November 29, 2016 Land Use Committee Meeting Minutes

PRESENT: Joseph McManus, Chair, Oral Selkridge, Co-Chair, Joseph Bacote, Kenneth Gelnick, Dominick Schiano, Tony Signorile, Cecilia Haas.

ABSENT: Edwin Diaz, Eliezer Rodriguez. EXCUSED: John Squitieri

GUESTS: Michael Nacmias, EPPS, Craig Livingston and Michael Callaghan, Exact Capital, Antonio Lassalle, BMCC Student.

The meeting was called to order at 7:05 PM.

1. 1340 Blondell Avenue's Request for a Zoning Map Amendment from M1-1 to R7A/C2-4. Mr. Nacmias, representing owner/developers Messrs. Livingston and Callaghan, described proposal to build a mixed use residence with 228 dwelling units (30% affordable). Structure to have 20,000 sf commercial space plus community space and to be NYSERDA certified. Income guidelines put forth by HUD would be followed with 30-40 year commitment. They have not yet filed with CPC. Further clarification was requested about: a) ownership of Cooper Avenue that is within site; b) no. of parking spaces required, taking into account that CB11 may be exempt from text amendment about reduced need for parking spaces near public transportation; c) finalization of income guidelines and percent of apartments within each level; d) confirmation of 4.6 bonus FAR due to inclusionary housing; e) site elevation showing proposed façade.
   Discussion ended with Committee's emphasis on need to maximize parking and presenter's assurance they would send updates to Mr. McManus prior to their CPC submission.

2. Old Business – none
3. New Business – none
4. Adjournment 8:10 PM

Minutes taken by Cecilia Haas.