



COMMUNITY BOARD 11
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Land Use Group C Public Hearing
Monday, December 10, 2018
7:00pm

MINUTES

- PRESENT:** Ken Gelnick, Chair; Oral Selkridge, Co-chair; Shradhanand Pirtam; Daisy Rodriguez; Marnie Rodriguez; Dominick Schiano; and Frano Zagreda
- EXCUSED:** Vincent Prezioso; Andrea Siegel; Tony Signorile John Squitieri; Lisa Soto; and Joann Terrelonge
- ABSENT:** Joseph Bacote; Danny Monti; Yahay Obeid; Keith Ramsey; Eliezer Rodriguez and Joseph A. Thompson
- GUESTS:** Carl Anderson; Bob Bieder; Annie Boller; Ariel Bonilla; John Bonizio; Michael Callaghan; Craig Livingstone, Exact Capital; Marilyn Ceilerna; Andrew Chirico; Mathew Cruz; Efrain Gonzalez; Debby Kawalick; Marianne LaCroce; James Miraglia; Patrick Rochio; Raphael Schweitzer; Egidio Sementili; Lisa Sorin; Michele Torrioni; Sandi Lusk

Land Use Group C met for a public hearing on the rezoning of 2 blocks of Blondell Avenue and the demapping of part of Fink Avenue to enable Blondell Commons to be built.

The applicant presented the case to rezone two blocks of Blondell Avenue from an M-1 manufacturing zone to an R-7A residential zone with a C-2-4 commercial overlay. This would permit a nine-story apartment building with office and commercial space on the ground floor. The building would also have 225 parking spaces in an attended garage. This would replace a currently vacant building and commercial vehicle parking lot. The location backs onto the subway maintenance yard and the remainder of the area is mostly, auto repair shops, with a few non-conforming residential units mixed in. There are also some six story apartment buildings in the general area. The applicant acknowledged that there are no elementary schools in the immediate area while there would probably be many elementary school age children.

Many members of the public questioned the number of parking spaces as well as the fact that the tenants would be required to pay for them, even though these units would all be affordable apartments. They also pointed to the problem of crowded public transportation, the lack of local schools and that there are no other comparable buildings in the immediate area.

The board members present went into executive session to discuss the application. As there was no quorum, we did not have a formal recommendation. The board members were divided: two approved, three approved but with reservations, and two were opposed. The board members also considered the applications for renewal of the special permits for Dolphin fitness on Eastchester Road and New York Sports Club on Bronxdale Avenue. There was no objection to either application.

Minutes taken by Ken Gelnick, edited and formatted by staff.