



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

3165 East Tremont Avenue • Bronx, New York 10461

Tel: (718) 892-1161 • Fax: (718) 863-6860

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Joseph Russo
Chairperson

General Board & Public Hearing Meeting

September 17, 2026

Agenda & Motions

1. Call to Order Presiding Officer
2. Meeting Conduct
 - Public speakers are allowed to sign up for the public session until the meeting is called to order.
 - Public speakers and staff of elected officials are allowed up to 3 minutes.
 - Any personal attacks against a Board Member, staff member, member of the public, and/or elected official or their representative will result in the individual being asked to leave the meeting or could result in the meeting's closure.
 - Any outburst from the public after the Public Speaking Portion of the meeting has been closed out could result in the individual(s) removal. If outbursts or attacks continue, this will be considered disturbing the peace and the authorities shall be summoned.
 - All Speakers must address and face the Board members with concerns.
 - No solicitation or electioneering!
3. Public Participation of Bronx Community Board #10 Meeting 30 Minutes (max)
Motion to Close Public Participation
4. Resolutions
5. Chairman's Report Joseph Russo
6. Committee Reports

All Committee Reports should be no longer than five minutes unless the Full Board approves an extension in time.

Executive Board
Economic Development
Health & Human Services
Housing & Zoning
Municipal Services
Parks & Recreation
Youth Services

Joseph Russo
Tom Accomando
Deborah Hunt
Devon Prioleau
Joseph Mondello
Terence Franklin
Angela Torres

7. Reports from the Offices of Elected Officials (no longer than 3 minutes)
8. Old Business/ New Business

RESOLUTIONS
September 17, 2026

1. Minutes

“Resolved...to accept the minutes of the Bronx Community Board #10 meeting of June 18, 2026”

2. Search Committee/Executive Board

“RESOLVED at the recommendation of the Search Committee for a new District Manager and Executive Board of Bronx Community Board #10, that the board approve the hiring of Socrates Solano as the next District Manager of Bronx Community Board #10.”

3. Executive Board

“RESOLVED at the recommendation of the Executive Board of Bronx Community Board #10, that a Nominating Committee, consisting of Joseph Russo, Thomas Accomando and Angela Torres, be established to encourage increased participation in potential officers ahead of the January elections for officers.”

4. Economic Development Renewal & New License

For Renewals:

“Resolved...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority, along with the Resolution and the vote, and copies placed in the Board’s file:”

*Ranch Caribbean Vybez Restaurant, 129 Dreiser Loop, 10475, License #0340-24-132776-Expiration Date-09/30/26.

*City Island Diner, 302-304 City Island Ave, 10465, License #0340-22-106960-Expiration Date-09/30/2026.

*Red Lobster #0469, 2090 Bartow Ave, 10475, License #1279572-Expiration Date-9/30/2026.

*The Strand, 658 Clarence Ave, 10465, License #0349-24-133009-Expiration Date-09/30/26.

*Bases Loaded, 2997 Westchester Ave, 10461, License #1280971-Expiration Date-10/31/2026.

*Man Overboard, 247 City Island Ave, 10464, License #0370-24-128547-Expiration Date-09/30/2026.

“Resolved...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority, along with the Resolution and the vote, and copies placed in the Board’s file:”

*Garden Bar & Grill, 3390-3392 E Tremont Ave, 10461, License #0340-24-126611-Expiration Date-07/31/2026,
And was opposed unanimously by the committee.

For New Licenses:

“Resolved...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority, along with the Resolution and the vote, and copies placed in the Board’s file:”

*Travesias, 3832-3834 E Tremont Ave, 10465, License-NEW.

(New Owner)

Indoor Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
Hours	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>
	<u>12PM to 2AM</u>					
MOP: Recorded Music						

*Nuevo Sazon De Mama, 3791 E Tremont Ave, 10465, License #NEW.

(Formerly Bayahibe)

Indoor Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
Hours	<u>8AM to 10PM</u>	<u>8AM to 10PM</u>	<u>8AM to 10PM</u>	<u>8AM to 10PM</u>	<u>8AM to 10PM</u>	<u>8AM to 10PM</u>
	<u>8AM to 10PM</u>					
MOP: Recorded Music, Juke Box, Karaoke, D J						

*IKKO Hibachi Asian Sushi Bistro, 3938 E Tremont Ave, 10465, License #NEW.

