



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

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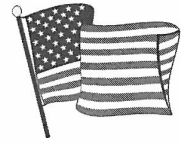
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Joseph Russo
Chairperson

Matthew Cruz
District Manager

HOUSING and ZONING

April 15, 2026 7:00 P.M.

Present: D. Prioleau, D. Krynicki, J. Marano, J. Grell, J. Gomez, T. Smith, M. Caruso, I. Urban Rosario, J. Gomez, Jr., S. Medrano, M. Musano, T. Accomando, D. Gonzalez, S. McMillan, P. Cantillo, V. Lowe

Absent: I. Barobhuiya, H. Ruiz, M. Hooks

Guests: J. Sohmers, J. Jarboe, M. Dolgow, J. Klein, C. Sohmers, A. Rothkrug, E. Palatnik, J. Herman, S. Ruffino

Chair Prioleau led the meeting with a Pledge of Allegiance and a moment of silence due to the passing of previous Chair Louis Popovic. First item on agenda dealt with 2010 Bartow Avenue (presently a McDonald's restaurant), where property owner is seeking a special permit to reconstruct the restaurant and its drive-through. 2010 Bartow Avenue will allow for a fully renovated and more modern designed McDonald's. The drive-through will allow for 11 cars to queue and will have 10 enclosed parking spaces and will comply with all regulations and requirements of the Americans with Disability Act. Presently, the drive-through can accommodate around 10 vehicles. The newly constructed restaurant, with a larger footprint of 3,900 square feet, will be similar to the modern "café themed" design found at the East Tremont Avenue and the Eastchester Road locations. If BSA's special permit is issued this Spring, construction can begin shortly thereafter, with estimated completion within (90) ninety days.

The second item on agenda included Simone Development, who is seeking a rezoning of 815 Hutchinson River Parkway (Hutch Target Mall). Zoning variance calling for M1-2 to C8-3 designation. The current district M1-2 limits businesses more than 10,000 square feet. Stores such as groceries and furniture are prohibited due to the M1-2 zoning district. The property currently is roughly 350,000 square feet. It has 800+ parking spaces. The proposed rezoning only affects its block. The proposed supermarket, in the southwest corner just above the loading docks, would involve new construction and the loss of 40+ parking spaces as storefronts adjacent to it will be used for potential supermarket staging. Because of the horizontal expansion, the parking lot will lose roughly 40 parking spaces. Simone Development submitted traffic plans to cut across Lafayette Avenue, but NYCDOT has not rendered approval as of this meeting. Committee Members expressed skepticism as traffic, ingress and egress on the property were not originally addressed when the property went under construction in the early 2010s. Local trucks maneuver on residential streets to reach the property which causes further congestion as passenger vehicles typically only have egress on one portion of the property which is onto Lafayette Avenue in the direction toward St. Raymond Cemetery. The Committee Members also felt that a high-quality supermarket, such as Whole Foods, Trader Joe's and/or Stop & Shop, was a positive attraction, as oppose to lower-quality grocers, however, the underlying traffic congestion needs a solution before rendering full Community Board approval.

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