



**COMMUNITY BOARD 11**  
**1741 COLDEN AVENUE**  
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*Borough President Ruben Diaz Jr.*  
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Land Use Committee Meeting  
October 10, 2018  
Community Board Office

**MINUTES**

PRESENT: Kenneth Gelnick, Chair; Oral Selkridge; Joe Bacote and Frano Zagreda

EXCUSED: John Squitieri; Tony Signorile

The meeting was called to order at approximately 7:00 pm.

The applicant was present as were two members of the Community.

The Committee considered the application for the rezoning of 2712 Williamsbridge Road and the surrounding area from a C-8 zone to a R-7 zone. It was presented to the Committee as a contextual rezoning to legalize certain non-conforming properties on the block and also permit the building of a 9 story apartment building as of right. It might also be, in reality, viewed as a back-door application for a variance which would have been denied outright.

The Committee recommends that the application be rejected, The proposed 9 story building is out of place and way to big in this neighborhood of basically two and three family homes and low rise commercial buildings, with an occasional non-conforming 4- 6 story apartment house thrown in the mix.

We also believe it would overtax the services in the area. More importantly, we are afraid this will just be the opening wedge to rezoning the entire area, block by block, for high density housing more appropriate to Fifth Avenue or Central Park West in Manhattan.

We therefore recommend that the Board reject the application and send a letter of rejection to the City Planning Commission.

Minutes submitted by Kenneth Gelnick, formatted by staff.