

BRONX COMMUNITY BOARD NO. 8

**MINUTES OF THE LAND USE COMMITTEE MEETING
HELD ON OCTOBER 5, 2010 AT THE RIVERDALE YM/YWHA**

PRESENT-

Board Members: R. Abbott, S. Alexander, B. Bender, S. Catechis, A. Cohen, A. P. Creaney, T. Durham, R. Fanuzzi, D. Kirksey-Floyd, P. Friedman, N. Graham, C. Hanley, M. Khury, D. McShane, C. G. Moerdler, A. Moore, P. Mullen, D. Padernacht, J.M. Pilsner, R. Press, J. M. Reyes, L. Spalter, M. Wolpoff

Community Members:

M. Allina
J. C. Becker, PE – Becker Engineering
L. Benjamin
T. Bezborodeo
J. Bleiser
D. Carson – SAR
N. Fedder
W. Fishman – NY Solar Energy Society
L. Javitch
T. Kram
D. May – SAR
B. McHugh
B. Michaels
A. Michelakis – NYC Department of Parks
A. Sandler
J. Segal – SAR
B. Sopher
M. Sopher
D. Westphal
C. Wilkin

STAFF: N. Stent - District Manager, CB 8

Chairman Moerdler called the Land Use Meeting to order at 7:30 PM.

Chairman Moerdler extended deep felt condolences to Bill and Dorothy Stone on the passing of their son Howie. The funeral will take place on Wednesday, October 6, 11:30 AM, at the Riverdale Jewish Center. Shiva will be held at the home of Linda and Michael Schwartz, 621 West 227th Street. Schedule is available in the Community Board 8 office.

1. Public Hearing on Putnam Greenway City Map Change – City Planning Commission ULURP Application No. C 090196 MMX, CEQR No. 08DPR004X, an application submitted by the Department of Parks and Recreation, for an amendment to the City Map involving: The establishment of a park running generally alongside the Major Deegan Expressway, between West 230th Street and Van Cortlandt Park South; and The establishment of a park addition to Van Cortlandt Park, between Van Cortlandt Park South and The Bronx-Westchester County Line, including authorization for any acquisition or disposition of real property related thereto, in Bronx Community District 8, in accordance with Map No. 13129, dated May 21, 2010 and signed by the Borough President.

Department of Parks and Recreation (DPR) presented a proposal to change the City Map to reflect the mapping, as parkland, of a 2.5 mile segment of the decommissioned Putnam Railroad Right-of-Way (ROW) from the Bronx-Westchester County Line in Van Cortlandt Park South to West 230 Street, for the development of a bicyclist and pedestrian greenway. The greenway design proposes an 8 foot bikeway and 4 foot pedestrian greenway. The design phase has been fully funded. DPR is expected to have the design proposal ready for public review by the end of 2010. DPR was asked if merchants were involved now before the ULURP process and a suggestion was made to do this using a one-on-one discussion with them. DPR representative agreed that the Community Board and merchants will see the design for the proposed greenway before it is finalized.

Motion to approve – 20 in favor, 3 opposed, 0 abstentions

In Favor -

R. Abbott, S. Alexander, B. Bender, S. Catechis, A. Cohen, A. P. Creaney, T. Durham, R. Fanuzzi, P. Friedman, N. Graham, C. Hanley, D. Kirksey-Floyd, M. Khury, D. McShane, C. G. Moerdler, A. Moore, D. Padernacht, J.M. Pilsner, R. Press, L. Spalter

Opposed –

P. Mullen, J. Reyes, M. Wolpoff

Borough President Office will hold a public hearing on October 14, at 851 Grand Concourse, at 9:30 AM in Room 206.

2. City Planning Commission Application Nos. N100153ZCX and N100454ZAX, regarding SAR Academy proposal to expand parking on SAR's campus and enlarge caretaker's house, as well as address changes in vegetation on the campus.

- SAR Academy presented a proposal to expand parking on SAR's campus. Many concerns were raised regarding the number of parking spaces from 61 spaces in the original plan to 108 spots after expansion. It was confirmed that there were currently 90 spots.
- Chairman Moerdler strongly suggested the addition of more trees to shield cars from sight of community. Trees in extended area of parking lot are being transplanted and arborist report was filed with City Planning because of Special Natural Area District status, Community Board was not given copy. Mr. Segal promised to do so in the future.
- The Board asked about the expansion of the caretaker's house - the expansion would more than double the square footage of the existing building. Concerns were raised that no plans were presented showing the new addition. Discussion on what the extension would look like and if it would be in keeping with original style of house.
- Concerns were raised about the unsightly existing refuse storage area located outside the SAR site on West 254th Street and in the bed of a mapped Street.
- Concerns were raised about the unsightly existing refuse storage area located on Palisades Avenue on city owned property.
- Concerns regarding the grading of the baseball site were raised regarding the slope of the property and run off from the site.
- Concerns were raised about the location, appearance, paving and slope of the underground storage room.
- Question about the type of material to be used in the parking enlargement and whether it would be suitable for the environment and for run off.
- Concerns were raised about the paving over of several portions of the property and the removal of trees that was prohibited and occurred without community board review.
- It was noted that there were many alterations on the property that SAR completed without approval.

A Community Board Subcommittee was designated by Chairman Moerdler to meet with SAR to discuss concerns that arose before and during the meeting that needed to be addressed and conclusions will be brought to the next Land Use meeting before a recommendation is provided.

Submitted by,

Sylvia Alexander &
Nicole Stent