No. 8 supports a parking restriction prohibiting parking on Sundays from 9am-1pm, running south 25 feet from the southwest corner of West 235th Street and Netherland Avenue.

In Favor: 25

S. Alexander, B. Bender, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, J. Reyes, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed:0

Abstain: 0

WHEREAS, the North Riverdale Merchant and Business Association (NRMA) comprised the “Riverdale, Bronx NYC Streetscape Report” dated July 2017 (“Streetscape Report”) which can be accessed on the internet at: <http://www.riverdalebronx.nyc/docs/streetscapereport.pdf> ;

WHEREAS, the Streetscape Report is labeled as “A Comprehensive Set of Ideas for Revitalizing Riverdale Avenue and Mosholu Avenue”;

WHEREAS, on July 27, 2017, NRMA forwarded the Streetscape Report to the NYC Department of Transportation with a letter in which "the Association now asks DOT to consider and act on the recommendations in this report as soon as possible."

WHEREAS, Section 1.4(c) of the Streetscape Report reads:

Sidewalk on Netherland Avenue Connecting W. 256th and W. 254th Streets
Netherland Avenue passes through the two cooperative apartment complexes just to the west of Riverdale Avenue. At W. 255th Street, a row of dumpsters and fencing prevents north south access. Several residents have asked the Association to ask the City to explore the creation of a safe sidewalk path in cooperation with neighboring cooperatives.

WHEREAS, on October 17, 2017, NRMA presented its Streetscape Report at a public meeting of the Traffic and Transportation Committee of Bronx Community Board No. 8 ("Committee") asked that the Committee call for a

WHEREAS. On November 30, 2017 the Committee discussed and voted on a resolution regarding the Streetscape Report;

WHEREAS, at the meeting on November 30, 2017, members of the public rejection of the Netherland Avenue sidewalk path;

WHEREAS, the Committee stated that the Netherland Avenue connection would be more fully discussed at a subsequent Committee meeting;

WHEREAS, Bronx Community Board No. 8 ("Board") discussed and passed the Committee's resolution on the Streetscape Report at its December 12, 2017 general meeting;

WHEREAS, the Netherland Avenue path was placed on the February 15, 2017 Committee agenda for discussion;

WHEREAS, approximately 250 residents appeared for the Netherland Avenue sidewalk path agenda item;

WHEREAS, the Committee heard approximately two hours of testimony on the Netherland Avenue path;

WHEREAS, a few members of the public stated that the creation of a path would be a convenience to the community;

WHEREAS, the overwhelming number of attendees at the meeting opposed the creation of a path and expressed concerns about security, cleanliness and impact on the neighboring developments;

WHEREAS, many attendees from the neighboring developments, including both tenant and owner representatives, stated that there was no outreach to their residents, associations, boards, management or ownership prior to the Streetscape Report's transmission to DOT;

WHEREAS, many attendees questioned the reasoning behind the inclusion of the Netherland Avenue sidewalk path in the Streetscape Report;

BE IT RESOLVED THAT, after due consideration of the issue, the Traffic and Transportation Committee opposes the opening of a sidewalk path on Netherland Avenue between West 254th Street and West 256th Street.

An amendment was proposed by B. Bender to determine if the current wall is legal and given proper approval at time of construction: defeated.

In Favor: 3

B. Bender, R. Fanuzzi, D. Gellman

Opposed: 23

S. Alexander, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, E. Escano, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, J. Reyes, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Abstain: 0

The amendment was defeated. The main resolution was then voted:

In Favor: 20

S. Alexander, E. Bell, L. Daub, E. Dinowitz, M. Donato, D. Escano, P. Ellis, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, L. Spalter, I.W. Stone, J. Townes, M. Yamagata, H. Young, R. Zavras

Opposed: 2

D. Gellman, R. Fanuzzi

Abstain: 1

B. Bender

SAPO's: T & T Committee recommends approval of all SAPO's:

Motion by D. Padernacht, seconded by L. Spalter to add to the agenda: include Israeli Independence Block Party for SAPO consideration.

In Favor: 27

S. Alexander, B. Bender, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, D. Escano, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, J. Reyes, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed: 0

Abstention: 0

- Israeli Independence Day-Block Party-April 19, 2018 to be held on Netherland Avenue between Henry Hudson Parkway and West 236th Street

In Favor: 27

S. Alexander, B. Bender, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, D. Escano, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, J. Reyes, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed: 0

Abstention: 0

- Johnson Avenue Block Festival, September 16, 2018, to be held on Johnson Avenue between West 235 Street and West 236 Street. Sponsor is Kingsbridge Riverdale Development Corporation. Event was previously held.

