



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Public Hearing of BRONX COMMUNITY BOARD #10

January 24, 2024 at 7:00 P.M.

Ft. Schuyler House

3077 Cross Bronx Expressway, 10465

PRESENT: I. Barobhuiya, C. Brockington, M. Bufano, M. Caruso, L. Collins, J. Connolly, M. Fludd, J. Gomez Jr., D. Gonzalez, J. Grell, S. Hazell, M. Hooks, D. Krynicki, V. Lowe, J. Marano, S. McMillan, J. Mondello, M. Morris, MJ. Musano, L. Popovic, D. Prioleau, C. Pinnock, N. Rosario, A. Salimbene, T. Smith, (total # present = 25)

ABSENT: T. Accomando, S. Ahmed, M. Ali, R. Baez, R. Barbarelli, P. Cantillo, A. Cascante, P. Del-Debbio, T. Franklin, S. Haywood, D. Hunt, N. Nunez, S. Palladino, J. Robert, H. Ruiz, J. Russo, M. Sajous, N. Sala, J. Thomas, A. Torres, S. Woods
(total # absent = 21)

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

Housing and Zoning Committee Chair, Louis Popovic, began the meeting at 7:00 p.m. with the Pledge of Allegiance.

Public Hearing on City of Yes for Economic Opportunity

A presentation by the NYC Department of City Planning and Bronx Borough Office was made to the Board and community. In addition a presentation in December 2023 was made at the Housing and Zoning Committee. The City of Yes for Economic Development (COYED) consists of eighteen proposals grouped under four goals. These are all text amendments affecting zoning throughout the City of New York. Presentations are made to Community Boards and the City Council will vote when hearings are complete. The NYC Department of City Planning stated that zoning texts are outdated and need to be revised to encourage business growth. (See attached 4-page presentation for additional details.)

Paul Graziano, urban planner consultant: Mr. Graziano has visited numerous communities to discuss the proposal. He said it is 1,127 pages which benefits large business and developers and that the City is breezing over specifics. As an example, he pointed to Proposal #16 which indicates that any property with 100 ft of a corner can have up to 2500 sf of commercial space. If approved the amendments to the zoning will become law. property Mr. Graziano included that home businesses will be permitted to include up to 25% and will negatively impact the surrounding properties with additional traffic/parking, etc. He created maps for the Throgs Neck and City Island communities which show potential development sites. The document for Throgs Neck can be viewed at <https://www.nyc.gov/assets/bronxcb10/downloads/pdf/presentations/throgs-neck-city->

[of-yes-economic-opportunity-proposal-16.pdf](#). He feels that 1,127 pages is more than most will read. These zoning will negatively impact the entire City of New York.

The Board members discussed the proposal and asked questions of NYC City Planning, Bronx Borough Director Paul Philips and Mr. Graziano. Mr. Philips said the Board can vote with conditions and suggested using the check list with a final vote to go through the City Council. Mr. Graziano said that there was a public hearing on 1/24/2024 on the proposal and added that the hearing was held to early and should have been held after all community boards received a presentation.

The following representatives of Civic Associations spoke. All voiced opposition to the text amendment. In addition the minutes reflect that by a show of hands, the public in attendance was also in opposition.

- Jack McCarrick, Throgs Neck Homeowners Association: read an opposition statement
- Barbara Dolensek, City Island Civic Association: read an opposition statement
- Daisy Colon, homeowner: against the proposal
- George Havranek, Spencer Estates: against the proposal; read the text amendment; questions the value of the proposal to the community, no parking provisions required
- Joseph Donovan, Locust Point: against the proposal
- Joanne Sohmers, Ferry Point Civic Association against the proposal; also against any casino development in the FPP community
- Andrew Chirico, Waterbury LaSalle Community Homeowners Association – opposed; also against the Ballys proposal
- Deborah Roff, Edgewater Park – against
- Jerry Landi, CI Chamber of Commerce - against

A motion to close the public session was made by Ms. Rosario, seconded by Ms. McMillan with all in agreement.

Resolution:

“Resolved...at the recommendation of Bronx Community Board #10 to approve the City of Yes Economic Opportunity Text Amendment and that this be forwarded to the Department of City Planning.”

