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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Housing and Zoning Meeting

June 8, 2021 at 7:30 P.M.

Present: L. Popovic, R. Bieder, T. Accomando, P. Cantillo, D. Prioleau, G. Havranek, M. Musano, A. Chirico, C. Isales, M. Caruso, D. Krynicki

Absent: M. Johnson, J. Marano

Guests: C. Camilleri, J. Lamorella

Chairperson Popovic began the meeting at 7:30 P.M. C. Camilleri mentioned that the proposal for open restaurants will not be discussed tonight and will be placed on the September 2021 agenda. The health and fitness proposal are the only items to be discussed. The proposal will reduce the barriers to physical fitness establishments, spas, and licensed massage places. Zoning creates a regulatory barrier. The current process can take up to six months which limits entrepreneurs. In some instances, the uses are not permitted in many local retail streets. This proposal will remove the need for a NYC BSA special permit. It will depend upon if the space is more than ten thousand square feet in a commercial and manufacturing district. Higher-impact gyms, about weights and noise, will be required to submit documentation to the Buildings Department on how it will reduce noise and vibration. R. Bieder suggested including lighting in addition to noise and vibration as applicants apply to the Buildings Department. Because the NYC BSA special permit is not required, the Community Boards will no longer be a part of the process. Committee members also suggested a parking requirement, in addition to the light, is needed so that establishments do not pose quality-of-life concerns on commercial strips.

The following motion was proposed by T. Accomando and seconded by D. Krynicki and was supported by M. Caruso, G. Havranek, D. Krynicki, T. Accomando, M. Musano, A. Chirico, L. Popovic and D. Prioleau. R. Bieder abstained. Motion carried.

Resolved. . . . *at the recommendation of the Housing and Zoning Committee of Bronx Community Board 10 that a letter be drafted to Deacon Andrew Dietsche of the Episcopal Diocese of New York objecting as insufficient the five feet in depth archaeological study conducted at St. Peter's Episcopal Church.*

The old business item was the discussion of 155 Pilot Street. The Committee has asked the District Manager to contact the Buildings Department on possible zoning infractions. The new business item was brought to us by M. Caruso on 633 City Island Avenue. It is the Gateway project's desired location. M. Caruso mentioned the issue of the zoning infraction of commercial trucks on City of New York property.

The meeting closed by a vote of adjournment at 8:30 P.M.