

**BRONX COMMUNITY BOARD NO. 8**

**MINUTES OF THE LAND USE COMMITTEE MEETING  
HELD ON JANUARY 12, 2015 AT  
CONSERVATIVE SYNAGOGUE, 475 WEST 250<sup>TH</sup> STREET**

**PRESENT CB8:**

B. Bender, L. Daub, P. Ellis, R. Fanuzzi, S. Froot, D. Fuchs, R. Ginty, M. Goodman, M. Heller, D. Kornbluh, C. Moerdler, A. Moore, J. O'Brien, D. Padernacht, L. Parker, R. Press, G. Singleton, M. Wolpoff, H. Young

N. Stent – CB8 District Manager

**GUESTS/COMMUNITY RESIDENTS:**

See attendance list in Board Office.

Chairman Moerdler called the meeting to order at 8:03 PM, a quorum was not present.

1. **Agenda Item 1:** City Planning Commission Application No. N 100337 ZAX re: Bloomfield Residence, Block 5819, Lots 2168, 2170, 2175, 2167, 4680 Fieldston Road, Special Natural Area District (NA-2), Bronx, for the grant of authorizations involving a development, enlargement, or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer, alteration of rock outcrops, modification of botanic environment and tree preservation planting requirements, modification of lot coverage controls, modification of spacing between buildings on the same zoning lot, and modification of requirement for driveways on Tier II zoning lots to allow the development of three single-family homes; and Landmarks Preservation Commission Application No. 096026 for proposed new construction of houses

Chair Moerdler asked if the applicant would postpone City Planning and Landmarks Commission public hearing for an additional month to allow for continued community discussion.

While there was no quorum, a motion was brought before the committee to adjourn item to the February Land Use Committee meeting. The adjournment was unanimously approved.

Vote by Land Use Committee: 17 in favor, 0 opposed, and 0 abstentions

**In Favor:**

B. Bender, L. Daub, P. Ellis, D. Fuchs, R. Ginty, M. Goodman, M. Heller, D. Kornbluh, C. Moerdler, A. Moore, J. O'Brien, D. Padernacht, L. Parker, R. Press, G. Singleton, M. Wolpoff, H. Young

2. **Item 2:** Selfhelp report by Paul Ellis, chair of Selfhelp Working Group.

From the view of both DOB and Selfhelp, all of the open issues have been resolved. DOB stated that subject to Selfhelp submitting a revised "Schedule A", the audit objections have all been cleared, including the need for a booth for the parking attendants. With respect to the requirement of 24/7 parking attendants, Selfhelp submitted a letter from its attorney explaining why Selfhelp believes it is not required to have 24/7 coverage. DOB stated that

Selfhelp's letter was deemed inadequate by DOB. Selfhelp does not necessarily agree, they have acknowledged that they will be submitting a new Schedule A which will note that they will be constructing a booth for parking attendants and that the parking will be attended on a 24/7 basis.

Chair Moerdler thanked Paul Ellis and the Selfhelp Working Group for their work.

- Item 3:** Remove from Landmarks Preservation Commission's calendar the Ploughman's Bush residence.

Chair Moerdler explained that Ploughman's Bush has been on the LPC calendar for the past 6 years. This scheduling did not allow the property owners to repair or maintain the property.

While there was no quorum, a motion was brought before the committee that will be brought before the board from the floor.

**RESOLVED**, the Bronx Community Board No. 8 repeats and ratifies the resolutions adopted June 29, 2006 and February 11, 2010, previously requesting the denial of Landmark's Preservation Commissions (LPC) designation with respect to 6 Ploughman's Bush (a/k/a 665 West 246<sup>th</sup> Street) and urging the matter be immediately deleted from the calendar of the LPC.

Vote by Land Use Committee: 14 in favor, 0 opposed, and 5 abstentions

**In Favor –**

P. Ellis, D. Fuchs, R. Ginty, M. Goodman, M. Heller, D. Kornbluh, C. Moerdler, J. O'Brien, D. Padernacht, L. Parker, R. Press, G. Singleton, M. Wolpoff, H. Young

**Abstention**

B. Bender, L. Daub, S. Froot, R. Fanuzzi, A. Moore

- Item 4:** City Planning Commission Application No. N 150210 ZAX and the related drawings submitted by Salanter Akiba Riverdale ("SAR") Academy pursuant to Sections 105-422 and 105-425 of the Zoning Resolution, for the grant of authorizations involving a development, enlargement, or site alteration on a portion of a zoning lot having a steep slope or steep slope buffer and modification of botanic environment and tree preservation planting requirements to expand the existing playground and to permit a 13,329 sf enlargement for a new gymnasium and classroom space on property located at 655 West 254th Street (Block 5947, Lot 1) within the Special Natural Area District (NA-2), within Community District 8, Borough of The Bronx.

SAR, the applicant explained the development was an educational need to add additional classes to the curriculum and to encourage physical activity. There would not be additional teachers or an impact on enrollment. There was also a security need for a student lockdown space (new gym).

Chair Moerdler asked for a master plan to be filed with the board by June 30, 2015. The applicant agreed.

Chair Moerdler requested a letter in writing to replace all 51 trees that were going to be removed by the applicant during the construction process.

Board members asked about the impact of the construction on parking in the area. The applicant explained that 15 to 17 spots in the current parking lot would be lost during construction. Teachers and staff would park at the SAR high school and not in the immediate vicinity of the school. Parents have been informed of the need to respect the laws in the neighborhood. The school has a security team to aid in the student drop-off process.

Additionally, all construction materials would be contained on the site. No trucks will be parked on West 254<sup>th</sup> Street.

Board members asked about the historical placement of trees from prior applications. Chair Moerdler asked that the locations of the prior trees be confirmed. He also suggested that SAR have a discussion with the Board's Parks & Recreation committee on tree placement.

Community residents expressed concerns about the border line between the construction and resident property. SAR agreed to meet with the homeowners to discuss this issue.

Board members discussed the SAR commitment letter to the board from the 2010 application that SAR had yet to comply with.

Community residents raised the same issue and mentioned that the Working Group established by the Land Use Committee in 2010 had been concerned about the filing of a master plan and compliance with the commitments from the letter in 2010.

Community residents also raised concerns about the SNAD requirements and compliance in the area.

Chair Moerdler requested the Applicant that with all the community discussion and concerns would they be receptive to holding over this discussion until the February Land Use Committee meeting. The applicant agreed. He also requested the master plan be filed with the board by June 30, 2015; a report on the planting of the 51 trees be filed promptly and the locations and/or plans of the planting of the past trees from the prior application. The applicant agreed.

Meeting ended at 9:46 PM.

Respectfully submitted,

Nicole Stent  
District Manager