



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

February 15, 2024 at 7:00 P.M.

Villa Barone Manor

737 Throgs Neck Expressway, 10465

**PRESENT:** T. Accomando, S. Ahmed, R. Baez, R. Barbarelli, I. Barobhuiya, C. Brockington, M. Caruso, J. Connolly, M. Fludd, J. Gomez Jr., D. Gonzalez, J. Grell, S. Haywood, M. Hooks, D. Krynicki, V. Lowe, S. McMillan, J. Mondello, MJ. Musano, N. Nunez, L. Popovic, D. Prioleau, H. Ruiz, J. Russo, A. Salimbene, T. Smith, J. Thomas, A. Torres, S. Woods (total # present = 29)

**ABSENT:** M. Ali, M. Bufano, P. Cantillo, A. Cascante, L. Collins, P. Del-Debbio, T. Franklin, S. Hazell, D. Hunt, J. Marano, M. Morris, C. Pinnock, J. Robert, N. Rosario, M. Sajous, M. Sajous, N. Sala (total # absent = 17)

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

Chairman Joseph Russo began the meeting at 7:04 p.m. with the Pledge of Allegiance.

A public hearing was held on an application from the NYS Office of Cannabis Management for an adult-use retail dispensary 3461 East Tremont Avenue, 10461, Melyne Inc. The applicant/representatives did not appear at this public hearing. District Manager Cruz said that the owner came to an Executive Board meeting in late 2023. This location was problematic as Peace Puff and Paint and sold illegally. An individual working in the establishment was arrested and the illegal contents were confiscated. The previous owner wants to reopen as a new establishment. Board members asked a few questions, and one individual from the public spoke. Mr. Kevin Daloia recommended that all adult-use retail dispensaries be voted on favorably. He feels that this establishment should be given a second chance with strict conditions for opening when approved. District Manager advised that all applicants receive a set of stipulations when appearing before the Executive Board which much be agreed to and signed before any vote is taken by the Board. It was noted that due to the owner’s past negative history approval is not recommended.

**“Resolved...**at the recommendation of the Executive Board of Bronx Community Board #10 that the New York State Office of Cannabis Management application received from Melyne Inc., 3461 East Tremont Avenue, Bronx 10461 to operate a retail adult-use dispensary be forwarded to the full Board for approval.”

A motion to accept the resolution was made by Mr. Popovic, seconded by Mr. Accomando with the following vote: ( 2) in favor, (27) against, ( 0) recusal, ( 0) abstain. **The Resolution did not pass.**

A motion to close the Public Hearing and continue on to the full Board Meeting was unanimous.

### **PUBLIC PARTICIPATION SECTION:**

1. Bob Bieder – Make A Wish Foundation; volunteers are needed. Flyers with foundation information were distributed. Mr. Bieder discussed the program and encouraged the community to volunteer. Training is provided.
2. Amanda Huza, Equality Charter School Middle School Principal, lower grade school will open. Career day is coming up and is looking for volunteers who could speak to the children. On March 15, 2024 at the Equality Charter School High School on Seward Avenue. [amanda.huza@equalitycs.org](mailto:amanda.huza@equalitycs.org)
3. NYPL: L. Vazquez TN and L. Brown Baychester; thanked the community for support. NYPL advocated for funding in a recent trip to Albany trip. Ongoing programs at both libraries for children, teens, and adults. There are also ESL programs, contact each library. Free covid tests until March, 2024.

A motion to close the Public Participation Session was unanimous.

