



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 20, 2025 at 7:00 P.M.

Villa Barone Manor, 737 Throgs Neck Expressway, 10465

PRESENT: T. Accomando, M. Ali, Y. Alvarez, R. Baez, I. Barobhuiya, M. Bufano, J. Connolly, P. Del-Debbio, M. Fludd, T. Franklin, J. Gomez Jr., D. Gonzalez, S. Haywood, S. Hazell, G. Herman, M. Hooks, D. Hunt, D. Krynicki, V. Lowe, J. Marano, S. McMillan, J. Mondello, M. Morris, MJ. Musano, N. Nunez, L. Popovic, D. Prioleau, J. Robert, H. Ruiz, J. Russo, A. Salimbene, T. Smith, A. Torres, S. Woods (total # present = 34)

ABSENT: R. Barbarelli, P. Cantillo, M. Caruso, J. Grell, N. Rosario, J. Thomas
(total # absent = 6)

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

Chairman Joseph Russo began the meeting at 7:10 p.m. with the Pledge of Allegiance. A moment of silence was held for two former Board members recently passed, Julian Misiurski and Nicholas Sala.

PUBLIC PARTICIPATION SECTION:

Twenty members of the public spoke during the public participation for comment on Bally's Hotel and Casino. The majority in favor were from union organizations outside of the Community Board community, citing employment as the major for support.

1. Joseph Engel - support
2. Al Pizzaro - support
3. John Anderson - support
4. Marion Frampton - support
5. Edward Romeo - support
6. Michael Mood - support
7. Edward Rivera - support
8. William Hightower – support
9. Thomas Sheppard - oppose
10. Anthony Mercado - support
11. Spencer Middleton – support
12. Laverne Francis – oppose
13. Philip McArdle – support

14. Arlo Boden – support
15. Rafael Rodriguez – support
16. Philip McArdle - support
17. Nadir Kahn – support
18. Dawn Pappas - oppose
19. Mr. Mullane - oppose
20. Soo Kim, chair of Bally’s Corporation – support; said egress will not affect east Tremont Avenue

The following handed in written statements:

1. CM Farias – support
2. Melisa Medina – support
3. Natalia Corridori – support
4. Lynne Corey – support
5. Andrew Chirico – oppose
6. Throggs Neck Resident Association - oppose

A motion to close the Public Participation Session was unanimous.

RESOLUTIONS

- 1 **“Resolved...to accept the minutes of the Bronx Community Board #10 meetings of February 20, 2025 and February 25, 2025.”**

A motion to accept the Minutes was made by Mr. Nunez, seconded by Ms. Bufano, and unanimously approved by all. **The Resolution passed.**

Chair Russo, due to numerous public disruptions, decided that for the safety of the Board, the integrity of our deliberations and the well-being of the public cleared the room. After the room was cleared, we continued our meeting and voted on our resolutions. There remained several public members, members of the press – Bronx Times Reporter, WPIX and WCBS – as well as representatives of several local elected officials, including Council Member Riley, Council Member Farias, Congressional Representative Ocasio-Cortez and Mayor Adams – present to witness the votes.

2. HOUSING and ZONING – Bally’s Hotel and Casino

Resolved...at the recommendation of the Housing and Zoning Committee to approve ULURP(s) C250085MMX, C250093PPX, and C250086ZMX with the following conditions and that this be forwarded to the Full Board for its approval:

1. Long-term investment commitment plan for NYCHA Throggs Neck Houses, including but not limited to roof repair/replacement and boiler system repair/replacement,
2. Participation in a public/private partnership with NYC Parks to ensure that estimated investment of \$100M into NYC parks benefit Community Board #10 parklands, including but not limited to:
 1. Bufano Park repairs
 2. Bruckner Playground repairs
 3. Reconstruction of Ferry Point Park soccer and cricket fields

4. Construction of dog run at Ferry Point Park
5. Installation of sidewalks at Ferry Point Park on Balcom Avenue from Dewey Avenue to Sampson Avenue and on Miles Avenue from Balcom Avenue
6. Installation of fencing on Ferry Point Park vacant lot at Emerson Avenue
3. Community Board participation in the design and implementation of a Community Benefit Agreement (CBA)
4. Community Board representation on Bally's Community Advisory Board (CAB) to be advised of decisions related to traffic management, noise & light pollution mitigation, environmental impacts, etc. prior to and during construction and during operations
5. Installation of increased lighting along Hutchinson River Parkway service road
6. Commitment to support local civic organizations including but not limited to local merchants' group, neighborhood civic associations and cultural associations
7. Commitment to work with the Borough President's office on a Bronx based workforce development strategy with defined targets for local labor
8. Installing new and updating existing infrastructure such as sewers and catch basins
9. Provide our Board with updated samplings when construction is underway and provide a wash station for all vehicles leaving construction site
10. Commitment to gambling addiction education and providing resources.

