



COMMUNITY BOARD 11
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Land Use Committee Meeting
Wednesday, March 13, 2019
Community Board 11 Office

MINUTES

PRESENT: Ken Gelnick, Chair; Oral Selkridge, Co-chair; Joseph Bacote; and Frano Zagreda.

ABSENT: Danny Monti; and John Squitieri.

GUESTS: Albert D'Angelo, Community Board 11 Chair; Debra Kawalick, CB11 Member; City Council Member Mark Gjonaj; Todd Dale, Rothkrug Rothkrug & Spector, LLP; Morillo Goode; Sean Brady, NYC Dept. of City Planning; and others (see attendance sheet).

The meeting was called to order at approximately 7:40 p.m.

1. BSA Application for 974 Sackett Avenue
The application for 974 Sackett is to legalize its historical use of vehicle storage on the property.
There were reports of improper activity by a neighbor.
Todd Dale, the owner's representative, said he had no knowledge of these but would investigate and report back to us.
The Committee tabled the matter for April.
2. Department of City Planning's draft recommendations for the proposed Metro North stations in Morris Park and Van Nest
The issue of parking was brought up. There were no specifics given but there are two planning sessions scheduled, which are open to the public:
 - Wednesday, March 27 at Einstein College of Medicine's Lubin Hall
 - And Saturday, March 30 at St. Raymond's Monseigneur Tierney Auditorium, 2380 E. Tremont Avenue
3. Old Business
 - a. Blondell Commons
The Committee made clear that this was not a re-vote on the matter. Council Member Gjonaj spoke about his concerns that if proposals such as these are rejected, then the property owners might put up an as-of-right homeless shelter because this is legally allowed.
There was much discussion on the issue.
Many present were still against the property owner's proposal. Ken Gelnick believed the issue merits further discussion and stated that the Community Board should possibly have a public hearing on whether the Zoning Resolution should be amended to require special

permits for shelters at all times. Currently, there is no such requirement.

It should be noted that two members of the public were expelled from this part of the meeting for disruptive behavior.

4. Adjournment

Meeting adjourned at 8:30 p.m.

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