### **RESOLUTIONS**

2. **“Resolved...to accept the minutes of the Public Hearing Meeting of January 24, 2024.”**

A motion to accept the January 24, 2024 Public Hearing Minutes was made by Mr. Prioleau, seconded by Ms. Grell, and unanimously approved by all. **The Resolution passed.**

**“Resolved...to accept the minutes of the Public Hearing Full Board Meeting of January 18, 2024.”**

A motion to accept the January 18, 2024 Public Hearing and Full Board Minutes was made by Mr. Prioleau, seconded by Ms. Grell, and unanimously approved by all. **The Resolution passed.**

3. **FLOOR RESOLUTION – HOUSING & ZONING – BSA Cal. No. 2023-41-A thru 2023-46-A**

**“Resolved...at the recommendation of the Housing and Zoning Committee that the proposed development of six-two family homes on Longstreet Avenue (Block 5524, lot numbers 71, 73 75, 77, 79, 91) within both an R5 zoning district and on the bed of a mapped but unbuilt portion of the street contrary to General City Law Section 35 be approved and forwarded to the full Board with notification sent to the Board of Standards and Appeals.”**

*\*\*NYCBSA Hearing is slated for either 2/26 or 2/27. CB #10 must draft a letter with its position no later than 2/23. Housing and Zoning Committee meeting on this topic took place in October 2023 at the Locust Point Civic Association where neighborhood residents were overwhelmingly opposed.*



- Social 101 Café, 53 Westchester Sq, 10461, between Pontoon & Roberts Aves, License #NEW. **(Formerly Plush 101)**

Indoor    Sunday        Monday        Tuesday        Wednesday        Thursday        Friday        Saturday  
Hours    3PM to 2AM    3PM to 2AM    3PM to 2AM    3PM to 2AM    12PM to 2AM    12PM to 2AM    12PM to 2AM  
MOP: D J, Recorded Music, Karaoke

- Bronx Lobster on the Square, 48 Westchester Sq, 10461, between Roberts & Pontoon Aves, License #NEW. **(Formerly Salsa Soul)**

Indoor    Sunday        Monday        Tuesday        Wednesday        Thursday        Friday        Saturday  
Hours    12PM to 2AM    12PM to 2AM  
MOP: D J, Recorded Music, Karaoke

A motion to accept the Resolution for new licenses was made by Mr. Accomando, seconded by Ms. Baez, and approved unanimously. **The Resolution passed.**

## 6. ECONOMIC DEVELOPMENT – CHANGE IN METHOD OF OPERATION

“**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority, along with the Resolution and the vote, and copies placed in the Board’s file:”

- Royal Fusion, 3168 E Tremont Ave, 10461, between Waterbury & LaSalle Aves, License #NEW **(Beer & Wine to Full Liquor) (Change in Hours) (Sidewalk Café)**

Indoor Hours    Sunday        Monday        Tuesday        Wednesday        Thursday        Friday        Saturday  
From:            11AM to 2AM    11AM to 2AM  
To:                Sunday        Monday        Tuesday        Wednesday        Thursday        Friday        Saturday  
                      11AM to 4AM    11AM to 4AM

Outdoor Hours    Sunday        Monday        Tuesday        Wednesday        Thursday        Friday        Saturdays  
From:            11AM to 12AM    11AM to 12AM

A motion to accept the Resolution for a Change in Method of Operation license was made by Mr. Popovic, seconded by Mr. Connolly, and approved as follows: (23) in favor, (5) against, (1) abstain, (0) recusal. **The Resolution passed.**

## 7. FLOOR RESOLUTION – MUNICIPAL SERVICES –STREET ACTIVITY PERMIT APPLICATIONS

“**Resolved**...at the recommendation of the full Board of Bronx Community Board #10 that the following applications for street activity permits be approved:”

**Event:** 748665 – Fair at Square B2  
**Date:** June 15, 2024  
**Time:** 10:00 a.m. – 6:00 p.m.  
**Setup:** 8:00 a.m.  
**Breakdown:** 8:00 p.m.  
**Location:** East Tremont Avenue b/t Frisby and St. Raymond Avenues  
**Contact:** Todd Berman/Yasmin Cruz

