

**COMMUNITY BOARD NO. 8 BRONX
MINUTES OF THE LAND USE COMMITTEE PUBLIC HEARING
HELD JANUARY 6, 2009 AT THE CONSERVATIVE SYNAGOGUE
WEST 250TH STREET & HENRY HUDSON PARKWAY EAST**

BOARD MEMBERS:

R. Abbott, B. Bender, A. P. Creaney, T. Durham, R. Fanuzzi, P. Friedman, A. Goldman,
D. McShane, C. G. Moerdler, K. Pesce, J. M. Pilsner, J. Plaza, M. Wolpoff, H. Young

STAFF:

N. Stent, District Manager

GENERAL PUBLIC/REPRESENTATIVES:

N. Danyluk – Dept. of City Planning
J. Adelson
J. M. Bagnall - Magnusson Architecture and Planning
S. Bear – Jewish Board of Family & Children Services
C. Bonn – Wave Hill
S. Boatti – Fieldston Property Owners Association
B. Contant
J. Coppola – Dattner Architect
R. Dresdner – Dattner Architect
C. Hunter – Magnusson Architecture and Planning
H. Krim
J. Leder-Luis – LLBD
N. Miller – Fieldston Property Owners Association
D. Moerdler-Green
S. Moerdler-Green
R. Press
M. Rossetti – Wave Hill
R. Saunders – Kenneth H. Koons, RA
A. Schonfield
E. Zappi

Meeting commenced at 7:30 pm.

Item No. 1 (number 3 on the agenda)

Landmarks Preservation Commission, Docket No. 080832, 4640 Livingston Avenue, application for second floor renovation to existing brick and stone House, vertical extension.

Mr. Moerdler recused himself due to a conflict of interest with this application. The Vice Chairman assumed the chairman's role for this application. Michael Goldblum presented for the applicant. This application is only for a vertical extension and therefore, will only need City Landmarks Preservation approval. Mr. Goldblum went into depth on what changes will be made to the house. Part of the 2nd floor will be raised to add more living space. The project will add 549 square feet and 6½ in height to the house. 4640 Livingston is considered a "No Style House" in the Fieldstone Code, which means that this house is not considered contributing style to the surrounding area. Therefore, the City is less concerned with changes made to the house's façade. The changes to the 4640 Livingston will use the same matching material with the existing part of the house. A neighbor was curious about the logistics of the construction since the house is located on a narrow street. The applicant responded that they will put up a fence around the house and all access for the construction crews will come from the driveway. This construction should not unreasonable affect the neighbors. There is also room on the driveway for the dumpster.

Resolution

Motion to approve the application for Docket No. 080832 resulted in a vote of 12 in favor, 0 opposed, and 0 abstentions

Item No. 2 (number 1 on the agenda)

City Planning Application No. N 080489 ZAX, Ittleson Center Reconstruction, 5050 Iselin Avenue (Block 5839, Lot 4001) for the grant of authorizations involving modification of topographic features on Tier I sites, and modification of botanic environment and tree preservation and planting requirements to allow the construction of a multipurpose building, patio, walkways and parking area.

Susan Bear, Executive Director for the Center presented. One building on the site will be taken down and a new building with classrooms on the first floor and a gym on the second floor will be built. Mr. Moerdler is worried about adequate screening between the Center and its neighbors. The current plan does not seem to offer enough privacy for the children at the Center. Ms. Bayer explained that the fence currently around the property will be replaced and there will be new plantings on the Iselin Avenue side of the property. However, Ms. Bear believes they will be unable to put up screening on the Grosvenor Avenue side because this will take away parking for the staff. Mr. Moerdler requested a letter from the Center stating what exactly the Center will do with the plantings, screening and fencing and to give this letter to the Board by Monday, January 12th.

Resolution

Motion to approve the application for Docket No. 080489 subject to the board receiving a letter from the Center stating what the new plantings, screening, and fencing will be by Monday, January 12th resulted in a vote of 14 in favor, 0 opposed, and 0 abstentions.