Board members were given the opportunity to discuss the Resolution prior to voting. Some brought up the public members who spoke in support including the lack of transparency as to where he/she may reside, and some felt this appeared to be an attempt to sway the Board members vote.

A motion to accept the Resolution was made by Mr Accomando, seconded by Mr. Marano with the following result: (5) in favor, 29 against. **The Resolution did not pass.**

3. ECONOMIC DEVELOPMENT – NEW LICENSES

“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:”

*IKKO, 3938 E Tremont Ave, 10465, License #NEW. **(New Owner)**

Indoor	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Hours	<u>11AM to 12AM</u>	<u>11AM to 12AM</u>	<u>11AM to 12AM</u>	<u>11AM to 12AM</u>	<u>11AM to 12AM</u>	<u>11AM to 12AM</u>	<u>11AM to 12AM</u>
MOP:	Recorded Music						

*Kpot Korean BBQ, 200 Baychester Ave-#207A, 10475, License #NEW. **(New Owner)**

Indoor	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Hours	<u>12PM to 12AM</u>	<u>12PM to 12AM</u>	<u>12PM to 12AM</u>	<u>12PM to 12AM</u>	<u>12PM to 12AM</u>	<u>12PM to 1AM</u>	<u>12PM to 1AM</u>
MOP:	Recorded Music						

A motion to accept the Resolution for new licenses was made by Mr. Popovic, seconded by Mr. Russo, and approved as follows: Unanimous by the 32 remaining members present. **The Resolution passed.**

3. ECONOMIC DEVELOPMENT – RENEWALS

“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:”

*Scavello’s on the Island. 101 City Island Ave, 10464, License #1282711-Expiration date-3/31/2025.

*Chipotle Mexican Grill #2659, 2122 Bartow Ave-#116, 10475, License #13150055-Expiration Date-03/31/2025.

A motion to accept the Resolution for renewal licenses was made by Mr. Smith, seconded by Ms. Baez, and approved as follows: Unanimous by the 32 remaining members present. **The Resolution passed.**

5. MUNICIPAL SERVICES – OUTDOOR DINING APPLICATIONS

“Resolved...at the recommendation of the Municipal Services Committee to approve the following Outdoor Dining applications # 20240801020003 of Lena Trattoria at 3470 East Tremont Avenue and # 20240803030002 Havana Café at 3151 East Tremont Avenue and that this be sent to the Full Board for its approval and a letter sent to the Department of Transportation.

A motion to accept the Resolution for outdoor dining applications #Lena Trattoria, 3470 East Tremont Avenue, # 20240801020003 and Havana Café, 3161 East Tremont Avenue, # 20240803030002 was made by Ms. Fludd, seconded by Ms. Woods, and approved as follows: Unanimous by the 32 remaining members present. **The Resolution passed.**

DISTRICT MANAGER’S REPORT: Mr. Cruz

- Outdoor dining establishments may remain open until midnight; no outdoor music is permitted.
- Information on Cannabis Applications:
 - 1 – Victory LLC, 3641 East Tremont Avenue to be voted on in April
 - 2 - The Shamrock at 1729 Crosby Avenue, 10461 “may” submit an application to open a dispensary
 - 3 – 3211/3217 Philip Avenue: application submitted to OCM to open a micro business; may want to add a retail dispensary but plans are still pending
- April Municipal Services – Captain Ortiz 45th new commander to be at meeting
- DSNY Compost inspections begin on April 1, 2025

COMMITTEE REPORTS

EXECUTIVE BOARD: Mr. Russo

The Executive Board met on Monday March 17, 2025. Minutes to be prepared and will be self-explanatory.

HOUSING/ZONING COMMITTEE: Mr. Popovic

The Committee met on March 11, 2025. Mr. Popovic and Mr. Prioleau were re-elected as Chair and Co-Chair. Minutes are self-explanatory.

ECONOMIC DEVELOPMENT COMMITTEE: Mr. Accomando

The Committee met on March 4, 2025. Minutes are self-explanatory. All liquor licenses were voted on and are noted above. Mr. Accomando and Mr. Smith were re-elected as Chair and Co-Chair.

MUNICIPAL SERVICES COMMITTEE: Ms. Baez

The Committee met on March 12, 2025. Minutes are self-explanatory. Mr. Mondello was elected as Chair and Ms. Baez as Co-Chair.

PARKS/RECREATION COMMITTEE: Mr. Franklin

The Committee met on March 13, 2025. Minutes are self-explanatory. Mr. Franklin was re-elected as Chair and Ms. Krynicki as Co-Chair.