**Event:** 748669 – Fair @ Square B1  
**Date:** June 15, 2024  
**Time:** 10:00 a.m. – 6:00 p.m.  
**Setup:** 8:00 a.m.  
**Breakdown:** 8:00 p.m.  
**Location:** Lane Avenue b/t Benson Street and Westchester Avenue  
**Contact:** Todd Berman/Yasmin Cruz

**Event:** 754158 – Annual Feast of St. Theresa  
**Date:** Wednesday, June 19, 2024 – Sunday, June 23, 2024  
**Time:** 6:30 AM – 10:00 PM  
**Setup:** 5:30 AM – 6:30 AM.  
**Breakdown:** 10:00 AM – 10:30 PM  
**Location:** St. Theresa Avenue between Westchester Avenue and Hutchinson River Parkway and Pilgrim Avenue between Wilkinson and Buhre Avenues  
**Contact:** Antonia Cipollone

**Event:** 761652 – Ed-Al-Fitr  
**Date:** Tues. April 9<sup>th</sup> or Wednesday, April 10, 2024, depending on lunar phase  
**Time:** 6:00 PM – 10:00 PM  
**Setup:** 5:00 PM – 6:00 PM.  
**Breakdown:** 10:00 PM – 11:00 PM  
**Location:** Saint Peters Avenue between Frisby and Glebe Avenues  
**Contact:** Muhammad Haque

A motion to accept the Resolution was made by Ms. Torres, seconded by Ms. Gonzalez and approved as follows: (28) in favor, (0) against, (1) abstain, (0) recusal.

**DISTRICT MANAGER’S REPORT:** Mr. Cruz

- Metro North Station Presentation will be at next month’s Housing and Zoning Meeting on March 11. There is a very small area near Westchester Square in Board 10 which is part of the development.
- Discussion of a rezoning request for the Throgs Neck/Target Mall from MC to C8 will be discussed at the Housing and Zoning March 11 meeting.
- Municipal Services, March 12, DOT’s new Bronx Borough Commissioner will be in attendance.

- Board reappointment applications were provided to those members up for reappointment; the application for new member appointments are available on the Borough President's website.
- Housekeeping items: there will be a future training for committee chairs on the preparation of minutes; March committee elections are to be held for Chair and Co-Chair.
- Public speaking at committee meetings: the public attendees are observers, speaking will be at the discretion of the committee chair as to allow public speaking.
- Per the Board's By-Laws, there are no public members appointed as a Committee member. Requests for inclusion as a public member must be directed to the Board's Chair and the District Manager.
- All members of the public in attendance at a committee meeting are not permitted to sit at the conference table, this is for Board members only.
- Negative behaviors by speakers should be reported to the Committee Chair, the Board's Chair and District Manager.

## **COMMITTEE REPORTS**

### **EXECUTIVE BOARD:** Mr. Russo

The Executive Board did not meet in February. The Executive Board met with Bally's operators at the Bally's Golf Course for a presentation of future to open a casino. Board committees will each have an opportunity to have Bally's representatives attend future committee meetings.

At the Bronx Borough Board meeting the City of Yes did not pass.

Vacant Co-Chair appointments are as follows: Economic Development – Devon Prioleau, Municipal Services – Joe Mondello.

### **HOUSING/ZONING COMMITTEE:** Mr. Popovic

The Committee did not meet in February.

### **ECONOMIC DEVELOPMENT COMMITTEE:** Mr. Accomando

The Committee met on February 6, 2024. Minutes are self-explanatory. All liquor licenses were voted on and are noted above. Two of the three new license applications wanted to close at 4 a.m.; the Committee requested that closing be 2 a.m. and the establishments can request a changed in method of operation after six months of opening. At the March 5 meeting a representative from the Mayor's Office of Nightlife will be in attendance as well as Sgt. Major from the 45<sup>th</sup> Precinct.

### **MUNICIPAL SERVICES COMMITTEE:** Ms. Baez

The Committee did not meet in February.

