



COMMUNITY BOARD 11
1741 COLDEN AVENUE
BRONX, NY 10462
(718) 892-6262
www.nyc.gov/bxcb11

Borough President Ruben Diaz Jr.
Chairman Albert D'Angelo
District Manager Jeremy H. Warneke

COMMITTEES

- Leadership*
- Community Development & Budget Priorities*
- Economic Development*
- Education, Culture & Youth Services*
- Ethics & Disciplinary*
- Health & Social Services*
- Housing*
- Land Use*
- Parks & Recreation*
- Public Safety*
- Sanitation & Environmental Protection*
- Transportation*

Land Use Committee
 October 4, 2021
 Webex Meetings

MINUTES

PRESENT: Kenneth Gelnick (Chair), Oral Selkridge (Co-chair), Joseph Bacote, John Johnson and Natali Medina

EXCUSED: Valerie Babb

ABSENT: Cecilia Smoker

STAFF: Jeremy Warneke (District Manager)

GUESTS: Roxanne Delgado, Diana Finch and Millie Perez (members of the public), Chase Villafana and Frank St Jacques (Planet Fitness), Nivardo Lopez (NYC DOT: New York City Department of Transportation) and Ben Huff (NYC Department of City Planning)

Meeting was called to order at 7:39 p.m.

1. Board of Standards and Appeals applications for two Planet Fitness Locations
 - a. 1750 Gun Hill Road (65-11-BZ)
 The applicant did a brief presentation. They had an initial special permit granted September 13, 2011 for a ten-year term. They filed to extend the term for another ten years on April 9, 2021. Additionally, they are requesting to extend the 24-hour operation seven days a week. Currently, they only operate 24-hours from Monday through Thursday. ***Committee unanimously voted to recommend that Community Board 11 does not object to the application.***
 - b. 2129 White Plains Road (9-11-BZ II)
 The applicant did a brief presentation. They had an initial special permit granted June 14, 2011 for a ten-year term. They filed to extend the term for another 10 years on March 26, 2021. Additionally, they are requesting to extend the 24-hour operation seven days a week. Currently, they only operate 24-hours from Monday through Thursday. ***Committee unanimously voted to recommend that Community Board 11 does not object to the application.***

To request any special accommodations, please call (718) 892-6262 at least 72 hours prior to any meeting or event.



2. ULURP N 210434 ZRY (City Wide Text Amendment on Sidewalk Café Regulations)

DOT presented on the permanent Open Restaurants program, a new program under DOT to include both sidewalk and roadway cafes.

City Planning presented on the text amendment being proposed to allow for the future implementation of the permanent open restaurant program.

The proposed amendment is for the removal of restrictions of sidewalk café locations:

- Deleting Zoning Resolution, Article 1, Chapter 4 in its entirety- effectively removing all zoning locations restrictions on sidewalk cafes
- Removing any language that prevents sidewalk cafes in special districts
- Removing Rules around enclosure, operable windows, sidewalk widenings, that would preclude or limit outdoor dining under the Open Restaurant program
- Other definitional/reference cleanup to enable the above

Committee unanimously voted to recommend that Community Board 11 does not object to the proposed text amendment as explained.

Meeting adjourned at 9:09 p.m.

Minutes taken by Natali Medina; edited and formatted by staff.