HEALTH/HUMAN SERVICES: Ms. Hunt

The Committee did not meet in March. Next meeting is April 2, 2025.

YOUTH & EDUCATION COMMITTEE: Ms. Torres

The Committee will meet on March 24, 2025.

ELECTED OFFICIALS:

The representative from the Bronx District Attorney's office discussed outreach events. Contact information: 718-838-7454, 646-988-8307.

Community Affairs Office, Alina Dowe: Urged the community to continue sending in complaints about illegal cannabis shops. Contact information: adowe@cityhall.nyc.gov, 212-346-5792, 914-446-8393.

U.S. Representative Ocasio-Cortez: Discussed congressional art event for students; noted the rehiring of federal workers. Contact information: Katerine.Quinde@mail.house.gov, 1231 Lafayette Ave, Ste L-610, 10474, 718-662-5970.

State Senator Fernandez Office, Alex Porco: Went over outreach events, extension of heating program; Contact information: <https://www.nysenate.gov/senators/nathalia-fernandez>. 718-822-2049

Mr. Marano asked Alex Castro for the Senator's position on the Bally's Hotel and Casino; Senator has not yet formulated a position.

Council Member Riley Office, Cynthia Prisco: went over legislative efforts and events outreach. Contact information: [District 12@council.nyc.gov](mailto:District12@council.nyc.gov), 135 Einstein Loop, Rm 44, 10475, (347) 326-8652
cprisco@council.nyc.gov

OLD BUSINESS: None

NEW BUSINESS: None

Motion to close the March 20, 2025 Public Hearing and Full Board meeting 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 and full Board meeting of March 20, 2025.



District Manager

Dated: March 22, 2025

March 20, 2025 BRONX COMMUNITY BOARD 10 40 Members/21=Quorum	A T T E N D	1. Minutes 2/20/25 & 2/25/2025	2. HZ – Bally’s Hotel & Casino	3. ED – Renewals	4. ED – New	5. MS – (2) Outdoor Dining		A = Abstain X = Against ✓ = In Favor R = refusal
		1 st Nelson N 2 nd Milagros B	1 st Tom A 2 nd John M	1 st Tom S 2 nd Raquel B	1 st Lou P 2 nd Joe R	1 st Maritza F 2 nd Stephanie W		
Board Member Name								
Accomando, Thomas		✓	X	✓	✓	✓		
Ali, Mohammed		✓	X	✓	✓	✓		
Alvarez, Yocasta		✓	X	✓	✓	✓		
Baez, Raquel		✓	X	✓	✓	✓		
Barbarelli, Robert								
Barobhuiya, Ibrahim		✓	X	✓	✓	✓		
Bufano, Milagros		✓	X	✓	✓	✓		
Cantillo, Peter								
Caruso, Maria								
Connolly, Joseph		✓	X	✓	✓	✓		
Del-Debbio, Peter		✓	X	✓	✓	✓		
Fludd, Maritza		✓	X	✓	✓	✓		
Franklin, Terence		✓	X	✓	✓	✓		
Gomez Jr., Julio		✓	X	✓	✓	✓		
Gonzalez, Daisy		✓	X	✓	✓	✓		
Grell, Joanne								
Guy, Herman		✓	X	✓	✓	✓		
Haywood, Steven		✓	X	✓	✓	✓		
Hazell, Stefani		✓	X	✓	✓	✓		
Hooks, Michael		✓	X	✓	✓	✓		
Hunt, Deborah		✓	X	✓	✓	✓		
Krynicky, Dorothy		✓	X	✓	✓	✓		
Lowe, Victoria		✓	X	✓	✓	✓		
Marano, John		✓	X	✓	✓	✓		
McMillan, Susan		✓	X	✓	✓	✓		
Mondello, Joseph		✓	✓	✓	✓	✓		
Morris, Martin		✓	X					Left early
Musano, Mary Jane		✓	X	✓	✓	✓		
Nunez, Nelson		✓	X	✓	✓	✓		
Popovic, Louis		✓	✓	✓	✓	✓		
Prioleau, Devon		✓	✓					Left early
Robert, John		✓	X	✓	✓	✓		
Rosario, Nancy								
Ruiz, Hector		✓	✓	✓	✓	✓		
Russo, Joseph		✓	✓	✓	✓	✓		
Salimbene, Anthony		✓	X	✓	✓	✓		
Smith, Tom		✓	X	✓	✓	✓		
Thomas, Janine								
Torres, Angela		✓	X	✓	✓	✓		
Woods, Stephanie		✓	X	✓	✓	✓		
TOTAL		34 = ✓	29 = X 5 = ✓	32 = ✓	32 = ✓	32 = ✓		