



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

3165 East Tremont Avenue • Bronx, New York 10461

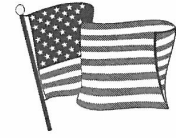
Tel: (718) 892-1161 • Fax: (718) 863-6860

E-mail: bx10@cb.nyc.gov

Facebook.com/BronxCommunityBoard10

Website: www.nyc.gov/bronxcb10

Instagram & Twitter @BronxCB10



Joseph Russo
Chairperson

Matthew Cruz
District Manager

Public Hearing Meeting of BRONX COMMUNITY BOARD #10 OCTOBER 16, 2025 at 7:00 P.M.

Riverbay Corporation, 2049 Bartow Ave., R31, 10475

PRESENT: T. Accomando, Y. Alvarez, R. Baez, R. Barbarelli, M. Bufano, M. Caruso, D. Gonzalez, H. Guy, S. Haywood, D. Krynicki, S. Medrano, J. Mondello, A. Montoya, N. Nunez, L. Popovic, N. Rosario, I. Rosario-Urban, H. Ruiz, J. Russo, T. Smith, J. Thomas, S. Woods (total # present = 22)

ABSENT: I. Barobyuiya, P. Cantillo, J. Connolly, M. Fludd, T. Franklin, J. Gomez Jr., J. Grell, S. Hazell, M. Hooks, D. Hunt, V. Lowe, J. Marano, S. McMillan, M.J. Musano, D. Prioleau, J. Robert, A. Salimbene, A. Torres, (total # absent = 18)

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

Chairman Joseph Russo began the meeting at 7:15 pm with the Pledge of Allegiance. Mr. Russo requested a moment of silence in honor of the passing of former staff member, Estelle Marra.

PUBLIC PARTICIPATION SECTION:

1. Luis Rodriguez, PB resident spoke in opposition to the shelter. Read a statement.
2. Aaron Yarborough, PB resident spoke in opposition to the shelter and the negative impact to the community.
3. Philip Papaelias, PB resident spoke in opposition to the shelter.
4. Bob Bieder, 45 Pct Council President, Coffee with a Cop event, 11/18 6-9 at the Living Room Dill Place
5. Leon Tulton, resident of Co-op City: discussed issues within Riverbay – street light, pooling of water and Baychester Bridge and ADA compliancy. DM Cruz requested that Mr. Tulton send a text to him for resolution.
6. Tyreke Israel, resident of PB spoke about shelter and raised issues that will arise should a shelter be built. DM Cruz said that Bronx Works will be managing the shelter.
7. NYPL Ricky Collado City Island, Leslie Brown Baychester, Pelham Bay head librarian: all representatives continued to request support and highlighted library programs; left flyers.

A motion to close the Public Participation Session was unanimous.

RESOLUTIONS

1. Minutes of Public Hearing Meeting

“Resolved... at the recommendation of Bronx Community Board #10 that the minutes of the September 18, 2025 Public Hearing Meeting be approved.

A motion to accept the Public Hearing Minutes of September 18, 2025 was made by Mr. Accomando, seconded by Mr. Guy and approved as follows: unanimous. **The motion passed.**

2a. Executive Board – FY 27 District Needs Statement

“**Resolved**...at the recommendation of Bronx Community Board 10 that the District Needs Statement for FY27 be voted on and forwarded to the Full Board for approval.

A motion to accept the Resolution for the District Needs Statement FY27 was made by Mr. Accomando, seconded by Mr. Guy, and approved as follows: (17) in favor; (5) ineligible to vote. **The Resolution passed.**

NOTE: Only Board members not employed by a NYC or NYS agency are permitted to vote.

2b. Executive Board – Creation of 2026 Elections/Nominations Committee

“**Resolved**...at the recommendation of the Executive Board of Bronx Community Board #10 that an ad hoc 2026 Elections and Nominations Committee be created to conduct the election on January 15, 2026 and that this be forwarded to the Full Board for its approval.” *(Only need a committee of two (2))*

A motion to accept the Resolution for the creation of an ad hoc 2026 Nominations and Elections Committee was made by Ms. Rosario, seconded by Mr. Accomando, and approved as follows: unanimous. The following Board members volunteered to serve: Raquel Baez and Daisy Gonzalez. **The Resolution passed.**

3. Economic Development – Renewal 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:”

*Chipotle #2540, 815 Hutchinson River Pkwy, 10465, License #1289465-Expiration Date-10/31/2025.

*Patricia’s, 3883 E Tremont Ave, 10465. License #1214591-Expiration Date-10/31/2025.

*Travesias Restaurant, 3830-3832-3834 E Tremont Ave, 10465, License #1335839-Expiration Date-01/31/2026.

*Turtle Cove Golf Center-Park Place Café, 1 City Island Rd, 10465, License #0267-21-116523-Expiration Date-11/30/2025.

*Mamajuana Café, 3233 E Tremont Ave, 10461, License #03420-21-119996-Expiration Date-11/30/2025.

