

Landuse Minutes May 10, 2017

Members Present: Joseph A. McManus, Chair- Joseph Bacote- Kenneth Gelnick- Frano Zagreda

Members excused: Oral A. Selkridge, Co-Chair-Tony Signorile-John Squitieri-Cecilia DeBrino-Haas

Guests: Sign-in sheet attached.

Meeting started 7:00PM

1. Westchester Bridge City Map Change: Application #160253MMX. This is a Uniform Land Use Review Process (ULURP) to raise Westchester Ave. from Water's Place to Ericson Place (service road of Hutchinson Pkwy). A presentation was given by Bronx DOT officials. The bridge must be raised because it is a traffic hazard for the Traffic underneath along the Hutchison River Pkwy. This bridge has been hit by commercial vehicles more than all the bridges in the city combined. The work will last until 2021. Motion by Mr. McManus, 2nd by Mr. Gelnick to approve the ULURP. Vote 4-0 in favor.
Motion: The Landuse Committee of Community Board Moves the full Board of CB #11 to approve the ULURP Application #160253MMXfor Westchester Ave and send a Letter (Email) to City Planning to that effect.
2. 1912-1920 Amethyst Street- Calendar # 2016- 4230-BZ: The applicant supplied the final blueprints to confirm that the bulk of the building was within the zoning code. They also had a survey of their congregants and most of them lived with walking distance of the Mosque. They also supplied a parking plan for the religious services. Motion by Mr. McManus, 2nd by Mr. Zagreda to approve the Mosque application. Vote 4-0 in favor
Motion: The Landuse Committee of Community Board Moves the full Board of CB #11 to approve the BSA application for 1912-1920 Amethyst Street- Calendar # 2016- 4230-BZ and send a letter (email) to City Planning confirming our decision.
3. Blondell Equities LLC- Application # 170353 MMX: The Landuse committee asked for proof of ownership of Cooper Ave. They could not get proof and said it would cost too much time and money to research it more. We also want a breakdown of the AMI of all the apartments. That information is still not answered. The committee has also asked the developer; what are the Schools zoned for that area: he did not know. We also feel that the whole of Westchester Square should be looked at by City Planning to assess a true rezoning of the area. The Landuse committee believes that the discussions with the applicant have come to an impasse.

Meeting adjourned 8: 45 PM

Minutes recorded by Joseph A. McManus



Anthony Vitaliano
Chairman

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Ruben Diaz Jr.
Borough President



Jeremy Warneke
District Manager

May 10, 2017 Land Use Committee Meeting Attendance Sheet

	<u>Board Member</u>	<u>Signature</u>	<u>Title</u>
1	Joseph A. McManus	<i>Joseph A. McManus</i>	Chair
2	Oral A. Selkridge	Excused 5/10/17 CK	Co-chair
3	Joseph Bacote	<i>Joseph Bacote</i>	Member
4	Kenneth Gelnick	<i>Kenneth Gelnick</i>	Member
5	Tony Signorile	Excused 5/9/17 CK	Member
6	John Squitieri	Excused 5/10/17 CK	Member
7	Frano Zagreda	<i>F. Zagreda</i> Excused 5/9/17 CK	Member
	Cecilia DeBrino-Haas	Excused 5/9/17 CK	Member (non-voting)

Arthur Ramos

Guest sign-ins on back

	<u>Guest Name (Printed)</u>	<u>Title/Organization</u>	<u>Contact Info</u>
1	MATT ARANCIO	BOROUGH PLANNER / NYC DOT	212 740 6680 marancio@dot.nyc.gov
2	Keith Kolb	Deputy Dir. / NY DOT	KKolb@dot.nyc.gov
3	Arthur Ramos	owner 1332 Blandell Ave	
4	ARTHUR RAMOS JR	" " " "	914-557-4605
5	Walid Abdulla	Engineer	(917) 251-0319
6	Michael Nacmias	Eric Pakatnik PC.	212-4254343
7	Berina Altshuler	CM vacca	baltshuler@council.nyc.gov
8	Michael Caugatan	EXACT CAPITAL	mcaugatan@exactcapital.com
9	Craig Livingston	Exact Capital	clivingstone@exactcapital.com
10	Emmanuel D'Amico	Adfeng Architects	emmanuel@adfeng.com
11	Hameed Elgindy	Bronx muslim center	hameed@hotmail.com
12	Jamil Youssef	Bronx Muslim Center	jamilyoussef@yahoo.com
13	LISA Sorin	WSBDO	LISASorin@WSBDO.org
14	JOHN BONIZIO	"	JBON913@aol.com
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