(Formerly IKKO)

Indoor Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
Hours	<u>12PM to 11PM</u>	<u>11AM to 11PM</u>	<u>11AM to 11PM</u>	<u>11AM to 11PM</u>	<u>11AM to 11PM</u>	<u>11AM to 12AM</u>
	<u>11AM to 12AM</u>					
MOP: Recorded Mus						

Change in Method of Operation

“Resolved...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments have agreed to comply with the best management practice standards contained /within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority, along with the Resolution and the vote, and copies placed in the Board’s file:”

5. Municipal Services (Street Activity Permit) (FROM THE FLOOR)

Event: 9648721 Back 2 School
Date: Thursday, October 1, 2026
Time: 2:00 pm – 7 pm
Setup: 11:00 am – 2:00 pm
Breakdown: 7:00 pm – 8 pm
Location: East Tremont Avenue Between Hone Avenue and Dead End
Contact: Anthony Diaz

Event: 971957 45th Precinct Fall Festival
Date: Sunday, October 4, 2026

Time: 12:00 pm – 4 pm
Setup: 9:00 am – 10:00 am
Breakdown: 5:00 pm – 6:00 pm
Location: Barkley Ave between East Tremont Ave and Revere Ave
Contact: Hannah Rivera

Event: 973102 Throggs Neck Halloween Event
Date: Friday, October 30, 2026
Time: 5:00 pm – 8:00 pm
Setup: 10:00 am – 11:00 am
Breakdown: 10:00 pm – 11:00 pm
Location: Throggs Neck Blvd between Harding Ave and Schurz Ave
Contact: Daniel O’Conner

Event: 968190 Halloween on the Square
Date: Saturday, October 31, 2026
Time: 4:30 pm – 7:30 pm
Setup: 1:00 pm – 2:00 pm
Breakdown: 8:00 pm – 9:00 pm
Location: St. Raymonds Ave Between Benson Street and East Tremont Ave
Contact: Alma Bulku



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Joseph Russo
Chairperson

Economic Development Committee Meeting Tuesday, Sept 1, 2026

Present: T. Accomando, T. Smith, M. Fluid, J. Mondello, A. Montoya, P. Caruso, k. Dunham

Absent: M. Hooks

The meeting began at 7 PM with the Pledge of Allegiance. Mr. Accomando acknowledged everyone in attendance and stated that he was the Chairman of the committee and that Mr. Smith was the Co-Chair. Mr. Accomando omitted the reading of the conduct document. At this time, he stated that each of the establishments would be called upon separately. When called upon to state your name position and give a small synopsis of what's been taking place at their establishment. Mr. Accomando will first address each establishment and then turn it over to the committee for their questions and comments or any concerns. There were seven establishments up for renewal with three not in attendance when called upon. Mr. Accomando informed the committee that he was going to address the Garden Bar & Grill separately due to their PO reports and a C.U.R.E. operation. At this time Mr. Accomando called on the establishments present at this time and they addressed the committee and were well received. Mr. Accomando noted that he will follow up on the establishments not in attendance but that their PO reports were excellent. At this time Mr. Accomando called for a motion to accept the Renewals. It was made by Mr. Smith and seconded by Mrs. Fluid and voted on unanimously. Mr. Accomando then recalled Garden Bar & Grill. The manager addressed the committee and stated that he meets with Lt. Cruver 45th Pct. For a meeting that took place with C.U.R.E. operation team. And then stated there were no problems with his establishment. Mr. Accomando disputed his statement. And proceeded to read the report from C.U.R.E. 2-C-Summons, 5-Arrests, 15-911 calls, and 24-311 calls. Mr. Accomando then let the manager address the Committee and he tried to explain some occurrences that he said didn't happen. The committee was not moved by his explanation. Mr. Accomando called for a motion to accept the Renewal. It was made by Mr. Smith and seconded by Mrs. Montoya. And it was opposed unanimously by the Committee. Mr. Accomando instructed Mr. Caruso to inform the SLA of our decision to deny the Renewal.

The committee went on to address the establishments applying for a New License. There were three establishments applying for a new license. Two were existing businesses that were just changing ownership and one adding beer and wine only. Each was called separately and addressed the committee. At this time Mr. Accomando called for a motion to accept the New Licenses. It was made by Mrs. Fluid and seconded by Mrs. Montoya and voted on unanimously.

