

**BRONX COMMUNITY BOARD NO. 8**

**MINUTES OF THE LAND USE COMMITTEE MEETING  
HELD ON MAY 28, 2015, AT CHRIST CHURCH RIVERDALE  
5030 HENRY HUDSON PARKWAY EAST**

**PRESENT:**

C. Moerdler  
S. Alexander  
B. Bender  
L. Daub  
A. G. Feldmeier  
R. Ginty  
M. Goodman  
D. Kornbluh  
J. O'Brien  
D. Padernacht  
R. Press  
J. Rather  
M. Wolpoff  
H. Young

**AFFILIATION**

Chair, Land Use Committee  
CB 8  
CB8  
CB8

**STAFF:**

P. Manning – Community Associate

**GUESTS:**

J. Dinowitz – Assemblyman  
A. Cohen – Councilman  
R. Martos – Office of Assemblyman Jeffrey Dinowitz  
A. Sandler – Office of Councilman Andrew Cohen  
J. Horstman – Department of City Planning  
S. Shahrigian – Riverdale Press  
S. Boatti

Chair Moerdler convened the meeting at 7:35 PM.

1. Department of City Planning Application No. N 150341 ZAX –

Conservative Synagogue Adath Israel of Riverdale, 475 West 250<sup>th</sup> Street, Block 5833, Lot 4237, Special Natural Area District (NA-2), Bronx, for the grant of authorizations involving modifications of topographic features on Tier I sites, an authorization of 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, and alteration of a rock outcrop to allow the construction of a one-story addition to an existing synagogue as well as the construction of a 1,015 square foot stone-paved plaza2. with an ADA compliant ramp and bench.

Chair Moerdler disclosed for the record that he and two other members of Community Board 8 are members of the Conservative Synagogue as follows: Irving Ladimer, and Martin Wolpoff.

Michael Nacmias, architect, presented on the application. The application is for the addition of a room for a new library. The construction will not involve any tree removal. The room size will be 560 sq. ft. The room wall will be brought out to the retaining wall that will be built. There will be removal of small area of rock measuring 36 sq. ft. Will increase exposed rock and attractiveness will be enhanced. No explosives will be used to remove rock. Construction equipment will be kept on site. Work hours will adhere to City Code.

Chair Moerdler recommended examining the impact of construction on the retaining wall proximate to the tree in place at the site.

Steve Boatti, Fieldston resident discussed concerns about noise. He was assured that there would be noise code compliance.

Construction equipment will be brought in through West 250<sup>th</sup> Street.

Chair Moerdler made motion to approve the application.

**Vote:** 12 In favor, 0 Opposed, and 2 Abstentions With Cause

**In Favor –**

S. Alexander, B. Bender, L. Daub, A. G. Feldmeier, R. Ginty, M. Goodman, D. Kornbluh, J. O'Brien, D. Padernacht, R. Press, J. Rather, H. Young

**Abstentions With Cause –**

C. Moerdler, M. Wolpoff

2. Plans for construction of property at 3707 Blackstone Avenue –

No representative present. Chair Moerdler expressed displeasure with the applicant's disregard and refusal to attend the meeting to discuss the plan. He proposed that a letter be sent to the developer advising that the Board will look with a very jaundice eye at any application for a 421-a designation. He advised there is much to discuss with the developer including configuration of the building to provide air and green space, and AMI percentage. Assemblyman Dinowitz spoke in opposition to a 421-a tax exempt for the project. Chair Moerdler proposal to send the letter received favorable consensus.

3. Board of Standards and Appeals Calendar No. 33-15-BZ –

Regarding 5510/30 Broadway, Bronx, for a special permit, pursuant to Section 73-36 of the New York City Zoning Resolution to permit a physical culture establishment (PCE) to be operated as Blink Fitness within portions of two new commercial buildings, currently under construction in a C4-4 zoning district (Zoning Map 1d).

M. Nacmias presented on the application. The PCE will be located on the 2<sup>nd</sup> floor of a two story building. There will be a small lobby. Membership – 700 daily usage and 7,000 annually. Hours of operation will be 5:30 AM to 11:00 PM. There will be 30 staff members, with 15 on duty at any given time. No parking.

There was discussion regarding parking issues and staff taking up parking.

Chair Moerdler called for motion to approve the application.

**Vote:** 12 in favor, 0 opposed, and 2 abstentions

**In Favor –**

S. Alexander, B. Bender, L. Daub, A. G. Feldmeier, R. Ginty, M. Goodman, C. Moerdler  
J. O'Brien, D. Padernacht, J. Rather, M. Wolpoff, H. Young

**Abstentions –**

D. Kornbluh, R. Press

4. Chair Moerdler reported on the status of the request for Master Plans (MPs). A letter was sent to each institution that included schools, nursing homes, and all other facilities categorized as institutions to request that they submit MPs to the Board by May 30<sup>th</sup>. Two new recent filings were received from the Hebrew Home for the Aged at Riverdale, and SAR (Salanter Akiba Riverdale Academy High School and Lower School. They are available for public inspection at the Board Office. Other MPs received previously from College of Mount Saint Vincent, and Manhattan College. Horace Mann wrote back that they will file when they are ready. A second letter was sent to remind the institutions of the May 30<sup>th</sup> deadline. The Board will especially monitor the non-responders for any future building related applications.

5. Preliminary status report of SNAD Working Group

R. Ginty named the other members of the Group: Bob Bender, Arlene G. Feldmeier, and James Rather.

The SNAD Working Group held its first original meeting earlier in the evening.

R. Ginty reported on the following:

- Importance of SNAD –
  1. It has been in existence 40 years
  2. Affects almost 50% of the land area in Community Board 8
  3. Allows community to review and comment on development proposals
  
- Goals –
  1. Working Group to understand and consider present-day SNAD requirements
  2. Learn and understand what parts of SNAD are not working for the community
  3. Consider how to make the district regulations better
  4. Work with community groups to explore the SNAD regulations and their effects
  5. Include institutions in the discussion
  6. Involve community board members who have experience reviewing applications
  7. Bring recommendation to Land Use Committee for vote by the Board
  8. Referral of recommendation to City Planning Commission
  
- Conduct Outreach –
  1. Community Groups
  2. Institutions
  3. Community Board members
  
- Timetable –
  1. June 1<sup>st</sup> Send letters to groups/institutions requesting responses by mid-July
  2. Notice to community board members requesting responses by mid-July
  3. Mid July – Working Group meets to review responses
  4. August – Public Hearing for all groups and institutions
  5. Late August, early September – Working Group develops recommendations
  6. September – presentation of recommendations to Land Use Committee

Meeting adjourned 8:38 PM.

Respectfully submitted,

Patricia Manning  
Community Associate