



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

3165 East Tremont Avenue • Bronx, New York 10461

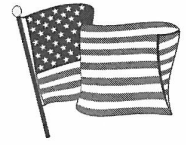
Tel: (718) 892-1161 • Fax: (718) 863-6860

E-mail: bx10@cb.nyc.gov

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

Website: www.nyc.gov/bronxcb10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Housing & Zoning Committee

December 12, 2023

Present: L. Popovic, M. Caruso, D. Krynicki, D. Gonzalez, J. Marano, V. Lowe, J. Gomez, M. Hooks, C. Brockington, P. Cantillo, M. Bufano

Absent: T. Accomando, D. Prioleau, T. Smith, J. Marano, H. Ruiz, M. Musano

Guests: M. Lagares, P. Graziano, J. Valletta

Meeting opened at roughly 7 p.m. by the Pledge of Allegiance. The digital presentation will be available to all members and the public. M. Lagares presented on the City of Yes Economic Development. This is a non-ULURP action which does not require a public hearing. The action is to allegedly help reduce vacant storefronts, allow for businesses to occur at home, allow for corner stores in residential areas, enable commercial activity on upper floors, support “night life”, etc. The text amendment seeks to remove the non-conforming use time mandate which essentially allows businesses to open without having to wait two years if it is a non-conforming use. A component of the text amendment is allowing for C1 zoning districts to become C2. The text amendment will allow for businesses to locate on the second floor of a residential building.

P. Graziano, an urban planner on behalf of the Queens Civic Congress, presented a rebuttal toward the City of Yes Housing Opportunity and Economic Development. There is a state and local effort to undo single family zoning, eliminate all parking requirements, permit accessory dwelling units and impose transit-oriented development which will allow for 50 x 100 lots to become apartment buildings if on a 75-foot wide street. Mr. Graziano described and showed several communities and how they would appear should this amendment pass. It depicted one family home with three story apartment buildings. This proposal will also lower the requirement for side yards. It will eliminate parking requirements. It will increase floor area ratio. It will allow as-of-right development throughout NYCHA campuses. Regarding Economic Development, second floor commercial development will occur. The Department of Buildings will have to enforce compliance but membership were not content due to the agency’s current inability to enforce illegal conversions and work without permit issues.

The meeting closed at roughly 9:30 p.m. by a vote of adjournment.