**PARKS/RECREATION COMMITTEE:** Ms. Krynicki for Mr. Franklin

The Committee met on February 8, 2024. Minutes are self-explanatory.

**HEALTH/HUMAN SERVICES:** Matt Cruz for Ms. Hunt

The Committee met on February 7, 2024. Minutes are self-explanatory.

**YOUTH & EDUCATION COMMITTEE:** Ms. Torres

The Committee met virtually on January 22, 2024. In attendance was Principal Shulman of P.S.14 and Good Shepherd Services. Next meeting will be on February 26, 2024; P.S. 175 will be in attendance.

Chairman Russo reminded Committee Chairs that their committee minutes need to be done in a timely manner.

**ELECTED OFFICIALS:**

Cynthia Prisco, Office of Council Member Riley: City Council legislation that did not go through will be introduced at the next session. There will be Black History Month events. Discretionary funding will close next week and urges submissions ASAP. Tax services provided at the Council Member's Office. Cynthia Prisco, *Director of Constituent Services & Legislative Coordinator*, Office of Council Member Kevin C. Riley | 12<sup>th</sup> Council District, 135 Einstein Loop, Rm 44, 10475 | (347) 326-8652  
[cprisco@council.nyc.gov](mailto:cprisco@council.nyc.gov)

Renata Sclavo, Office of Council Member Marmorato: 718-931-1721, 3040 East Tremont Avenue. Contact office for assistance on constituent services. [rsclavo@council.nyc.gov](mailto:rsclavo@council.nyc.gov)

Rebecca Nieves, Office of Council Member Farias: the office is still working remote due to a gas leak, call and leave phone message 718-792-1140 or email [rnieves@council.nyc.gov](mailto:rnieves@council.nyc.gov)

Tiffani Winstead, Office of Senator Fernandez: homeowners workshop at Ft. Schuyler on February 16, 2024; flood preparedness event on City Island; sign up to receive the Senator's newsletter on the website <https://www.nysenate.gov/senators/nathalia-fernandez>. [winstead@nysenate.gov](mailto:winstead@nysenate.gov) 718-822-2049

Carmen Colman, Office of Senator Baily: Monthly food pantry outreach, Black History Month celebrations. Sign up for newsletter on senator's website. Office location: 959 East 233<sup>rd</sup> Street, 718-547-  
<https://www.nysenate.gov/senators/jamaal-t-bailey>.

Rene Castellano, Office of Representative Ocasio-Cortez: Green New Deal Town Hall in Astoria on February 22, 2024, 5:00 p.m., sign up on website. Office is planning additional outreach in the CB10 community – 2/29/2024 at Throggs Neck Library for constituent services; Constituent Liaison opening in office, apply on website. Office Phone 718-662-5970; Rene Castellano 9178806547  
<https://ocasio-cortez.house.gov/>

Alina Dowe, Bronx Borough Director of Community Affairs: Mayor restored funding for NYPD Academy class; Department of Education has an application for parents/guardians of students riding on school buses. Efforts are underway for the City to enforce cracking down on landlords renting to illegal smoke shops. Pillar Awards – wants the community to submit nominations.

[ADowe@cityhall.nyc.gov](mailto:ADowe@cityhall.nyc.gov), 914-446-8393

**OLD BUSINESS:** None

**NEW BUSINESS:**

March 23, 2024 Ferry Point Park – Easter Egg-Stravaganza. Ms. Torres is urging Board members to participate. District Manager will provide tabling as well as be in attendance.

Motion to close the February 15, 2024 Public Hearing and Full Board meeting was unanimous.

Respectfully submitted by Susan Duffy.

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This is to certify that the foregoing minutes reflect the information that was discussed at the Public Hearing and full Board meeting of February 15, 2024.



