



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

HOUSING and ZONING **March 10, 2026 7:00 P.M.**

Present: L. Popovic, D. Krynicki, J. Marano, H. Ruiz, J. Grell, J. Gomez, T. Smith, D. Prioleau, M. Caruso, I. Urban Rosario, J. Gomez, Jr., S. Medrano, M. Musano, T. Accomando, D. Gonzalez, S. McMillan

Absent: I. Barobhuiya,

Guests: K. Roche (DCP), A. Mohyuddin (DCP)

The meeting opened with the Pledge of Allegiance.

The Committee heard a presentation from the Department of City Planning. There are new features to our community district due to the City of Yes. Some of our commercial districts such as East Tremont Avenue and City Island Avenue are “town center zoning” districts that could allow new buildings of two-to-four stories. Homeowners can create accessory dwelling units. However, the property must be owner-occupied at the time of construction. In R7-1 districts, the Universal Affordability Preference replaces Voluntary Inclusionary Housing to achieve significantly reduced rents. This is limited to medium-to-high density districts. The full presentation is on the community board website.

The meeting closed at roughly 8:15 p.m. by an unanimous vote of adjournment.