

July 12, 2017 Landuse Meeting

PRESENT: Joseph McManus, Chair- John Squitieri- Kenneth Gelnick- Joe Bacote

ABSENT: None

EXCUSED: Oral Selkridge, Co-Chair -Tony Signorile, Cecilia Haas, Frano Zagreda

GUESTS: Jonathan Sacks, D. Wayne Prieto (500-508 VanNest), Ibrahim Shatera for Assemblyman Sepulveda, H. Rothkrug, Adam Rothkrug, Mitch Newman, Brian Newman, Joe Kelleher, M. Cebollero (ULURP Application) Joann Terelonge, John Messinger, Shradhanard Pirtam,(VNNA).

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

- 1. 500-508 Van Nest Ave - BSA Application No. 2016-4149-BZ:** After a short discussion about the project many issues were finalized. One exception was the blueprint of the Proposed 2nd-6th Floor Plan. The plan shows a Studio apartment and the developer said that is not true. Mr. Sacks said he would get back to me on that item. After that Mr. McManus asked his members if they had any questions. Landuse members' questions were asked and answered. Mr. McManus seeing a finalization of the discussion asked if the developers would entertain space for Zip Cars. The developer responded positively. Following that a Motion was proposed by Mr. McManus, "The Landuse Committee of Community Board #11 has no objection to the BSA Application No. 2016-4149-BZ with the following conditions. The developer will have less than 47 housing units and more than 24 parking spaces". The motion was seconded by Mr. Gelnick. The Vote was 4-0, the motion passed.
- 2. Re: Hutch Metro Center - Montefiore Staff Housing. ULURP Application No. C170445 ZMX.** A presentation was given about the project by Mr. Adam Rothkrug. The project is to be built on top of the parking lot parallel to Basset Ave. near the Marriot hotel in the Hutch Metro Center. The building is for staff housing for Montefiore Hospital. There are 182 units. Inside the ULURP there is a text change so MIH is included, zoning change for two parcels from M1-1 to C4-2 & C4-2A and moving of M1-1 Zoning line to proceed down the middle of Marconi Street to create a uniform boundary from the R5 district.
A discussion was centered on the reasons for the application. My question was, "If we make your property worth more what are you doing for the community?" Joe Kelleher answered with a litany of actions that the Hutch Metro Center has taken to help any legitimate community group. Mr. Kelleher also went on to update us on his conversations with the police and fire department to establish an evacuation plan for the whole Hutch Metro Center.
Since one Landuse member had left, the committee could not take official action on project. Additionally since the project was certified on June 14th, Community Board #11 had only until July 14th to act within the time frame of the ULURP process.
- 3. Old Business-** none
- 4. New Business-**none
- 5. Meeting adjourned 8:25PM**

Minutes recorded by Joseph A. McManus