In Favor: 27

S. Alexander, B. Bender, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, D. Escano, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, J. Reyes, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed:0

Abstain:0

- Riverdale Run – Street Event – May 6, 2018, to be held on Arlington Avenue between Netherland Avenue and West 256th Street. Sponsor is Riverdale YM-YWHA. Event previously held.

In Favor: 27

S. Alexander, B. Bender, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, D. Escano, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, J. Reyes, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed:0

Abstain:0

- Unity in the Community – Single Block Festival, June 16, 2018, to be held on Reservoir Avenue between West 195 Street and West Kingsbridge Road. Sponsor is Mosholu Preservation Corporation. The event was previously held.

In Favor: 27

S. Alexander, B. Bender, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, D. Escano, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, J. Reyes, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed: 0

Abstain:0

- Safety Awareness Day - Block Party - with full street closure on October 7, 2018, to be held on West 237 Street between Blackstone and Independence. Sponsor is Riverdale Jewish Center. The event was previously held.

In Favor: 27

S. Alexander, B. Bender, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, D. Escano, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, J. Reyes, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed: 0

Abstain: 0

- Kingsbridge Heights Community Festival—Block Party on May 5, 2018 to be held on Kingsbridge Terrace between Perot Street and Summit Place. Sponsor is Kingsbridge Heights Community Center. The event was previously held.

In Favor: 27

S. Alexander, B. Bender, E. Bell, L. Daub, E. Dinowitz, M. Donato, P. Ellis, D. Escano, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C. Moedler, T. Moran, O. Murray, D. Padernacht, K. Pesce, J. Reyes, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed: 0

Abstain: 0

- Discussion to hold a joint meeting of T&T and Public Safety; Chairs will determine date.
- Youth:** no March meeting. Next meeting 4/25. No word from Yankees about this year's youth awards.
 - Agging:** speaker for next meeting will represent NY Connects.
 - Budget:** planning for 2020 requests is in progress. Committees can request 24 items.
 - Economic Development:** no report.
 - Education:** the Committee is working on budget priorities. Next meeting 3/27.
 - Environment and Sanitation:** DEP is mandated to decrease water pollution due to overflow from sewers and other sources. Called "Daylighting Project," funding has been available at other sites.

k. Health, Hospital & Social Services: the next meeting is 3/19 with representatives from Mosaic Mental Health and Schervier Nursing Care and Rehabilitation.

l. Housing:

The Bronx liaison from DHS attended the last meeting and was asked, "What's creating homeless issue in this area?" The agency has not answered. Another letter to the Commissioner will be drafted. Ellis reported that, at District Service Cabinet meeting, the DHS liaison stated a response would be forthcoming in the next month.

m. Land Use:

Resolutions:

WHEREAS, at the March 5, 2018 Land Use Committee meeting of Bronx Community Board No. 8, representatives of Horace Mann made a request to obtain approval to submit an application with the Department of Buildings (DOB) for a work variance to perform interior construction work on Sundays;

RESOLVED, Bronx Community Board No. 8 approves request for Horace Mann to apply for a work variance with the Department of Buildings (DOB) to conduct work on Sundays on the condition that exterior work does not begin before 9:00AM on Saturday and/or Sundays.

Vote:

In favor: 24

S. Alexander, E. Bell, B. Bender, L. Daub, E. Dinowitz, M. Donato, P. Ellis, S. Froot, D. Gellman, R. Ginty, M. Gluck, M. Goodman, D. Jackson, M. Joyce, C.G. Moerdler, T. Moran, D. Padernacht, J.M. Reyes, G. Santiago, J. Townes, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

Opposed: 1

K. Pesce

Abstained: 1

D. Fuchs

WHEREAS, at the March 5th Land Use Committee meeting of Bronx Community Board No. 8, noise complaints and working on Saturdays without proper permits at the construction site of 3469 Cannon Place a/k/a 3482 Ft. Independence Street were presented to the Land Use Committee;

WHEREAS, Stagg Group representative explained that on Saturday, February 3rd they moved construction equipment and fixed mechanical equipment needed for construction and assured that it would not happen again;

WHEREAS, Bronx Community Board No. 8 requests that the Department of Buildings (DOB) not approve any applications for after hour / work variance permits to the Stagg Group for the construction going on at 3469 Cannon Place a/k/a 3482 Ft. Independence Street.

