



COMMUNITY BOARD 11
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Land Use Committee Meeting
December 8, 2020
Office Suite HD Meeting

MINUTES

PRESENT: Kenneth Gelnick, Chair; Oral Selkridge; Co-chair; Valarie Babb; Joseph Bacote; John Johnson; Natali Medina; and John Squitieri

ABSENT: Frano Zagreda

STAFF: Chris Kirka

GUESTS: Representatives for 1500 Williamsbridge Road; City Planning; and Robert Press, CB11 resident.

The meeting was called to order approximately at 7:35 p.m.

1. BSA Application to Allow for a Convenience Store at the Gas Station at 1500 Williamsbridge Road

The applicant presented a plan to have a convenience store on the northwestern end of the property, abutting the Fire House of Engine 61.

The applicant explained that the station could not make it on gasoline sales alone and needed the 24 hour convenience store to keep this a viable operation. The applicant will build the store and also put in new storage tanks. It was pointed out by Bob Press, that the former Hess station across the street, which is in Board 10, will be undergoing a similar conversion. The Fire Department was invited but did not appear. After discussion, the Committee voted to recommend that the Board send a letter of no objection to the application.

2. Zoning Text Amendment Zoning for Coastal Flood Resiliency
City Planning appeared to discuss the proposed text amendment, explaining that the proposal is to allow, but not require buildings in secondary coastal zones, such as around the proposed Morris Park Metro North Station to build in a manner similar to that in flood zones. At this point in time it is merely in the planning stage and no action is needed by the Board at this time. If anyone wants to look further here are the links:

- a. [Zoning for Coastal Flood Resiliency: Planning for Resilient Neighborhoods \(nyc.gov\)](#)
- b. [Zoning for Coastal Flood Resiliency Summary - 2020 \(nyc.gov\)](#)

The meeting was adjourned at approximately 9 pm after additional public comments.

Minutes by Kenneth Gelnick, editing and additional formatting by staff.