A motion to accept the resolution to approve the City of Yes for Economic Development Text Amendment was made by Ms. Musano, seconded by Ms. Krynicki with the following vote: (0) in favor, (25) against, (0) abstain, (0) recusal. **The Resolution did not pass.**

Public Hearing on the New York City Department of City Planning’s Gaming Text Facility Amendment

This proposed zoning change would allow up to three gaming facilities in select commercial and manufacturing districts downstate. The facilities would only be considered compliant with zoning if they have been licensed through the robust State-level process. New York State has requested applications for up to three downstate gaming facilities. Applicants within New York City are at a disadvantage to other downstate applicants, because our zoning code prohibits these facilities. This zoning proposal only applies to the three State-licensed downstate facilities and not any future gaming licenses. For additional information look at the following website: <https://www.nyc.gov/assets/planning/download/pdf/plans-studies/gaming-facilities/gaming-faq.pdf>. A copy of the presentation can be viewed at: https://www.nyc.gov/assets/bronxcb10/downloads/pdf/presentations/Gaming_Bronx_CB10.pdf

A community advisory committee consists of representatives of the Governor, State Senator, State Assembly Member, Mayor, Borough President and City Council Member. The State licensing process includes input and approval by a Community Advisory Committee for each gaming facility application. If approved by the Community Advisory Committee, the State Gaming Facility Location Board and State Gaming Commission will then consider applications. Note the area in question is downstate which includes Long Island, NYC, Westchester, Putnam, Dutchess counties. There are two casinos currently in operation – one in Queens (Aqueduct) and Westchester (Empire City). The text amendment is strictly for the operation of a gaming facility within commercial and manufacturing districts.

The Board members discussed the proposal and asked questions.

The following public members spoke. All voiced opposition to the text amendment. In addition the minutes reflect that by a show of hands, the public in attendance was also in opposition.

- Joanne Sohmers, Ferry Point Civic Association
- Joe Donovan, Locust Point Civic Association
- Daisy Colon, homeowner
- Deborah Roff, Edgewater Park Cooperative
- Andrew Chirico, Waterbury LaSalle Civic
- Paul Graziano, urban planner: approval of this text amendment will result in the alienation of park land; all parks are controlled by the State and prevent the City from accomplishing things; text amendment is a shortcut with negative results

A motion to close the public session was made by Ms. Rosario, seconded by Ms. McMillan with all in agreement.

Resolution:

“Resolved...at the recommendation of Bronx Community Board #10 to approve the Gaming Facility Zoning Text Amendment and that this be forwarded to the Department of City Planning.”

A motion to accept the resolution to approve the Gaming Facility Zoning Text Amendment was made by Ms. Krynicky, seconded by Mr. Connolly with the following vote: (0) in favor, (24) against, (0) abstain, (0) recusal. **The Resolution did not pass.**

Motion to close the January 24, 2024 Public Hearing was made by Ms. Krynicky, seconded by Mr. Connolly and unanimously approved by all.

Respectfully submitted by Susan Duffy.

This is to certify that the foregoing minutes reflect the information that was discussed at the Public Hearing of January 24, 2024.

A handwritten signature in blue ink that reads "Nancy Rosario". The signature is written in a cursive style.

Bishop Nancy Rosario, Secretary

Dated: January 25, 2024

JANUARY 24, 2024 BRONX COMMUNITY BOARD 10 46 Members/24=Quorum	A T T E N D	1. City of Yes Economic Development	2. Gaming Facility Text					
		1 st	1 st					
Board Member Name		A = abstain	X = against	v = in favor				R = recuse
Accomando, Thomas	A							
Ahmed, Shameem	A							
Ali, Mohammed	A							
Baez, Raquel	A							
Barbarelli, Robert	A							
Barobhuiya, Ibrahim	P	X	X					
Brockington, Crystal	P	X	X					
Bufano, Milagros	P	X	X					
Cantillo, Peter	A							
Caruso, Maria	P	X	X					
Cascante, Amanda	A							
Collins, Linda	P	X	X					
Connolly, Joseph	P	X	X					
Del-Debbio, Peter	A							
Fludd, Maritza	P	X	X					
Franklin, Terence	A							
Gomez Jr., Julio	P	X	X					
Gonzalez, Daisy	P	X	X					
Grell, Joanne	P	X	X					
Haywood, Steven	A							
Hazell, Stefani	P	X	X					
Hooks, Michael	P	X	X					
Hunt, Deborah	A							
Krynicky, Dorothy	P	X	X					
Lowe, Victoria	P	X	X					
Marano, John	P	X	X					
McMillan, Susan	P	X	X					
Mondello, Joseph	P	X	X					
Morris, Martin	P	X	X					
Musano, Mary Jane	P	X	X					
Nunez, Nelson	A							
Palladino, Steven	A							
Pinnock, Charmaine	P	X	X					
Popovic, Louis	P	X	X					
Prioleau, Devon	P	X	LEFT EARLY					
Robert, John	A							
Rosario, Nancy	P	X	X					
Ruiz, Hector	A							
Russo, Joseph	A							
Sala, Nick	A							
Salimbene, Anthony	P	X	X					
Sajous, Michelle	A							
Smith, Tom	P	X	X					
Thomas, Janine	A							
Torres, Angela	A							
Woods, Stephanie	A							
TOTAL	25	25 against	24 against					