RESOLVED, Except in the event of an emergency, the Department of Buildings (DOB) shall provide 5 days written notice of any application for after hours or weekend work permits and shall consult with the Community Board in respect thereof.

Vote:

In favor: 26

S. Alexander, E. Bell, B. Bender, L. Daub, E. Dinowitz, M. Donato, P. Ellis, S. Froot, D. Fuches, D. Gellman, R. Ginty, M. Gluck, M. Goodman, D. Jackson, M. Joyce, C.G. Moerdler, T. Moran, D. Padernacht, K. Pesce, J.M. Reyes, G. Santiago, J. Townes, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

Opposed: 0

Abstained: 0

WHEREAS, at the March 5th Land Use Committee meeting of Bronx Community Board No. 8, CPC Application #: N180239 PXX – The Department of Citywide Administrative Services filed a “Notice of Intent to Acquire Office Space” pursuant to section 195 of the New York Charter for use of property located at 188 West 230 Street for office space to be used by the Taxi & Limousine Commission of New York City (TLC);

WHEREAS, TLC will have 100 parking spaces for 100 TLC fleet cars which are dispatched at various times throughout the day on a 24 hour basis;

RESOLVED, Bronx Community Board No. 8 approves the application with the conditions that TLC will not park or double park TLC fleet cars on West 230 Street and Exterior Street and will formally request TLC employees not to park TLC fleet cars at said locations and that once the rent per square foot for the location is determined, TLC will inform the Community Board of that fact.

Vote:

In favor: 19

S. Alexander, E. Bell, L. Daub, P. Ellis, S. Froot, D. Fuchs, D. Gellman, R. Ginty, M. Gluck, M. Goodman, C.G. Moerdler, T. Moran, K. Pesce, J.M. Reyes, G. Santiago, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

Opposed: 4

M. Joyce, D. Padernacht, J. Townes, E. Dinowitz

Abstained: 3

B. Bender, M. Donato, D. Jackson

WHEREAS,

1. The Land Use Committee of Community Board 8 at its December, 2017 heard CPC Application N 180136ZAX and N180137 ZAX with respect to premises at 5297 Independence Avenue (Block 5939, Lot 410), a corner property, located in the

- Special Natural Area District (NA 2) at the intersection of West 254th Street and Independence Avenue, seeking grant of authorizations for a modification of topographic features on a Tier II site and for modification of botanic environment and tree preservation and planting requirements to allow for site alterations to the existing one-family residence cited above.
2. West 254th Street is relatively narrow country-style road that leads to the Metro North Riverdale Station. Across the street from the Applicant's premises is the entrance gate to the Salanter Akiba Riverdale Academy ("SAR"), a school for pre-High School students. There are no sidewalks on either side of West 254th Street at or near the Applicant's premises, thereby forcing the numerous pedestrians walking to and from the Metro North Station and to SAR to walk in the street adjacent to the premises, assuming parked cars have not blocked that area. In sum, public safety concerns are already present.
 3. The application as presented on behalf of applicant by John Field of Building Studio reflected that Applicant proposed to create a vehicular parking area on the West 254th Street side of the premises opposite the gated entrance of SAR Academy, such parking area being in addition to the existing 5 or more parking spaces in and adjacent to the circular driveway in front of the Independence Avenue entrance of the premises. Specifically, public safety concerns were expressed by reason of the traffic that would be generated from the proposed West 254th Street parking area, both in terms of the safety of the students entering and leaving the school and pedestrians walking to and from the Riverdale Station of Metro North and passing directly in front of the entrance/exit of the parking area –there being no sidewalk at that point. Additionally, questions were presented respecting other aspects of the application and the shed positioned on the West 254th street side of the premises. Mr. Field acknowledged the concerns and said he would address them with his client. In view of concerns expressed at the meeting and to afford the applicant an opportunity to address those concerns prior to vote on the application, the application was by vote of the Land Use Committee laid over the next meeting of the Committee.
 4. The January meeting of the Committee was cancelled on account of snow. At the next ensuing meeting of the Land Use Committee, held February 5, Mr. Field on behalf of the applicant agreed that the West 254th Street parking area presented a problem and represented that drawings or a rendering showing that the parking area would be removed from the application and a writing would be executed that it would not be restored and, instead, that a natural or other impediment would be erected completely precluding such vehicular ingress or egress on the West 254th Street side of the premises. Mr. Field also represented that the shed would be removed once the first permits issued and that the undertaking to secure such removal would be given in writing. Finally, Mr. Field represented that the foregoing writings would be submitted to the full Board at its February 13, 2018 meeting so that a vote could be taken by the full Board on the conditionally accepted application with the foregoing representations confirmed in writing.
 5. None of the promised writings were delivered to the Board office prior to the February meeting (or at any time thereafter). In view of such non-compliance with the representations made the Land Use Committee, by vote of the Board the application was tabled. Neither the applicant nor any representative appeared at the February 13 meeting of the full Board.

