



## **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

May 14, 2024

**Present:** L. Popovic, T. Accomando, T. Smith, D. Krynicki, D. Gonzalez, M. Caruso, M. Hooks, V. Lowe, S. McMillan

**Absent:** P. Cantillo, D. Krynicki, C. Pinnock, H. Ruiz, D. Prioleau, M. Musano, J. Marano, J. Gomez

**Guests:** R. Bieder, K. Roche, S. Lusk, M. Kaess, B. Dolensek, T. Weinstein, L. Nye, P. Graziano, D. Colon

Meeting commenced at 7 p.m. tonight. The Department of City Planning presented the City of Yes - Housing Opportunity. This is the final of the three components. The presentation is already featured on our community board website. City Planning provided housing-related statistics that one can find on the presentation.

The features of the text amendment will remove parking requirements, convert commercial buildings to residential and permit more housing in lower density communities. Transit oriented development will allow for additional three to five story buildings but must be on a street 75 feet wide and have over 5,000 square feet available. It will also allow for accessory dwelling units, for one- and two-family homes, which are attic or basement conversions or a small, detached building possibly in a rear yard. Committee Members and the public alike questioned the need for such an expansive text amendment. Committee Members are concerned as to why the lower growth density management text is struck out of the Zoning Resolution. There remain concerns on allow corner properties on residential streets to have commercial uses. The Buildings Department presently hasn't enough resources to inspect work without permit and illegal conversion complaints that will only increase should this citywide text amendment occur.

The meeting closed at roughly 9:15 p.m. by a unanimous vote of adjournment.