

**BRONX COMMUNITY BOARD NO. 8**

**MINUTES OF THE LAND USE COMMITTEE MEETING  
HELD ON FEBRUARY 6, 2014  
AT THE CONSERVATIVE SYNAGOGUE  
475 WEST 250<sup>TH</sup> STREET**

<b>PRESENT</b>	<b>AFFILIATION</b>
C. G. Moerdler	Committee Chair
M. Wolpoff	Committee Vice Chair
S. Alexander	CB8
B. Bender	CB8
P. Ellis	CB8
R. Fanuzzi	CB8
P. Friedman	CB8
M. Goodman	CB8
M. Khury	CB8
D. Padernacht	CB8
R. Press	CB8
J. Rather	CB8
J. M. Reyes	CB8
G. Santiago	CB8
G. Singleton	CB8
M. Zegarra-Soja	CB8
H. Young	CB8
N. Stent	CB8 District Manager

The meeting was called to order at 7:30 PM by Land Use Chairman Charles Moerdler.

Chair Moerdler said that all Land Use Committee minutes are now in order for inspection at the District Office. He thanked the District Office staff for their help.

The chair mentioned the Working Sub Committee of the Land Use Committee composed tonight of Chairman Moerdler, Board members Phil Friedman, Robert Press, Herbert Young, Paul Ellis, and Martin Wolpoff, also in attendance was Juton Horstman from the Department of City Planning. The goal of the sub committee is to look at the previous 197-a plan, and re-look at the plan to see where there may be additional rezoning needed. The commercial corridor of Riverdale/Johnson Avenues and West 235<sup>th</sup>/West 238<sup>th</sup> Streets is being reviewed at this time for possible rezoning from R6 to R6a. This was recommended to the Land Use Committee.

Item # 1 –Fieldston Historic District Master Plan by Landmarks Preservation Commission. The Chair decided to begin the meeting with Item # 2 of the agenda.

Item # 2 - Montefiore Medical Center status review. The chair said that there would be no representation from either Montefiore Hospital or Simone Developers at tonight's

meeting. He recognized Councilman Cohen, Assemblyman Dinowitz, and representatives of Congressman Eliot Engel and State Senator Jeffrey Klein.

There were four listed speakers to this item. One wanted to know what was being hidden from the community. One said that the plans for the medical center were disapproved by the Buildings Department. One wanted to know if Oxford Avenue would be changed into a one way street. One wanted to know if there was going to be any more land bought to make the medical center wider. The chair then said that Montefiore & Simone did not withdraw their plans for the medical center as they told the elected officials, but instead lied to the elected official about it being done. There was then mention of an Article 78 law suit by a member of the audience.

Item #1 was addressed. The chair read a statement from the Fieldston Property Owners Association in favor of the Master Plan with the exception of the part on sidewalks which will be reviewed by Landmarks. The chair proposed a resolution that CB 8 support the Master Plan with the provision of the sidewalk review, which passed unanimously:

Vote: 17 in favor, 0 opposed, and 0 abstentions

In Favor – S. Alexander, B. Bender, P. Ellis, R. Fanuzzi, P. Friedman, M. Goodman, M. Khury, C. G. Moerdler, D. Padernacht, R. Press, J. Rather, J. M. Reyes, G. Santiago, G. Singleton, M. Zegarra-Soja, M. Wolpoff, H. Young

Item #3 – Department of City Planning application #N 140229 ZAX 5625 Independence Avenue, Lotsvin Residence. The chair mentioned water run off issues raised by neighbors, and was told additional plantings will be added to help. This is a three piece addition. Modification of a roof, a hot tub, and new deck are to be done with a steep slope area involved. Three trees will be removed and replanted as per the plans.

Questions were raised about the notification of neighbors. The owner of the house directly below the slope said that she only received notice of tonight's meeting hours ago, and that there is a group of 18 houses in the Hillside Group of the area. It was confirmed that notice was not properly given to area residents. The chair asked for this item to be laid over to next months Land Use meeting so neighbors have knowledge and can comment. The applicant agreed, and a vote on the motion to postpone was unanimous.

Vote: 17 in favor, 0 opposed, and 0 abstentions

In Favor – S. Alexander, B. Bender, P. Ellis, R. Fanuzzi, P. Friedman, M. Goodman, M. Khury, C. G. Moerdler, D. Padernacht, R. Press, J. Rather, J. M. Reyes, G. Santiago, G. Singleton, M. Zegarra-Soja, M. Wolpoff, H. Young

The chair reopened the floor to comments on the Montefiore Simone medical center proposal.

The meeting was adjourned at 8:56 PM.

Minutes submitted by:

Land Use Secretary Robert Press