6. On or about February 16, the applicant telephoned the Chair of Land Use and explained that Mr. Field was working on ways to comply with the foregoing representations and to comply in a fashion consistent with both the Natural Area District requirements and Landmarks regulations. The Chair advised the Applicant that the matter could be held until such reasonable time as Mr. Field could accomplish that goal consistent with the representations that had been made and that Applicant or Mr. Field should communicate with the Board office to advise when the corrective work on the application was complete and ready for review. The Applicant agreed.

7. The matter was calendared for the March 5 meeting of Land Use but was adjourned when it was reported that, the promised materials had not been filed with the Board office -- a possibility anticipated by the Applicant in the above-mentioned telephone conversation.

8. After the conclusion of the March Land Use meeting, the representative of the Department of City Planning, Juton Horstman, advised the Chair of the Board and the Chair of Land Use that the Application would, despite all of the foregoing, be presented to the full City Planning Commission for a vote on March 14, 2018. The effect thereof would be that the Board would not be heard prior to vote on the application by the City Planning Commission. In view thereof both the Chair of the Board and of Land Use asked Mr. Horstman to request a layover by the Commission. Thus far, no such layover has been indicated.

9. Based on the foregoing disclosure as to the projected City Planning Commission action on March 14, the Chair of Land Use notified both Mr. Field and the Applicant that the matter would be presented to the full Board at its regular meeting on March 13, 2018 and that it appeared to the Chair that a covert effort was being made to renege on important public safety commitments made by the Applicant's representative with the authority of the Applicant. The Applicant has since advised the Chair of Land Use that he intends to maintain ingress and egress from West 254th Street for use by his "landscapers";

NOW THEREFORE, upon discussion and due consideration by Community Board No.8 at its duly convened March 13, 2018 monthly Meeting;

BE IT RESOLVED, that in the interests of the public health, safety and welfare of the Community, as well under the circumstances recounted above, the foregoing Application is, **DENIED**.

Vote: In favor: 26 Opposed: 0 Abstentions: 0

In favor: 26

S. Alexander, E. Bell, B. Bender, L. Daub, E. Dinowitz, M. Donato, P. Ellis, D. Escano, R. Fanuzzi, D. Gellman, R. Ginty, M. Joyce, C.G. Moerdler, T. Moran, O. Murray, D. Padernacht, K. Pesce, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

Opposed: 0

Abstained: 0

- n. **Law, Rules and Ethics:** no report since Committee met last night.
 - o. **Libraries:** last meeting held at Derfner Museum. Next will meet at Riverdale Library.
 - p. **Parks & Recreation:** There will be a presentation regarding the proposed pedestrian bridge in Van Cortlandt Park. Under consideration are alternate uses for the basketball court(s) in Seton Park.
8. **Executive Committee** Minutes for the March 7 meeting was canceled due to weather.
9. **Board Meeting**, February: minutes approved.

In Favor: 29

S. Alexander, E. Bell, B. Bender, L. Daub, E. Dinowitz, M. Donato, P. Ellis, D. Escano, R. Fanuzzi, S Froot, D. Gellman, R. Ginty, M. Goodman, M. Joyce, C. Moerdler, T. Moran, O. Murray, D. Padernacht, L. Parker, K. Pesce, J. Reyes, A.J. Robateau, S. Sarao, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young

Opposed: 0

Abstain: 0

10. **Miscellaneous Business:**

D. Padernacht, Chair of Search Committee reported that District Manager position has 84 applicants. 9 have been selected for interviews. Five will be interviewed tomorrow night.

Meeting adjourned at 9:45pm.

Submitted by Karen Pesce, Board Secretary