



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

*Borough President Vanessa L. Gibson*  
*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  
January 25, 2022  
Webex Meetings  
[Facebook Live](#)

## MINUTES

PRESENT: Kenneth Gelnick (Chair) and Oral Selkridge (Co-Chair), Valerie Babb, Joseph Bacote, Natali Medina and Cecilia Smoker

EXCUSED: John Johnson

STAFF: Jeremy Warneke (District Manager)

GUESTS: Malcom Gray (Board Member), Alexia Landesman (Sheldon Lobel PC) and Robert Press (member of the public)

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

1. Moment of silence for our fallen first responders, medical and military service personnel, all of victims of COVID-19 and all victims of racial and ethnic unrest in the United States
2. Board of Standards and Appeals Applications
  - a. [174-96-BZ \(1108 Allerton Avenue\)](#): Special permit extension of term application and legalization of two-car garage to be used as food storage establishment  
The bakery at 1108 Allerton was granted a variance in 1997 and has been in existence since. The current application is to extend the term of the variance and seek a new variance to convert an existing garage to a food products manufacturing storage area, where refrigeration units can be relocated.  
The Committee asked a few questions, which the applicant's representative could not answer.  
A motion was made to table discussion until next month, pending more information provided to the Committee.  
**PASSED UNANIMOUSLY.**
  - b. [2020-74-BZ \(1500 Williamsbridge Road\)](#)

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- c. K. Gelnick presented updates regarding the convenience store at the 1500 Williamsbridge Road gas station. (The application was previously presented to the Committee in December 2020 and a motion of NO OBJECTION was approved at the December 2020 Full Board meeting.)  
The Committee **UNANIMOUSLY VOTED** to recommend that Community Board 11 DOES NOT OBJECT to the updates to the application.

Meeting adjourned at 8:05 p.m.

Minutes by N. Medina; edited and formatted by J. Warneke.

DRAFT

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