



COMMUNITY BOARD 11
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Land Use Group B Public Hearing
Monday, November 19, 2018
8:00pm

MINUTES

PRESENT: Ken Gelnick, Chair; Oral Selkridge, Co-chair; Tony Signorile; John Squitieri; Frano Zagreda; Veronica Castro; Patricial Charles; Estella Foley; Joseph A. Menta; Kelly Murphy; and Diane Norris.

EXCUSED: Joseph Bacote; Joanne Rubino; Debra Kawalick; and John Musto.

ABSENT: Danny Monti; Tasneem Aljayyousi; Avril Francis; Rabbi Moshe Fuchs; and Marcy S. Gross.

GUESTS: Joseph Macia, Paul, John and Tony Pilla, 2712 Radcliffe Yates Realty; Richard Lobel, Sheldon Lobel PC; Grace Lovaglio, NAB11; Larry Mauriello, AIM; and Roxanne Delgado, Friends of Pelham Parkway.

Land Use Group B held a public hearing on the application by the owners of 2712 Williamsbridge Road to rezone that property and the immediately surrounding area from a C8-1 zoning district to a R-7 zoning district with a C-1 overlay. The area is currently developed with an apartment building, the two-story building the applicant owns with some attached garages, and some adjacent one- and two-family homes. The applicant's attorney and one of its principals presented its application to permit a rezoning to allow for a nine-story apartment building with 35 apartments, a ground floor office for the applicant's business and 16 parking spots. The applicant has indicated its business will probably use six of those parking spots during the day.

After a discussion following the hearing, Land Use Group B unanimously voted to recommend that Community Board 11 recommend disapproval of the application. This is a rezoning, not a variance. A rezoning will allow the remainder of the block to be developed as-of-right, i.e. without having to come to the Community Board and with this same, high-density housing, which is out of line with the surrounding area. This as-of-right development will also have no parking requirement. Furthermore, there is no guarantee that the applicant will complete the project as planned. If that happens, another developer could come in and construct a different as-of-right project without the parking this applicant proposes.

Group B also believes that approval would merely be the opening wedge for further rezoning applications along the Boston Road corridor and south and north of it. Group B is concerned that the next developer will come and essentially say “you did it for that one, you have to do it for us.” Block by block this will change the character of the neighborhood from one-, two- and three-family homes to high-density apartments.

Last but not least, this will further impact the already stressful parking and traffic situation in the area. This may just be the straw that breaks the camel’s back.

Minutes taken by Ken Gelnick, formatted by staff.