



**Ruben Diaz, Jr.**  
Borough President

## **BRONX COMMUNITY BOARD No. 10**

3165 East Tremont Avenue • Bronx, New York 10461

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

E-mail: [bx10@cb.nyc.gov](mailto:bx10@cb.nyc.gov)

[Facebook.com/BronxCommunityBoard10](https://www.facebook.com/BronxCommunityBoard10)

Website: [www.nyc.gov/bronxcb10](http://www.nyc.gov/bronxcb10)



**Peter J. Sullivan**  
Chairperson

**Matthew Cruz**  
District Manager

### **Housing & Zoning Committee Meeting Minutes April 10, 2018 7:30PM**

Present: L. Popovic, T. Accomando, R. Bieder, M. Caruso, A. Chirico, I. Guanill-Elukowich, J. Marano, M. J. Musano  
Absent: P. Cantillo, B. McCarrick, C. Papastefanou  
Guests: D. Roff, T. Chin, D. Rosenberg, A. Mahee, C. Revelo, E. Joseph, L. Rocco, S. Franciosa

The meeting opened with the Pledge of Allegiance.

There was a discussion with D. Rosenberg of Sheldon Lobel PC on 2703 East Tremont Avenue, 10461 (Wendy's).

**Wendy's** 2703 East Tremont Avenue, 10461 – David Rosenberg from the firm Sheldon Lobel. This application seeks to extend the term of a variance to permit the continued operation of an eating and drinking establishment with an accessory drive-through facility at the premise. L. Rocco, observer, asked that Wendy's look into garbage receptacles as there is debris often at the location. Rocco mentioned that the garbage receptacles would do well to offset this issue.

**“Resolved...**at the recommendation of the Housing and Zoning Committee of Bronx Community Board #10 that BSA Extension of Term Application, BSA Calendar No. 62-13-BZ, Block 4076, Lot 12, located at 2703 East Tremont, Bronx New York 10461, which is a request to extend the term of a special permit to allow the continued operation of an eating and drinking establishment with an accessory drive-through facility at the premise (Wendy's), be forwarded to the full Board for approval, with notification to the New York City Board of Standards and Appeals.”

There was a Motion to approve and it was seconded; the Resolution was unanimously approved.

There was a discussion with representatives of George's Restaurant and Mamajuana on enclosed and unenclosed sidewalk café applications:

**George's Restaurant**, 3000 Buhre Avenue, Bronx, NY 10461 – Virginia Raftis is unable to attend tonight; she is sending a representative (waitress). The representative should relay back to the owner

that there will be a public hearing on April 19, 2018, 7:00 p.m. 177 Dreiser Loop, Auditorium A, and that she or a representative should attend.

ULURP # N170481 ECX, DCA # 1257387-DCA, Applicant: **George's Restaurant**, 3000 Buhre Avenue, Bronx, New York 10461, RENEWAL of Enclosed Sidewalk Café, 11 tables, 44 chair.

“**Resolved**...at the request of the Housing and Zoning Committee of Bronx Community Board #10 that ULURP # N 170481 ECX, DCA # 1257387-DCA, George's Restaurant, 3000 Buhre Avenue, Bronx NY 10461 RENEWAL for an Enclosed Sidewalk Café be forwarded to the full Board for approval and with subsequent notification to the New York City Department of City Planning.”

There was a Motion to approve and it was seconded; the Resolution was unanimously approved.

**Mamajuana Cafe**, 3232 East Tremont Avenue, Bronx, NY 10461 – Willie Padilla is unable to attend tonight; he is sending a representative (manager). The representative should relay back to the owner that there will be a public hearing on April 19, 2018, 7:00 p.m. 177 Dreiser Loop, Auditorium A, and that he or a representative should attend.

DCA # 1257387-DCA, Applicant Business Name: Babalu LLC, D/B/A **Mamajuana Cafe**, 3233 East Tremont Avenue, Bronx, New York 10461, RENEWAL of Unenclosed Sidewalk Café, 12 tables, 24 chairs.

“**Resolved**...at the request of the Housing and Zoning Committee of Bronx Community Board #10 that Application #: 1438451-DCA, Babalu, LLC, d/b/a Mamajuana Cafe, 3233 East Tremont Avenue, Bronx New York 10461, RENEWAL for an Unenclosed Sidewalk Café, consisting of 12 tables and 24 chairs, be forwarded to the full Board for approval and with subsequent notification to the New York City Department of Consumer Affairs.”

There was a Motion to approve and it was seconded; the Resolution was unanimously approved.

New Business:

A representative from Edgewater Park led a discussion on road conditions in the surrounding streets of Edgewater Park. There was also a discussion on the seawalls/oyster beds in Edgewater Park.

There was a Motion to close the meeting; it was seconded and unanimously approved by all.