



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Public Hearing Meeting of BRONX COMMUNITY BOARD #10
March 27, 2024 at 7:00 P.M.
Greek American Institute
3573 Bruckner Boulevard South, 10461

PRESENT: T. Accomando, R. Barbarelli, M. Bufano, P. Cantillo, M. Caruso, L. Collins, J. Connolly, J. Gomez Jr., S. Haywood, M. Hooks, D. Krynicki, V. Lowe, J. Marano, J. Mondello, MJ. Musano, L. Popovic, D. Prioleau, C. Pinnock, N. Rosario, H. Ruiz, J. Russo, A. Salimbene, J. Thomas (total # present = 23)

ABSENT: S. Ahmed, M. Ali, I. Barobhuiya, R. Baez, C. Brockington, P. Del-Debbio, M. Fludd, T. Franklin, D. Gonzalez, J. Grell, S. Hazell, D. Hunt, S. McMillan, M. Morris, N. Nunez, S. Palladino, J. Robert, M. Sajous, N. Sala, T. Smith, A. Torres, S. Woods (total # absent = 22)

Board #10 Staff: Matt Cruz, District Manager
Susan Duffy, Community Assistant

First Vice Chair Peter Cantillo began the meeting at 7:20 p.m. with the Pledge of Allegiance.

The purpose of this evening's public hearing is to vote on a ULURP proposal by the NYC Department of City Planning, ULURP #C240015ZMX and N240016ZRX to rezone portions of East Tremont Avenue, Fuller Street, Castle Hill Avenue, St. Peters Avenue, Lyvere Street, Maclay Avenue and Montgomery Place for the Bronx Metro North Station Project. It should be noted that the overall rezoning will include blocks in Districts 9 and 11 but this hearing is for the District 10 area.

1. Presentation by New York City Department of City Planning

The NYC Department of City Planning (DCP) displayed presentation boards of the area. Handouts of this were distributed to those in attendance and are attached to these minutes. There will be four new metro north stations in the Bronx, one of which borders Community Board #10 (Morris Park/Van Nest) and that is the area being discussed/presented. DCP worked closely with the Metro North/MTA is developing the proposals for the properties. It is a lengthy process which involved working groups, planning, proposals and presentations, and public hearings by the respective agencies. It is still being reviewed by the Community Boards and has not yet advanced to the public hearing stage for the Borough President, City Planning Commission and City Council. Conditions to the DCP proposal will be accepted.

The proposal would change the zoning to allow for more density along smaller portions of East Tremont Avenue and Eastchester Road. Every building's base (ground floor) will be commercial with residential above. The proposal is for approximately 157 apartments to be developed over a period of many years, not all at once, with approximately 40 (25%) designated as affordable, and the remaining to be market rate.

2. Public Comment:

- Stephen Franciosa: read a prepared statement and is with the Bronx Council Environmental Quality: concerned about potential flooding for the stations and the surrounding community.
- CM Kristy Marmorato: introduced herself to the community as being there to listen to and support the community.
- Carol McManus: feels that the development will not fit in with the community and is opposed.
- Michael Kaess: supports the proposal.
- Mariana Perez: would like to see homeownership opportunities in the development (condo/co-op).

3. Board Member Discussion/Questions

Many Board Members were concerned with housing overdevelopment, not the actual new Metro North Station at Morris Park/Van Nest and felt that NYC's City of Yes for Housing was being tacked on to the proposal. Concerns raised included overdevelopment, flooding, insufficient infrastructure (DEP, FDNY, NYPD, DOB, DOT), additional traffic, lack of parking at the station which will spill over into the community; affordable housing is not affordable.

It was noted the new stations will increase opportunities for employment north bound as well as south bound into the City and will create needed housing; other members noted that there is a housing crisis and this will alleviate a very small portion; the community needs to be aware of its future needs. It added that the proposal (station and property development) should be split into two.

DCP said that the zoning change will entail approximately ¼ mile in the Bronx Community Board #10 area along East Tremont Avenue. All necessary NYC agencies will review the development. DCP learned from the numerous working sessions to connect stations to area development. A draft environmental impact statement will be completed in 2024 and mitigation will be included. The presenters urged the Board to come up with recommendations to be considered.

4. Resolution

“Resolved...at the recommendation of the Housing and Zoning Committee of Bronx Community Board 10 that the Bronx Metro-North Station Area Study, (ULURP #C240015ZMX & #N240016ZRX) be forwarded to the Full Board for approval.”

A motion to accept the Resolution was made by Ms. Krynicky, seconded by Ms. Bufano with the following vote: (14) against, (9) in favor. **The Resolution did not pass.**

There were numerous conditions mentioned that will be included. They were but are not limited to requests for deeper affordability, parking requirements in line with Lower Growth Management requirements, and opportunities for affordable homeownership among others.

5. A motion to close the Public Hearing was unanimous.

Respectfully submitted by Susan Duffy.

This is to certify that the foregoing minutes reflect the information that was discussed at the Public Hearing meeting of March 27, 2024.



Matthew Cruz, District Manager

Dated: March 27, 2024

MARCH 27, 2024 BRONX COMMUNITY BOARD 10 45 Members/23=Quorum	A T T E N D	1. ULURP c240015zmx N240016zrx 1st Dorothy K. 2nd Milagros B.					
Board Member Name		A = abstain	X = against		√ = in favor		R = recuse
Accomando, Thomas	√	X					
Ahmed, Shameem	X						
Ali, Mohammed	X						
Baez, Raquel	X						
Barbarelli, Robert	√	X					
Barobhuiya, Ibrahim	X						
Brockington, Crystal	X						
Bufano, Milagros	√	X					
Cantillo, Peter	√	√					
Caruso, Maria	√	X					
Collins, Linda	√	X					
Connolly, Joseph	√	X					
Del-Debbio, Peter	X						
Fludd, Maritza	X						
Franklin, Terence	X						
Gomez Jr., Julio	√	√					
Gonzalez, Daisy	X						
Grell, Joanne	X						
Haywood, Steven	√	√					
Hazell, Stefani	X						
Hooks, Michael	√	X					
Hunt, Deborah	X						
Krynicky, Dorothy	√	X					
Lowe, Victoria	√	√					
Marano, John	√	X					
McMillan, Susan	X						
Mondello, Joseph	√	X					
Morris, Martin	X						
Musano, Mary Jane	√	X					
Nunez, Nelson	X						
Palladino, Steven	X						
Pinnock, Charmaine	√	√					
Popovic, Louis	√	X					
Prioleau, Devon	√	√					
Robert, John	X						
Rosario, Nancy	√	√					
Ruiz, Hector	√	√					
Russo, Joseph	√	X					
Sala, Nick	X						
Salimbene, Anthony	√	X					
Sajous, Michelle	X						
Smith, Tom	X						
Thomas, Janine	√	√					
Torres, Angela	X						
Woods, Stephanie	X						
TOTAL		9 = in favor 14 = against					