



COMMUNITY BOARD 11
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Land Use Committee Meeting
Wednesday, January 21, 2020
Community Board 11 Office

MINUTES

PRESENT: Kenneth Gelnick, Chair; Oral Selkridge, Co-chair; Valerie Babb; Joseph Bacote; Natli Medina; and Frano Zagreda.

EXCUSED: John Squitieri

GUESTS: Michael Kavalari, City Planning; Elizabeth Donofrio, William Mayer. Maestro's; and Laura Puselila

Mr. Kavalari gave an overview of the progress towards the new Morris Park Metro North station. It is moving along, planned for I believe 2025 and will also provide a pedestrian pathway over to the Hutch Metro Center when completed. The trains are on the New Haven line and will end up in Penn Station. It will take about 25 minutes to Manhattan. One issue, no parking facility is planned as of now, but they are talking about increased public transportation. Future public meetings are planned.

Maestro's explained that it wishes to legalize the use of two areas in the building that are currently designated for residential use and have them designated for storage and an additional bridal room. That is what they have in fact been used for until now. There will be no additional building outside the current building footprint.

Maestro's also explained that they have increased the number of exits from the building and have also upgraded fire protection by the addition of a protected area in the lobby. This allows them to increase the occupancy from 850 to 1008 under the Building Code. They are also asking to decrease the number of parking spaces in their lot from 75 to 65. That is because the Building Code actually only allows 65 legal spots, 75 were never allowed. It appears this will not result in any actual decrease in parking spots in this valet lot.

A motion was made to recommend that Community Board 11 recommend approval of the application. Passed unanimously.