New Business: Mr. Accomando informed the Committee that he and Mr. Smith met with one establishment for some loud music complaints. And that he also followed up on some of the establishments that were issued summons for underage drinking.

A motion to close the meeting was made by Mr. Smith and seconded by Mrs. Montoya.

The meeting ended at 8:10 PM,

Respectfully Submitted,
By Mr. Thomas Accomando



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Joseph Russo
Chairperson

HOUSING and ZONING COMMITTEE MEETING MINUTES

September 8, 2026 7:00 P.M.

Present: Devon Prioleau, Chairperson, Tom Smith, Peter Cantillo, Mary Jane Musano, Daisy Gonzalez, Illiana Rosario-Urban, Susan McMillan, John Marano, Thomas Accomando, Ashfah Alan

Absent: Maria Caruso, Julio Gomez, Joanne Grell, Michael Hooks, Victoria Lowe Steven Medrano Hector Ruiz, Jr.

Guests: Mana Taylor, Anna Accomando

Chair Prioleau led the meeting with a Pledge of Allegiance and final acknowledgement of passing of previous Chair Louis Popovic. A rollcall and introduction of new Board Members recognized.

First item on agenda dealt with re-introduction of DeVon Prioleau as new Chair, who shared relevant experience and professional background with planning, design, construction, and management of real estate nationwide. Second item focused on restating mission and focus of committee, re-setting expectations of all current members. **Susan McMillan was nominated as Co-Chair.**

New business focused on (3) three proposed developments and several initiatives requiring further clarification.

- **1300 Castle Hill Ave:** Owners Procida Companies, Azimuth Development & Jericho Project; Represented by Jordan Press, Partner @ Constantinople & Vallone Consulting; Proposed “as-of-right” development w/ approx. 250 affordable & supportive housing units in addition to ground floor retail; Provision for a future elevator access to the South Bound side of the castle Hill 6 Station; **Ownership advised to present at October Board Meeting.**
- **3216 Glennon Place:** Owner 132nd NY St. LLC is building a single-family home; Previously a lot of push back from neighbors as lot lies beside wetlands at the water’s edge. Community concerned about the bordering wetlands and flooding/parking issues; **Ownership advised to present at October Board Meeting.**
- **2921 Westchester Ave.:** Owners Ralford Realty Corp. and AJ Partners LLC; Slated for residential development, however NYS DEC received public notice fact sheet and cover letter concerning the brownfield clean-up of this property; Brownfield Clean-up Program Application underway. **Ownership advised presenting at October Board Meeting.**
- Road Diets – **Contact local resource at DOT for understanding of requirements & future installations in our area in Q4**
- Update on NYC latest Energy Code and DOB Rules & Regulations related to safety concerns & complains – **Contact local resource at NYC Department of City Planning for explanation in Q4**

Old business focused on (2) two pending developments: 2010 Bartow Avenue (presently a McDonald’s restaurant) and 815 Hutchinson River Parkway (Hutch Target Mall). **Hoping for follow-ups from Ownership related to BSA special permits, ULURP process, rezoning & traffic considerations and supermarket vendor commitments in Q4.**

The Committee also expressed staying on top of Capital Projects in the pipeline including potential Ferry Extension, Metro-North Extension, Bally’s Casino and City of Yes (Town Center Zoning). **Hoping for status updates from relevant parties throughout 2027.**

The meeting closed at roughly 8: 15 p.m. by a vote of adjourned.



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Municipal Service Committee Meeting Minutes September 9, 2026 – 7PM

PRESENT: Raquel Baez, Milagros Bufano, Ibrahim Barobhuiya, Daisy Gonzales, Nannette Fogle, Katrina Dinham

ABSENT: Maria Caruso, Nancy Rosario, Joe Mondello, Joe Connolly, Joanne Grell, Nelson Nunez

PRESENTERS FROM DEPT OF TRANSPORTATION

Omar Arias and Holy Malone

VISITORS: Mr. Socrates Solano, Mr. James Rousseau, Ms. Debroah Melendez, Mr. Kevin Daloia

Meeting started at 7:05 pm

- Discussed Street activities
- Unfortunately, there was no quorum therefore we couldn't vote on the street activities.

NYC DOT presentation was done by Omar Arias who presented the proposed Throggs Neck Bicycle Network.

