



Ruben Diaz, Jr.
Borough President

BRONX COMMUNITY BOARD No. 10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Housing and Zoning Meeting
September 14, 2021 at 7:30 P.M.

Present: R. Bieder, T. Accomando, P. Cantillo, D. Prioleau, G. Havranek, M. Musano, A. Chirico, C. Isales, M. Caruso, T. O'Garro, S. Hazell, V. Lajei, P. Del-Debbio, L. Popovic, T. Accomando, D. Krynicki

Absent: M. Johnson, J. Marano

Guests: C. Camilleri, M. Arancio, F. Ortiz, Daisy, S. Cropper, J. Cerini

Co-Chairperson Chirico began the meeting at 7:30 P.M. with the Pledge of Allegiance. The Department of City Planning presented the non-ULURP text amendment application regarding the Open Restaurants program overseen by the Department of Transportation. The non-ULURP is to make permanent the street and sidewalk cafes and eliminate DWCP oversight. The program helped save over 10,000 restaurants. It allowed for restaurants to use the street. Some of the successes have been that all areas are eligible, program is easily accessible and free and allowed for roadway seating. Some challenges were maintaining emergency vehicle access, blocked signage, balancing enforcement with economic recovery and balancing long term interests of all sidewalk and street users. DOT will administer the roadway seating. All restaurants with ground floor space are eligible to apply for year-round access. If sidewalk is not wide enough, businesses can apply for a waiver for sidewalks that are less than 6 feet wide. Fully enclosed structures are not permissible. Options are being explored for waiver that allows for winter months of open restaurants. It will be a 4-year license window.

The text amendment will effectively remove all zoning location restrictions. It will remove any language and/or rules regarding enclosures, operable windows and sidewalk widenings. Committee Members complained of the Community Board losing its advisory opinion. Committee Members interviewed each application and appreciated having that oversight. Committee Members made remarks regarding issues of parking and sidewalk spacing. DOT will hire more inspectors to review complaints because of the possible increase in interest in the open restaurants.

New business consisted of a discussion on the Bruckner Boulevard Rezoning. The Committee and public should expect public certification in October which will trigger the public review process, or ULURP, in October. Community Boards get 60 days to review rezoning applications. L. Popovic disclosed that he owns 4 lots included within the project parameters and opposes the rezoning. Members will continue to speak to the tenants of the application and that issue is only about zoning. Community Board 10 downzoned the community over a decade ago and that should be represented to the public.

The meeting concluded by vote of adjournment that was unanimously approved. The meeting closed at 8:55 P.M.