



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Bronx Community Board 10 Full Board/ULURP Public Hearing May 7, 2026

PRESENT: R. Baez, R. Barbarelli, I. Barobhuiya, P. Cantillo, M. Caruso, M. Fludd, J. Gomez, Jr. H. Guy, S. Haywood, S. Hazell, M. Hooks, D. Krynicki, V. Lowe, S. McMillan, S. Medrano, J. Mondello, M.J. Musano, N. Nunez, D. Prioleau, I. Rosario-Urban, H. Ruiz, Jr., J. Russo, A. Salimbene, T. Smith, J. Thomas, A. Torres, S. Woods (27)

ABSENT: T. Accomando, Y. Alvarez, M. Bufano, J. Connolly, T. Franklin, D. Gonzalez, J. Grell, D. Hunt, J. Marano, A. Montoya, J. Robert, N. Rosario (12)

Chairman Russo began the meeting at 7:00 p.m. with the Pledge of Allegiance.

Public Participation

1.D. Poggi. Concerns about the rezoning. Traffic remains an issue. There's too much development to occur at once and that it will all worsen quality of life and traffic since most roads in the area are narrow and lead to bridges that often are congested. Truck loading and unloading is a paramount issue.

2. J. McCarrick. The Throggs Neck Homeowners Association is opposed to the proposal. The reduction in parking spaces could exacerbate blood donations at the new Blood Center.

At the closure of public participation, Rothkrug LLC, on behalf of Simone Development, presented the rezoning specifics, which can be found within the April 2026 Hosing and Zoning Minutes on our Community Board's website, and took questions from the Board Members.

RESOLUTIONS

“Resolved...at the recommendation of Bronx Community Board 10 to approve Uniform Land Use Review (ULURP) Application C240161ZMX which will rezone 815 Hutchinson River Parkway from an M1-1 zoning district to a C8 zoning district. *Motion passed.*

The meeting closed by an unanimous vote of adjournment at 8:30 p.m.

DATE: BRONX COMMUNITY BOARD 10 39 Members/20=Quorum	A T T E N D	815 Hutchinson River Pkwy 1 st D. Prioleau 2 nd R. Baez
Board Member Name		
Accomando, Thomas	A	
Alvarez, Yocasta	A	
Baez, Raquel		Abstain
Barbarelli, Robert		X
Barobhuiya, Ibrahim		✓
Bufano, Milagros	A	
Cantillo, Peter		✓
Caruso, Maria		X
Connolly, Joseph	A	
Fludd, Maritza		Abstain
Franklin, Terence	A	
Gomez Jr., Julio		✓
Gonzalez, Daisy	A	
Grell, Joanne	A	
Guy, Herman		X
Haywood, Steven		✓
Hazell, Stefani		X
Hooks, Michael		X
Hunt, Deborah	A	
Krynicky, Dorothy		✓
Lowe, Victoria		✓
Marano, John	A	
McMillan, Susan		✓
Medrano, Steven		✓
Mondello, Joseph		Abstain
Montoya, Alexis	A	
Musano, Mary Jane		X
Nunez, Nelson		X
Prioleau, Devon		✓
Robert, John	A	
Rosario, Nancy	A	
Ruiz, Hector		✓
Russo, Joseph		✓
Salimbene, Anthony		Abstain
Smith, Tom		X
Thomas, Janine		✓
Torres, Angela		X
Rosario-Urban, Illiana		✓
Woods, Stephanie		✓
KEYS: ABS = ABSTAIN R = RECUSE ✓ = IN FAVOR X = AGAINST ATTENDANCE KEYS: x = ABSENT		4 abstentions 14 yes 9 no