Item No. 3 (number 6 on the agenda)

Discussion of parking lot construction at 2601 Henry Hudson Parkway. A representative from the 2601 Henry Hudson Parkway Co-Op Board was present. Mr. Moerdler informed the representative that CB8 has been receiving complaints concerning the parking lot construction and that the 2601 HHP Co-Op Board should speak with its neighbors concerning these complaints. The representative agreed to speak with the neighbors. Furthermore, Mr. Moerdler informed the representative that there is a stop work order on the property.

Item No. 4 (number 2 on the agenda)

Landmarks Preservation Commission, Docket No. 094753, Wave Hill, 675 West 252nd Street, application for accessibility upgrades (including new interior elevator), improvements to public areas of the house (i.e., Kerlin Center, Café, Gallery and Armor Hall), mechanical (MEP) upgrades, and façade restoration work.

The architect for Wave Hill presented the proposed renovations for the Wave Hill House. The renovation will enhance the accessibility of the Wave Hill House. This will be done by adding an elevator to the house, which would give access to the lower level and second floor. Furthermore, a ramp will be placed in the café to give access to the terrace. For mechanical upgrades, central air conditioning will be installed for the entire Wave Hill House (currently there are only window units in a few of the rooms). Also a new boiler will be installed. In the learning center in the lower level, the lighting and finishes will be improved. Furthermore, Wave Hill will be providing new public toilets inside the House. For the exterior, there will be no minor changes. The Landmarks Commission only needs to approve the ramp and platform on the terrace side. All the other exterior changes are considered minor and can be handled at the staff level.

Wave Hill is planning on starting the renovation February of 2010 and projects to be completed within 18 months. During this time, the Wave Hill House will be closed to the public.

Resolution

Motion to approve the application for Docket No. 094753 resulted in a vote of 14 in favor, 0 opposed, and 0 abstentions.

Item No. 5 (number 5 on the agenda)

Board of Standards and Appeals Cal. No. 617-56-BZ, existing parking lot at 3120 Albany Crescent. Application to extend variance for a period of ten years.

The parking lot has been in existence since 1957. In 1997 the applicant was given a ten year extension for the variance. The applicant was one year late in filing for an extension of the variance because the applicant was unaware that he had to file for an extension (sometime during the past 10 years, the son of the previous owner took over the property). This is a parking lot where users pay a monthly fee to park their cars. The neighbors have been notified of the request to extend the variance. The BSA has to forgive the one year lateness in filing for the extension of the variance and to give an extension of the variance to 2017.

Resolution

Motion to approve the application for Board of Standards and Appeals Cal. No. 617-56-BZ resulted in a vote of 14 in favor, 0 opposed, and 0 abstentions.

Item No. 6 (number 6 on the agenda)

Discussion of 6015 Independence Avenue

There have been massive tree removals on the site, which is located in the Special Natural Area District ("SNAD"). The owner of the property stated that the trees were removed in December 2004 and January 2005. This is before the SNAD became effective (2/2005) and therefore the owner states she did not need to obtain a permit to remove the trees. Furthermore, the architect for the owner stated that a Zoning Lot subdivision was approved. Mr. Danyluk from NYC Department of City Planning did state that City Planning did receive an application in 2000 and 2001 for a subdivision of the zoning lot. However, the application was terminated because the owner did not give additional information when requested by City Planning. Furthermore, there have been no other applications to subdivide the lot since that time.

A neighbor stated that the trees were taken down after the SNAD became effective. Mr. Moerdler requested to the owner that she bring proof of exactly what date the trees were taken down by the next Land Use meeting in February. If the owner is unable to bring such proof then the Board might ask for an investigation of violations to the SNAD.

Mr. Moerdler also requested that the owner bring proof that a subdivision of the zoning lot actually did occur.

Submitted by,

Ari Goldman

AG:pm