- The project goals
- To improve safety for all road users
- To create new connections to neighborhood destinations by implementing and creating bicycle routes for Throggs Neck areas:
Throggs Neck Ferry Landing, Ferry Point Park, Hutchinson River Greenway, Pelham Bay Park, Throggs Neck Shopping Center, Bronx Arts and Science School, Morris Park, and Pelham Gardens.

There will be a copy of the proposal for Throggs Neck Bicycle Network at the Community Board office or at Department of Transportation's office.

Presenter, Ms. Holly Malone heard from the community residents from Roberts Avenue, James Rousseau and Deborah Melendez regarding the corals for the E-Bike taking up parking spaces from the community, especially on Roberts Avenue, which is a hardship for the residents.

Meeting ended at 8:30 pm, Milagros Bufano passed a motion to adjourn meeting and Ibrahim Barobhuiya second the motion.

Ms. Holly Malone requested that the Community Board Chairman write an email stating that there are no issues or problems with the conversions referring to pages 16 and 17 on the proposed project. (see attached)



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Chairperson

DISTRICT MANAGERS SEARCH COMMITTEE REPORT

August 17, 2026

On May 18th, at the Executive Committee meeting, potential Search Committee members were discussed and Peter Cantillo, John Marano and Janine Thomas were selected.

The committee met and approved a job description drafted by the Borough President's office for a 30 day publication starting July 1st in the City's Job website as well as the Bronx Times.

In total we received 89 resumes forwarded from the Borough President's office through July 30th from all over the country.

The committee met regularly through July to review the resumes and selected 12 that we felt met our qualifications including having sufficient NYC government experience.

Those 12 were interviewed at the office over a two week period in late July and we narrowed our selection to two final candidates.

At that point the committee invited Chairman Russo to join us for a second interview with both finalists and we unanimously selected Socrates Solano as the best candidate to be the new District Manager.

A resolution for his appointment from the executive committee will then be forwarded to the full board in September for the final vote.



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Joseph Russo
Chairperson

EXECUTIVE BOARD

August 17, 2026, 6:30 PM

Attendees: Joseph Russo, Peter Cantillo, Nancy Rosario (via ZOOM), Angela Torres, Joseph Mondello, Thomas Accomando, Devon Prioleau, Terrence Frankin, Deborah Hunt (via ZOOM)

Absent: none

Others Present: Janine Thomas (Search committee member), John Marano (Search committee member), Socrates Solano

The meeting started at 7PM with the Pledge of Allegiance.

The first order of business was the report by the Search Committee for a new District Manager. The chair of the Search Committee, Peter Cantillo, summarized their process and walked the Executive Board through their process. He announced their selection of Socrates Solano as the preferred candidate to be the next District Manager of Bronx Community Board #10.

Each board member was given the opportunity to ask the committee questions about their process and conclusions. The board was extremely thankful for the committee's efforts and had no reservations about it being a fair and transparent process.

Mr. Solano was introduced and he provided a brief biographical overview of his career to date. Each board member was afforded the opportunity to ask Mr. Solano 2-3 questions. After this first round of questions, a few additional questions asked of Mr. Solano. Following the Q&A, the following resolution was voted on:

RESOLVED at the recommendation of the Search Committee for a new District Manager and Executive Board of Bronx Community Board #10, that the board approve the hiring of Socrates Solano as the next District Manager of Bronx Community Board #10.

The resolution was passed unanimously.

The second order of business was around Term Limits. Seven Board members are in their final year of service, including 3 members of the Executive Board – Joseph Russo (Board Chair), Thomas Accomando (Economic Development Committee Chair) and Angela Torres (Youth and Education Committee Chair).

We discussed the need for increased succession planning around committees and ramping up the officer nomination process ahead of January elections for officers. As a result, we open the officer nomination process in September, encouraging Board members to run for offices. We proposed creating a nominating committee out of the outgoing members.

RESOLVED at the recommendation of the Executive Board of Bronx Community Board #10, that a Nominating Committee, consisting of Joseph Russo, Thomas Accomando and Angela Torres, be established to encourage increased participation in potential officers ahead of the January elections for officers.

The third order of business was around New Members. There are 7 new members to Bronx Community Board #10. They will be invited to the next Executive Board meeting. Individual members were encouraged to reach out to individuals and increase participation in the community board process. This will be a running theme through our 2026/27 meeting schedule.

A motion was made to adjourn the meeting at 8:00 and it passed unanimously.

The meeting concluded at 7:35 p.m. by vote of adjournment.
