

BRONX COMMUNITY BOARD NO. 8

**MINUTES OF THE LAND USE COMMITTEE
MEETING HELD ON APRIL 27, 2009
AT RIVERDALE JEWISH CENTER, 3700 INDEPENDENCE AVENUE**

PRESENT	AFFILIATION
C. G. Moerdler	Cmte Chair, CB 8
A. P. Cassino	CB 8
A. P. Creaney	CB 8
T. C. Durham	CB8
P. Friedman	CB 8
T. Giallorenzi	CB 8
A. Goldman	CB 8
J. M. Pilsner	CB 8
J. Plaza	CB 8
S. Scheinbach	CB 8
B. Trebach	CB 8
M. Wolpoff	CB 8
H. T. Young	CB 8
S. Alexander	
S. Boatti	FPOA
T. Epes	FPOA
D. Hort	FPOA
J. DeSio	Riverdale Review
J. Gordon	
N. Judd	Riverdale Press
Sr. E. McGrory	Sisters of Charity
S. Moerdler Green	
R. Press	Bronx News
N. Robinson	

1. Finalizing comments on Landmarks Preservation Commission's Master Plan for Fieldston Historic District.

Mr. Moerdler discussed the memorandum. Please see memorandum regarding Fieldston Historic District Master Plan made by Mr. Moerdler on April 23, 2009. Will CB8 present these comments to the Landmark Preservation Commission ("LPC")? The Land Use Committee must authorize this to be done.

Mr. Trebach mentioned that LPC receives 9,000 applications a year, and 90% are handled by the staff. However, Mr. Moerdler informed the audience that most of these applications are very simple (for example, painting a front door) and that is why the 90% is not an accurate gauge on how many complicated applications are handled on the staff level versus going to the full commission.

Resolution

Motion to present the comments to the LPC resulted in a vote of 13 in favor, 0 opposed, and 0 abstentions.

In Favor:

A. P. Cassino, A. P. Creaney, T. C. Durham, P. Friedman, T. Giallorenzi, A. Goldman, C. G. Moerdler, J. M. Pilsner, J. Plaza, S. Scheinbach, B. Trebach, M. Wolpoff, H. Young

2. Discussion on landmarking Bronx facilities and the possible impact on religious institutions.

The Report of the Bronx Historic Preservation Task Force has listed 15 sites in CB8's area that can potentially be designated as landmarks.

Some of these sites are religious institutions, which raises a serious issue. The US Supreme Court has ruled that zoning regulations cannot cause unreasonable economic hardships. By designating these houses of worships as landmarks, this could cause a hardship and therefore, could be unconstitutional.

Mr. Moerdler recommended that CB8 members and the public look over the list to see if they agree with the potential landmark designation. If there are any concerns, this should be brought up in a future Land Use Meeting.

Once these sites are calendared, the Building Department will not allow anything to happen on the sites (and this could last for 2 to 3 years). The Land Use Committee will schedule a future meeting to discuss these sites.

It was pointed out at the meeting that Legras Hall is property of the Sisters of Charity and not part of College of Mt. St. Vincent.

Submitted by,

Ari Goldman

AG:pm
5/6/09