***Matthew Cruz, District Manager***

Dated: February 16, 2024

February 15, 2024 BRONX COMMUNITY BOARD 10 46 Members/24=Quorum		A T T E N D	1. Pub Hearing-OCM 1 <sup>st</sup> Lou P 2 <sup>nd</sup> Tom A	2. Minutes 1/18+1/24 1 <sup>st</sup> Devon P 2 <sup>nd</sup> Angela T	3. HZ - BSA Longstreet Av 1 <sup>st</sup> Tom A 2 <sup>nd</sup> Dorothy K	4. Econ Dev – Renewals 1 <sup>st</sup> Joe R 2 <sup>nd</sup> Susan Mc	5. Econ Dev - New 1 <sup>st</sup> Tom A 2 <sup>nd</sup> Raquel B	6. Econ Dev - CMOP 1 <sup>st</sup> Lou P 2 <sup>nd</sup> Joe C	7. Muni Svc – SAPO (4) 1 <sup>st</sup> Angela T 2 <sup>nd</sup> Daisy G
Board Member Name		A = abstain	X = against	√ = in favor	R = recuse				
Accomando, Thomas	√	X	√	X	√	√	√	√	√
Ahmed, Shameem	√	X	√	X	√	√	√	√	√
Ali, Mohammed	X								
Baez, Raquel	√	X	√	X	√	√	√	√	√
Barbarelli, Robert	√	X	√	X	√	√	X		√
Barobhuiya, Ibrahim	√	X	√	X	√	√	√	√	√
Brockington, Crystal	√	X	√	X	√	√	√	√	√
Bufano, Milagros	X								
Cantillo, Peter	X								
Caruso, Maria	√	X	√	X	√	√	√	√	√
Cascante, Amanda	X								
Collins, Linda	X								
Connolly, Joseph	√	X	√	X	√	√	X		√
Del-Debbio, Peter	X								
Fludd, Maritza	√	X	√	X	√	√	√	√	√
Franklin, Terence	X								
Gomez Jr., Julio	√	X	√	X	√	√	√	√	√
Gonzalez, Daisy	√	X	√	X	√	√	√	√	√
Grell, Joanne	√	X	√	X	√	√	√	√	√
Haywood, Steven	√	X	√	X	√	√	√	√	√
Hazell, Stefani	X								
Hooks, Michael	√	X	√	X	√	√	X		√
Hunt, Deborah	X								
Krynicky, Dorothy	√	X	√	X	√	√	√	√	√
Lowe, Victoria	√	X	√	X	√	√	√	√	√
Marano, John	X								
McMillan, Susan	√	X	√	X	√	√	√	√	√
Mondello, Joseph	√	X	√	X	√	√	√	√	√
Morris, Martin	X								
Musano, Mary Jane	√	X	√	X	√	√	X		√
Nunez, Nelson	√	X	√	X	√	√	√	√	√
Palladino, Steven	X								
Pinnock, Charmaine	X								
Popovic, Louis	√	X	√	X	√	√	√	√	√
Pringleau, Devon	√	√	√	X	√	√	√	√	√
Robert, John	X								
Rosario, Nancy	X								
Ruiz, Hector	√	X	√	X	√	√	√	√	√
Russo, Joseph	√	X	√	X	√	√	√	√	√
Sala, Nick	X								
Salimbene, Anthony	√	X	√	X	√	√	ABSTAIN		ABSTAIN
Sajous, Michelle	X								
Smith, Tom	√	X	√	X	√	√	√	√	√
Thomas, Janine	√	√	√	X	√	√	√	√	√
Torres, Angela	√	X	√	X	√	√	√	√	√
Woods, Stephanie	√	X	√	X	√	√	X		√
							5 AGAINST		
29 present, 17 absent		2 IN FAVOR					1 ABSTAIN	1 ABSTAIN	
<b>TOTAL</b>		<b>27 AGAINST</b>	<b>29 IN FAVOR</b>	<b>29 AGAINST</b>	<b>29 IN FAVOR</b>	<b>29 IN FAVOR</b>	<b>23 IN FAVOR</b>	<b>28 IN FAVOR</b>	