*Crosstown Diner, 2880 Bruckner Blvd, 10465, License #03420-23-162679-Expiration Date-10/31/2025.

A motion to accept the Resolution for renewal licenses was made by Mr. Accomando, seconded by Ms. Baez with the following result: unanimous. **The Resolution passed.**

4. Economic Development – Changes of 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:”

*Empire Express, 3486 E Tremont Ave, 10465, License #1337965-Expiration Date-03/31/2026.
(Change from Full Liquor to Wine and Beer)

A motion to accept the Resolution for a change in method of operation license was made by Ms. Rosario, seconded by Ms. Baez with the following result: unanimous. **The Resolution passed.**

5. Municipal Services – Street Activity Permits

“**Resolved**...at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that the following street activity permit applications be approved and sent to the full Board for approval:

Event: 889606 – Halloween @ The Square 2025

Date: Friday, October 31, 2025

Time: 4:30 – 7:30 PM

Setup: 1:00 – 4:30 PM

Breakdown: 7:30 – 8:00 PM

Location: St. Raymond Avenue between E. Tremont Avenue and Benson St

Contact: Yasmin Cruz

Event: 889613 – Castle Hill Tree Lighting with Santa

Date: Friday, December 5, 2025

Time: 5:00 – 7:00 PM

Setup: 12:00 – 5:00 PM

Breakdown: 7:00 – 9:00 PM

Location: Castle Hill Avenue between Westchester Avenue and Starling Avenue
Opposite 1320 Castle Hill Avenue, in front of 1309 Castle Hill Avenue
Contact: Sasha Ortiz

A motion to accept the Resolution for street activity permits was made by Ms. Rosario, seconded by Mr. Guy and approved as follows: unanimous. **The Resolution passed.**

DISTRICT MANAGER'S REPORT: Mr. Cruz

- Proposed homeless shelter: no funding has been committed by the City (DHS) as of current time; plans were filed in June for a 7-story building, DOB plans note a shelter. Bronx Works wants to be the operator; the Board, Council Member Marmorato and Bronx BP have made overtures to meet with the owner, DHS and Bronx Works; no response to date. If developed, it will take a minimum of 3-5 years; most shelters are two stories, not 7. Zoning R 5 and R7 (5 stories max).
- 801 Co-op City Boulevard, no longer a planned medical office facility is now going to be the location of the Capital Prep School.
- Mr. Cruz thanked the office of Council Member Riley for securing area cleanups.
- Housing and Zoning Committee meeting will be on Tuesday, October 21 in the Board office. Topic is 2800 Bruckner Boulevard which will require an extension to the existing building. Plans are to relocate the Bronx Charter School, now located on the campus of Monsignor Scanlan.
- Staff member, Susan Duffy, will be retiring at the end of the November.

COMMITTEE REPORTS

EXECUTIVE BOARD: Mr. Russo

The Executive Board met on October 14, 2025. Minutes are self-explanatory.

HOUSING/ZONING COMMITTEE: Mr. Popovic

The Committee will meet on October 21, 2025.

ECONOMIC DEVELOPMENT COMMITTEE: Mr. Accomando

The Committee met on October 7, 2025. Minutes are self-explanatory. All liquor licenses were voted on and are noted above.

MUNICIPAL SERVICES COMMITTEE: Mr. Mondello

The Committee met on October 8, 2025. Minutes are self-explanatory.

PARKS/RECREATION COMMITTEE: Ms. Krynicki

The Committee did not meet in October.

HEALTH/HUMAN SERVICES: Ms. Bufano

Oct. 26, 2025 Breast Cancer walk at Bay Plaza; Board will have a table.
The Committee will meet in November.

YOUTH & EDUCATION: Ms. Woods

Committee met on September 22, 2025. Next meeting November 22, 2025.
(Note: no minutes were provided.)

ELECTED OFFICIALS:

Alexis Ruiz, Office of Bronx Borough President Vanessa Gibson: thanked those Board members for attending the land use training; General Post Office to open 10-18 and 10-19th. Contact information: 851 Grand Concourse, 10451, aruiz@bronxbp.nyc.gov.

Matan Kogen, Office of Bronx District Attorney Darcel Clark: went over upcoming events: - 5K walk/run on Saturday 10/18; 11/22 and 12/13 gun buy-back events. Office contact information: 198 East 161 Street, 10451, 718-838-7454.

Mark Nitis, Office of Council Member Kristy Marmorato: Council Member is working with the Board and has reached out to Bronx Works and DHS, no response. Upcoming event - 10/25 Fall Festival. Contact information is District13@council.nyc.gov, 1925 Williamsbridge Rd, 10461, 718-931-1721.

Aaron Carnegie, Office of Council Member Kevin Riley: discussed legislation and upcoming events; budget update – participatory budget suggestions will be accepted; see website for sign-up information on events, breast cancer walk; Halloween event at YMCA. Contact information is District12@council.nyc.gov, 135 Einstein Loop, 10475, 347-326-8652.

