



**COMMUNITY BOARD 11**  
**1741 COLDEN AVENUE**  
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**January 23, 2017 Land Use Committee Meeting**  
**Minutes**

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

**ABSENT:** Eliezer Rodriguez,  
**EXCUSED:** Joseph Bacote, John Squitieri

**GUESTS:** Michael Nacmias - EPPS; Craig Livingston and Michael Callaghan - Exact Capital; Lisa Sorin, Joe Kelleher and John Bonizio - Westchester Sq. BID; Jumil Yousef - Bronx Muslim Center; Michael Rivadenegra - CM Vacca's office; Nathalia Fernandez - AM Gjonaj's office; Edmond Admore - Dofgang Architects; Robert Gcadn, Jonathan Sacks, Darissa Martinez, D. Wayne Prieto and William Alicea - Van Nest Development

The meeting was called to order at 7:00 PM.

1. Renewal of Special Permit for Albert Einstein College of Medicine, 1300 Morris Park Ave/ 1925 Eastchester Rd. After discussion of this renewal, previously approved by CB 11, Motion by Joseph McManus, seconded by Oral Selkridge – that “The Land Use Committee of CB 11 has chosen to waive the public hearing and community board recommendation for the AECOM special permit renewal (N 160343 CMX)”. **UNANIMOUSLY PASSED**
2. Special Order Calendar Application for Shell Service Station, 2100 Williamsbridge Rd. This is an application for a special permit. There will be no Land Use Committee action now, as owner is working on our site suggestions re line painting, etc.
3. 500-508 Van Nest Ave - BSA Application. Mr. Sacks and his associates described changes to their initial plans in response to comments by the Land Use Committee and the Van Nest Association (VNA). They met with Councilman Vacca, Assemblyman Gjonaj and the Borough

President, but have not yet met with the Morris Park Association (MPA).  
Items remaining of concern are:

- Maximizing parking
- Request to reduce height of structure
- Need for a shadow study
- Number of apartments

Mr. McManus suggested the developers respond to each point raised and then schedule meetings with the VNA and MPA; to be followed by a meeting with the CB 11 Land Use Committee.

4. 1340 Blondell Avenue – Proposed Zoning Map Amendment from M1-1 to R7A/C2-4. Mr. Nacmias, representing owner/developers Messrs. Livingston and Callaghan, said they have not yet submitted their application to the CPC. Their plan is to a) clean up the site according to NYS DEC guidelines (it is presently termed a brown field); b) allow for 225 parking spaces – in response to Land Use Committee and BID concerns; ( c) focus on leasing commercial space to community-oriented entities, such as day cares or grocery stores; d) build larger apartments than originally proposed; e) make project energy efficient (NYSERDA); f) allow 10% of apartments for homeless (due to HUD financing guidelines); g) reserve 50% of apartments for people from CB 11.

Plan now shows 75 parking spaces, but will be expandable to 225 after garage operator installs lifts. CB 11 asked that owner/developer insure such stipulation is included in leasing agreement with parking operator. There was further discussion about site's current use, its water table, neighboring properties, ownership of Cooper Avenue and ingress/egress routes. Mr. McManus asked that they return to Land Use Committee with: a) site plan of what is on site now (showing all street names and neighboring properties); b) information on ownership of all of Cooper Avenue; c) and accurate street width designations to show right of way.

5. 1912-1920 Amethyst Street – BSA Application. Mr. Nacmias presented information relative to the Bronx Muslim Center's pending CPC application to create a new house of worship including a list of congregants' addresses plotted on a map showing their proximity to the proposed site, along with signed commitments from owners of neighboring properties to allow parking on their properties during Muslim services and reduced the size of the building to comply with zoning bulk and moved the building back within the Sky Exposure Plane. Having no requests for alteration of these plans, the applicant was encouraged by the Land Use Committee to move ahead with filing their application to the CPC.
6. Old Business – none

7. New Business – none
8. Adjournment 8:55 PM

Minutes taken by Cecilia Haas.