

**HOUSING and ZONING**  
**March 11, 2025 7:00 P.M.**

**Present:** L. Popovic, T. Accomando, M. Musano, D. Krynicki, J. Marano, H. Ruiz, V. Lowe, J. Grell, J. Gomez, S. McMillan, T. Smith, J. Gomez

**Absent:** D. Prioleau, M. Caruso, D. Gonzalez

**Guests:** R. Bieder, A. Lynch, C. Jewett, N. Weisbard, T. Goldstein

The meeting opened with the Pledge of Allegiance. Seyfarth Shaw LLP, on behalf of its client, 3660 East Tremont Avenue, presented to the committee its request for a special permit for 15 years. The Board of Standards and Appeals will hear the application in the upcoming months. The special permit extension is required to operate the McDonald's drive-thru. T. Accomando made the following motion which was seconded by J. Marano and *unanimously* approved by all.

**Resolved...** at the recommendation of the Housing and Zoning Committee that BSA Cal. #2025-02-BZ, which is 3660 East Tremont Avenue, be submitted to the Full Board for its approval as part of a public hearing on Thursday, April 17.

The committee discussed Bally's Casino's land use items to de-map, acquire and seek a zoning district for Bally's Links at Ferry Point Park to operate a casino and hotel. The committee discussed issues regarding traffic, quality of life and environmental matters. S. McMillan made a motion to approve the following resolution which was seconded by V. Lowe. The motion did not *pass* as there were 3 in favor (L. Popovic, S. McMillan and H. Ruiz, Jr.) and 9 opposed (T. Accomando, J. Gomez, M. Hooks, J. Grell, D. Krynicki, J. Marano, M. Musano and T. Smith).

L. Popovic and D. Prioleau were unanimously re-elected as Chairman and Co-Chair respectively of the Housing and Zoning Committee.

**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 samples when construction is underway and provide a wash station for all vehicles leaving construction site
10. Commitment to gambling addiction education and providing resources.

L. Popovic and D. Prioleau were unanimously re-elected as Chairman and Co-Chair respectively of the Housing and Zoning Committee. The meeting closed at roughly 8:45 p.m.