



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

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**February 16, 2017 Land Use Committee Meeting**  
**Minutes**

**PRESENT:** Joseph McManus, Chair, Oral Selkridge, Co-Chair, Kenneth Gelnick, Tony Signorile, and Cecilia Haas.

**EXCUSED:** Dominick Schiano.

**ABSENT:** Joe Bacote, Edwin Diaz, Eliezer Rodriguez, and John Squitieri.

**GUESTS:** Jonathan Sacks, Darissa Martinez, D. Wayne Prieto and William Alicea - Van Nest Development; Bernadette Ferrara, Sharlene J. Mendez, Cathy & Angel Bourdon - VNNA; Joe Bombace – VNNA & MPCA; Brian Adams - 49<sup>th</sup> Pct. Comm Council; Assemblyman Luis Sepulveda; Romina Enea for CM Torres; Will Madonna for Assemblyman Gjonaj; Ibrahim Shatera for Assemblyman Sepulveda; Malik Yoba

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

1. 500-508 Van Nest Ave - BSA Application. This meeting was specifically called to allow a direct interaction between the developers of 500-508 Van Nest Ave and representatives of the VNNA, MPCA, and elected officials.

Mr. Sacks described their backgrounds and goals to provide new housing units for ownership. He reviewed changes to the plans and efforts made in response to comments by the Land Use Committee, the VNNA and Councilman Vacca, Assemblyman Gjonaj and the Borough President. These include:

- Increased parking
- Unit sizes increased to be consistent with home ownership
- Commitment that community space would not be used commercially – Idea proposed by Malik Yoba was to house a Center for Social Innovation to offer entrepreneurial help to members of community.
- Lighting / security to be of high priority
- Amenities to include laundry, bicycle storage, etc.

- Two upper stories to be set back to reduce building mass
- Shadow study was performed

There was discussion about the side yard / driveway allowance, whether the shadow study included roof mounted equipment (it did not), existing sewer capacity, and the potential for negative impact on local traffic and community due to addition of 120-140 residents, their vehicles and their utility and NYC infrastructure needs such as education, sanitation, etc.

Tony Signorile and Bernadette Ferrara both said their respective associations had voted against this project for the following reasons:

- Out of character with neighborhood
- Height – should be fewer stories
- Parking – not sufficient
- Shadowing – will impact light transference negatively
- Traffic – Developer should conduct an independent traffic and parking study. Currently White Plains Rd needs traffic calming and is host to 22 school busses twice each day.
- Neighborhood crowding.

Assemblyman Sepulveda agreed to invite representatives from DOT and DEP to attend a meeting.

Johnathan Sacks said that Borough President may provide +/- \$30K per unit in subsidy. Mr. Sepulveda asked if locals would be given access to apartments. Mr. Sacks said this may be banned legally, however, the Borough President may be of assistance in working this out.

CM Torres' representative said there may be room for compromise, but no official position will be taken until all details are worked out.

Assemblyman Gjonaj's representative said the building might be welcomed with concessions based on community input.

In all cases above it was made clear that the elected officials will support the position of the community.

Ms. Ferrara also asked the developers to check with the MTA about cleaning up and maintaining an adjacent site.

Mr. Sacks indicated they will seek alternatives to try to meet the concerns expressed by all present.

## 2. Old Business – none

3. New Business – none
4. Adjournment 8:30 PM

Minutes taken by Cecilia Haas.