



COMMUNITY BOARD 11
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February 16, 2016 Land Use Committee Meeting Minutes

PRESENT: Joseph McManus, Chair; Oral Selkridge, Committee Co-chair; Kenneth Gelnick; Tony Signorile; John Squitieri and Cecilia DeBrino Haas (non-voting).

EXCUSED: Dominick Schiano; and Joseph Bacote

ABSENT: Edwin Diaz; and Harain Figueroa

GUEST(S): Jaclyn Calcagno, lawyer representing Akerman, LLP; Fred T. Santucci, Jr. and Dominick Calderoni, owners of 1614 Williamsbridge Rd.; Michael Nacmias, lawyer from Eric Polatnik, PC representing the owners of 1614 Williamsbridge Rd.; Sonny Vitaj, Executive Director, NYS Assemblyman's Mark Gjonaj's Office.

The meeting was called to order at 7:02 p.m.

1. BSA Cal. No. 206-62-BZ: 950 Allerton Avenue.
Jaclyn Calcagno represented owners of gas station at 950 Allerton Avenue, asking CB 11's support of their responses to Dept. of Standards and Appeals issues raised at their October 16, 2015 hearing. Ms. Calcagno indicated that site vegetation would be controlled, that existing storage sheds would not be enlarged without prior notification to CB 11 and that promotional banners recently removed would not be restored. She also asked that the consolidation of the two westernmost curb cuts on Allerton Ave. be allowed.
Motion by Joseph McManus, seconded by Tony Signorile – that CB 11 send a letter of no objection to the BSA for Cal. No. 206-62-BZ: 950 Allerton Avenue. **UNANIMOUSLY PASSED**

2. Proposed Zoning Map Amendment from R4 to R4/C2-2: 1614 Williamsbridge Road

Mr. McManus asked Michael Nacmias, the attorney representing Mrssrs. Santucci and Calderoni, owners of 1614 Williamsbridge Rd., to edit the Draft documents to enter 'Bronx' as the Borough under discussion. The owners of this property have requested a C2-2 commercial overlay within an existing R4A district because their existing use is non-conforming to the current R4A zoning. This would rezone 11 additional properties that are not under control of the Applicant, several of which also are not currently in conformance.

The owners seek CB 11's support for this zoning change and state their belief that it would not lead to new development but is intended to more accurately reflect the land use patterns of Morris Park and the surrounding area. They stated they have run a successful legal office at the site for over 10 years and feel the community would benefit from its continuance at this site.

There was discussion about which use groups would be allowed in a C2-2 overlay and what FAR would be allowable (Mr. Nacmias to provide answers). Mr. Signorile, as a Land Use Committee member, and also as President of the Morris Park Association expressed concerns about parking, especially in view of statements made in their presentation about planned development at Block 4111, Lots 41 and 43 having planned development.

Mr. Signorile asked if a neighborhood petition had been conducted. This had not been done. He suggested residents from Morris Park Ave to Sackett Ave be polled.

The Committee Members asked the owners for a detailed response to each of the concerns raised – with focus on how approval of this action would benefit the Community. Mr. Nacmias indicated they would like to file within the next 30-45 days and would seek CB 11 certification by June, 2016.

3. Old Business – none
4. New Business – none
5. Adjournment

The meeting adjourned at 8:10 p.m.

Minutes taken by Cecilia DeBrino Haas