



Hon. Vanessa L. Gibson  
Borough President

## BRONX COMMUNITY BOARD No. 10

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Joseph Russo  
Chairperson

Matthew Cruz  
District Manager

### Housing & Zoning Committee

June 11, 2024

**Present:** L. Popovic, D. Krynicki, M. Hooks, T. Smith, H. Ruiz, Jr., T. Accomando, M. Musano, D. Gonzalez, M. Caruso, J. Gomez, Jr., S. McMillan, V. Lowe, M. Bufano, P. Del-Debbio, M. Sajous, J. Thomas, N. Rosario

**Guests:** R. Bieder, A. Chirico, M. Perdoncin, P. Tagatac-Chan, S. Mouzzi, T. Karikes

**Absent:** J. Grell, P. Cantillo, C. Pinnock, D. Prioleau, J. Marano

The meeting commenced at 7 p.m. with our Pledge of Allegiance.

The restaurant formerly Lobster Box, 26 City Island Avenue, is filing a City of New York Board of Standards and Appeals (NYCBSA) “use exception.” A portion of the parking lot extends into the residential district. The use extension lapsed in 1975. It is because a portion of the parking lot is within a resident am zoning district that it is needed. This will help to extend the parking lot to up to 20 spaces. The committee will wait for the NYCBSA before scheduling a public hearing.

The committee debated whether to include Community District 10 in a possible pilot program to legalize accessory dwelling units such as garages, basements and attics. Members felt that this program is not worth the risk as many apartments cannot come into compliance. Some members felt that homeowners should have the ability to permit apartments in their basements as taxes increase and because of lack of affordability for tenants. The following resolution was read by Chair Popovic which was motioned by T. Smith and seconded by V. Lowe. The following members voted were physically present. The motion was re

**Resolved...** at the recommendation of the Housing and Zoning Committee that Bronx Community District 10 be excluded from the City of New York pilot program allowing for the legalization of accessory dwelling units and that this be forwarded to City Council Speaker Adams and City Council Members Farias, Marmorato and Riley. **Motion carried with 8 in the affirmative, one in the negative with three abstentions.**

YES: L. Popovic, T. Smith, D. Krynicki, M. Caruso, V. Lowe, M. Hooks, M. Musano, D. González, (8)

NO: S. McMillan

Abstentions: J. Gómez, T. Accomando, H. Ruiz, Jr. (3)

The City of Yes - Housing Opportunity was the final subject to debate. Chair Popovic allowed members to give their opinions on whether to vote with conditions or to vote without conditions. Members gave pros and cons. Members felt that the City of New York does not often listen to the

needs of communities and implements one-size-fits-all policies. Some members felt that the time was now to recommend improvements and to clearly state our positions on certain aspects of the text amendment. Chair Popovic asked for a show of hands as to which committee members favored voting no with or without conditions.

No with conditions: H. Ruiz, Jr., V. Lowe, J. Gomez, S. McMillan, T. Accomando

No without conditions: D. Krynicki, T. Smith, M. Caruso, D. Gonzalez, M. Hooks, M. Musano, L. Popovic

Because “no without conditions” carried the vote, the following resolution will be submitted for an up or down vote to at the Full Board on June 20.

**Resolved**...at the recommendation of the Housing and Zoning Committee to disapprove the City of Yes - Housing Opportunity and that this be forwarded to the Full Board for approval.

P. Chan, resident of Throggs Neck, seeks to purchase 3087 Giegerich Place to rezone it for commercial purposes. The committee informed Mr. Tan that rezoning one house on one property could constitute a spot-zoning which the Community Board nor City Planning would entertain.

The meeting concluded at 8:30 p.m. by an unanimous vote of adjournment.