



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

Instagram & Twitter @BronxCB10



Joseph Russo
Chairperson

Matthew Cruz
District Manager

Hon. Vanessa L. Gibson
Borough President

Housing & Zoning Committee

March 12, 2024

Present: L. Popovic, M. Caruso, D. Krynicki, D. Gonzalez, V. Lowe, J. Gomez, M. Hooks, C. Brockington, P. Cantillo, T. Smith, D. Prioleau, M. Bufano, M. Hooks, H. Ruiz, T. Accomando

Absent: J. Marano

Guests: R. Bieder, P. Philps, A. Rothkrug, M. Dolgow, J. Klein

The meeting opened at 7 p.m. with the Pledge of Allegiance. WENDYS at 2703 East Tremont Avenue seeks a NYCBSA special permit renewal of 5 years to operate its drive thru. Its representative, Neil Alexander, presented the drawings and will be filed digitally at the Board Office. There are no changes to the drive thru. The BSA application is scheduled for a public hearing in May 2024.

A. Rothkrug presented 815 Hutchinson River Parkway a/k/a Throggs Neck Shopping Center which seeks rezoning from an M1 zoning district. The applicant seeks a C8-3 zoning district. The applicant endeavors to have a large supermarket by having this zoning change which accommodates 20,000 and 30,000 square feet in what was once Party City that has now since closed. The applicant says the change to traffic is negligible. Committee members disputed the notion that traffic would not worsen as constant traffic lingers from Brush Avenue. Committee members informed the applicant they do not want density on the site even though the height is permitted. The applicant reiterated that they want to change in zoning only and not looking to build or add height.

Director Philps presented the Metro North Rezoning portion in community district 10. The Bronx is slated to receive four rail stations. With the rezoning, Community District 10 will see roughly 157 apartment units. The proposed zoning is R6A, R6-1 and R7-2. The highest building would be 12 stories. The zoning text amendment will establish the Special - East Tremont Corridor District which will apply Mandatory Inclusionary Housing. There will be no parking requirement. The rezoning was met with skepticism by Committee Members since it will reduce and/or eliminate parking requirements and, as of right now, will not contain any capital improvements at this time.

Chairperson Popovic and Co-Chair Prioleau were unanimously re-elected with motions proposed by T. Accomando and seconded by T. Smith