



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

Facebook.com/BronxCommunityBoard10

Website: www.nyc.gov/bronxcb10



Peter J. Sullivan
Chairperson

Matthew Cruz
District Manager

Housing & Zoning and Ad-Hoc Co-op City
Joint Committee Meeting
May 24, 2018
Riverbay Corporation
2049 Bartow Avenue, Room 31
Bronx, New York 10475

Present: N. Rosario, L. Popovic, B. Bieder, D. Krynicki, A. Chirico, T. Accomando, M. Caruso, B. McCarrick, J. Boiko, S. Woods, T. Chambers, I. Guanill Elukowich, L. Council, M. Prince, M. Velazquez

Agency Guests: Jose Adames, Jeff Dupee, Famod Konneh, Erica Peralta-Downing: Animal Care & Control, Mayors's Office, Department of Health & Mental Hygiene and C. Camilleri from the NYC Department of City Planning

Absent: P. Cantillo, J. Marano, A. Ponder, C. Papastefanou

The meeting started with the Pledge of Allegiance. Mr. Bieder presided over the Housing & Zoning Committee.

The Committee began with a presentation from the Department of City Planning's Ms. Christine Camilleri. The Department of City Planning is putting before Community Boards a zoning text amendment that would require hotels in M1 districts to obtain special permits – a process that comes before the Community Boards – in order to maintain context within industrial areas, or M1 zoning districts. At this time, hotels are as-of-right in M1 zoning districts. This amendment requires that hotels developers in this particular zoning district go before public review to obtain a special permit. J. Boiko asked if the proposed hotel in Co-op City (2100 Bartow Avenue) is within an M1 zoning district. District Manager Cruz confirmed the hotel is within the M1 zoning district. M. Caruso posed a question about hotels going out of business and if the building can be used for purposes. A. Chirico requested that the parking spaces equal the number of hotel units.

The Committee then moved on to the next agenda item which was the proposed animal shelter at 2050 Bartow Avenue. Estimated cost is expected to be \$60 million with roughly 47,000 square feet. It will contain over two dozen parking spaces to be used by the staff and the public. Animal Care Centers of New York City will be operate the facility. Animal intake will consist of dogs, cats and rabbits. The New York City Department of Health's Jose Adames presented the proposal.

Several committee members from both the Housing and Zoning and Co-op City Committees discussed whether or not the particular parcel of land should be an animal shelter. There were discussions several years ago of a "youth center" for this city-owned land. Several committee members expressed their opinion that the city should look towards other sites. For example, sites as the state-owned facility where the "Baychester Mall" was proposed could be an alternative for the animal shelter.

R. Bieder mentioned that the current site does not reflect the needs of the community and other important criteria. J. Boiko questioned the city with regard to finding a location centrally located in the borough. J. Boiko and M. Prince asked if any traffic studies coincided with the holiday season. J. Boiko proposed the old golf range on Gun Hill Road which may be owned by the state. J. Boiko asked if the dog run was to be outdoors. The NYC DOH confirmed that it was so that the animals can receive proper training. A. Chirico objected to the site due to the possible increase in traffic and parking concerns. M. Velazquez asked city officials if the animal shelter could include some component of a youth center. At this time, the city is not open to the suggestion and has not discussed it.

When Board Members were finished asking questions, R. Bieder took several questions from the public. District Manager Cruz reiterated that this was only a committee meeting and that the public will be heard at the Public Hearing. Members of the public spoke on their interest of having a youth center and that currently Co-op City does not allow dogs. There were several members of the public that spoke in favor of the shelter. However, some were employees of the ASPCA.

There was neither old nor new business. The meeting adjourned at 9:15 P.M by a motion from M. Velazquez which was seconded by J. Boiko.