



BRONX COMMUNITY BOARD No. 10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Hon. Vanessa L. Gibson
Borough President

Housing & Zoning Committee

April 9, 2024

Present: L. Popovic, T. Accomando, T. Smith, D. Krynicki, P. Cantillo, J. Gomez, D. Gonzalez, M. Caruso, M. Musano, D. Prioleau, M. Hooks, J. Marano

Absent: C. Brockington, V. Lowe, C. Pinnock, H. Ruiz

Guests: R. Bieder, A. Chirico, N. Weisbard

1741 Seddon Street, represented by Neil Weisbard, seeks a rezoning to R6-1. This is an entirely new rezoning district. It is comprised of two tax lots which will merge into one. The current zoning district is R6. City Planning, as part of the Metro North Rezoning, will create R6-1 zoning district that will have a floor area ratio of 3.9. It is a proposed 8-story building with possibly 80 to 92 dwelling units with 23 affordable units. The average one-bedroom apartment is roughly 700 square feet. There's no commercial overlay. There is intention to maximize floor area ratio and that under any zoning district the applicant will seek to include parking as per a zoning district's requirement. The building will include solar panels and "blue roofs" to collect water and store in tanks for irrigation and other building needs. The development team is considering a community facility at the ground level and is open to suggestions. There will be up to three points of entry as committee members pointed the narrowness of Fuller Street. Cars will enter through Seddon Street and through Fuller Street. This matter will require a public hearing.

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