Ranell Ogilvie, Office of State Senator Jamaal Bailey: discussed upcoming events and provided flyers. Contact information senatorjbailey@nysenate.gov, 959 East 233rd St., 10466, 718-547-8854.

Alex Porco, State Senator Fernandez's Office: discussed upcoming events and bills that were passed; contacting DHS concerning proposed Pelham Bay shelter and will urge developer to create permanent housing instead of shelter; NYS gaming licenses are 3 however it is not set that all remaining 3 will receive such license. Contact information: 3853 East Tremont Avenue, 10465, <https://www.nysenate.gov/senators/nathalia-fernandez>. 718-822-2049

Katerine Quinde, Office of Representative Alexandria Ocasio-Cortez: discussed government shutdown, left flyer with information which is also available on website; discussed event with AOC and Sen. Sanders. Contact information: Katerine.Quinde@mail.house.gov, <https://ocasio-cortez.house.gov/contact>, 1231 Lafayette, L610, 10474/718-662-5970.

Kelly Saunders, Office of Representative George Latimer: constituent services available for any federal agency; congressional app challenge will close at the end of October; Contact information: https://latimer.house.gov/address_authentication?form=/contact/email-me, 177 Dreiser Loop, Room 3, (718) 530-7888. Kelly.saunders@mail.house.gov.

Alina Dowe, Bronx Borough Director, Mayor's Office of Community Affairs: Mayor not running; community affairs office is still running and serving constituents. Contact information: Adowe@cityhall.nyc.gov; 212-346-5792.

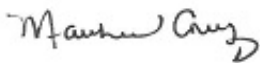
OLD BUSINESS: None

NEW BUSINESS: None

Motion to close the October 16, 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 October 16, 2025.



District Manager
Dated: October 17, 2025

DATE: 10-16-2025	A T T E N D		1. Minutes of 9-18-2025	2a. Exec. Board DNS – FY27	2b. Exec Board 2026 Elec/Nom Comm.	3. Econ Dev – Renewals	4. Econ Dev - CMOP	5. MS - SAPO
BRONX COMMUNITY BOARD 10			1 st Tom A.	1 st Tom A.	1 st Nancy R.	1 st Tom A	1 st Nancy R.	1 st Nancy R.
40 Members/21=Quorum			2 nd Herman G.	2 nd Herman G.	2 nd Milagros B	2 nd Raquel B	2 nd Raquel B	2 nd Herman G
Board Member Name								
Accomando, Thomas	P		✓	✓	✓	✓	✓	✓
Alvarez, Yocasta	P		✓	✓	✓	✓	✓	✓
Baez, Raquel	P		✓	✓	✓	✓	✓	✓
Barbarelli, Robert	P		✓	✓	✓	✓	✓	✓
Barobhuiya, Ibrahim	X							
Bufano, Milagros	P		✓	✓	✓	✓	✓	✓
Cantillo, Peter	X							
Caruso, Maria	P		✓	✓	✓	✓	✓	✓
Connolly, Joseph	X							
Fludd, Maritza	X							
Franklin, Terence	X							
Gomez Jr., Julio	X							
Gonzalez, Daisy	P		✓	did not vote	✓	✓	✓	✓
Grell, Joanne	X							
Guy, Herman	P		✓	did not vote	✓	✓	✓	✓
Haywood, Steven	P		✓	✓	✓	✓	✓	✓
Hazell, Stefani	X							
Hooks, Michael	X							
Hunt, Deborah	X							
Krynicky, Dorothy	P		✓	✓	✓	✓	✓	✓
Lowe, Victoria	X							
Marano, John	X							
McMillan, Susan	X							
Medrano, Steven	P		✓	did not vote ✓	✓	✓	✓	✓
Mondello, Joseph	P		✓	✓	✓	✓	✓	✓
Montoya, Alexis	P		✓	✓	✓	✓	✓	✓
Musano, Mary Jane	X							
Nunez, Nelson	P		✓	✓	✓	✓	✓	✓
Popovic, Louis	P		✓	✓	✓	✓	✓	✓
Prioleau, Devon	X							
Robert, John	X							
Rosario, Nancy	P		✓	✓	✓	✓	✓	✓
Rosario-Urban, Illiana	P		✓	did not vote	✓	✓	✓	✓
Ruiz, Hector	P		✓	did not vote	✓	✓	✓	✓
Russo, Joseph	P		✓	✓	✓	✓	✓	✓
Salimbene, Anthony	X							
Smith, Tom	P		✓	✓	✓	✓	✓	✓
Thomas, Janine	P		✓	✓	✓	✓	✓	✓
Torres, Angela	X							
Woods, Stephanie	P		✓	✓	✓	✓	✓	✓
TOTAL	22		22 = ✓	17 = ✓ 5 - ineligible	22 = ✓	22 = ✓	22 = ✓	22 = ✓
VOTING KEYS: ABS = ABSTAIN		R = RECUSE	✓ = IN FAVOR	X = AGAINST	ATTENDANCE KEYS:		P = PRESENT X = ABSENT	