



COMMUNITY BOARD 11
1741 COLDEN AVENUE
BRONX, NY 10462
(718) 892-6262
www.nyc.gov/bxcb11

Borough President Ruben Diaz Jr.
Chairman Anthony Vitaliano
District Manager Jeremy Warneke

COMMITTEES

- Leadership*
- Community Development & Budget Priorities*
- Economic Development*
- Education, Culture & Youth Services*
- Health & Social Services*
- Housing*
- Land Use*
- Parks & Recreation*
- Public Safety*
- Sanitation & Environmental Protection*
- Transportation*

June 16, 2016 Land Use Committee Meeting Minutes

PRESENT: Joseph McManus, Chair; Oral Selkridge, Co-chair; Joseph Bacote; Kenneth Gelnick; Dominick Schiano; Tony Signorile; and Cecilia DeBrino Haas (non-voting).

ABSENT: Edwin Diaz; Harain Figueroa; Eliezer Rodriguez; and John Squitieri.

GUEST(S): William Alicea- Architect(508 Van Nest) , Jonathan Sacks and Robert Gordon, Developers of 508 Van Nest Ave; Michael Rivadeneyra of Councilman Vacca’s office; Dominick Calderoni, Fred Santucci, Jr., Eric Palatnik and Michael Nacmia in support of 1614 Williamsbridge Rd Rezoning.

The meeting was called to order at 7:02 p.m.

1. **BSA Cal. No. 206-62-BZ III: 950 Allerton Avenue.**
Stating that the owners have agreed to comply with all objections raised by Land Use Committee,
Motion by Joseph McManus, seconded by Tony Signorile – that CB 11 send a letter (email) of no objection to the BSA for Cal. No. 206-62-BZ III: 950 Allerton Avenue. **UNANIMOUSLY PASSED.**
2. **BSA Cal No. 949-57-BZ III: 2100 Williamsbridge Road.**
Mr. McManus stated that Land Use Committee has no issues with the application of this longstanding local business.
Motion by Joseph McManus, seconded by Tony Signorile – that CB 11 send a letter (email) of no objection to the BSA for Cal. No. 949-57-BZ III: 2100 Williamsbridge Rd. **UNANIMOUSLY PASSED.**
3. 2016 Narragansett Avenue: One family home was damaged by fire. Buyer is seeking tax lot subdivision from Dept. of Finance

Motion by Joe Bacote, seconded by Kenneth Gelnick – that CB 11 send letters (emails) to Dept. of Buildings and Dept. of Finance objecting to this tax lot subdivision because site/s would be out of context with adjacent properties and block. **UNANIMOUSLY PASSED.**

4. BSA # 314-14-BZ; ULURP # 160332ZMX: 1614 Williamsbridge Rd.

A zoning map amendment is proposed to create a new C2-2 commercial overlay in existing R4 and R4A districts and legalize the existing law firm at 1614 Williamsbridge Rd.

Since the February 16, 2016 meeting, the owners have provided a petition and engaged in additional discussion with Land Use Committee.

Motion by Joe McManus, seconded by Kenneth Gelnick – that CB 11 send letter (email) to City Planning of no objection to ULURP # 160332ZMX: 1614 Williamsbridge Rd. **PASSED, Vote 4-2** with two negative votes (Signorile and Schiano).

5. BSA No. 2016-4149-BZ: Variance Request for 500-508 Van Nest Avenue.

Developers of this property were present and described their plan to create 47 housing units with 20 parking spaces. They feel this will bring life/economy to neighborhood near E. 180th St. station, and that more parking is not needed due to statistics they cited that show parking needs to be reduced near transit stops. They also said Van Nest Association is in support of this project.

Issues raised by Land Use committee members were: 1) Morris Park Association does not support this project; 2) 6 story height is above neighboring scale; 3) FAR would be increased; 4) proposed tenant (Bronx Museum Café) may draw additional cars; 5) parking spot count is insufficient for no. of housing units proposed; 6) sky exposure plane study is needed to insure existing structures are not shadowed by new structure; 7) the committee would like to have support for project shown by a petition from neighbors.

Developers agreed to respond to Land Use committee about all of the issues raised and will make formal presentations to both the Van Nest Association and the Morris Park Association.

6. Update on ZQA and MIH Text Amendments. Michael Rivadenegra said the Amendments were adopted March 16th and became effective May 16th. He described the west end of Pelham Parkway and also Westchester Square as being included in ‘transit zone’. Due to current high volume of nursing homes within CB 11, any new nursing homes would require BSA approval. Any future rezoning would have to include Mandatory Inclusionary Housing (MIH).

7. Old Business – none

8. New Business – none

9. Adjournment

The meeting adjourned at 8:55 p.m.

Minutes taken by Cecilia DeBrino Haas