



BRONX COMMUNITY BOARD No. 10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Hon. Vanessa L. Gibson
Borough President

Housing & Zoning Committee
May 10, 2022

Present: J. Russo, L. Popovic, R. Bieder, J. Marano, D. Krynicki, G. Havranek, T. Accomando, S. McMillan, C. Isales, M. Musano, A. Chirico, T. Accomando, V. Lajçi, M. Caruso, L. Russo, D. Prioleau

Absent: M. Johnson, P. Cantillo

Guests: J. Chirico, M. Lagares, M. Kaess, R. Nieves, A. Boller, M. Díaz, I. Rosenberg, J. Wagschal, J. Cerini, L. Szabados, A. Yaneli, M. Diaz, C. Donnelly

Meeting opened with Pledge of Allegiance at 7:30. The Committee took comments from members of the public on the Bruckner Rezoning application. There was one in favor and one opposed.

R. Bieder made a motion to accept the following resolution and was seconded by A. Chirico.

Resolved...at the recommendation of the Housing and Zoning Committee that the Committee draft a letter of disapproval to the City of New York City Planning Commission on the matter of Uniform Land Use Review Procedure (ULURP) Application C220007ZMX and that this be forwarded to the Full Board for its approval. **Motion carried by unanimous vote. L. Popovic recused himself.**

Comments made by Board Members stated that the Community Board is not opposed to affordable housing and that there are zoning districts where development is as-of-right. Members questioned if this Bruckner Rezoning site was reviewed for other potential uses. Members felt that the zoning protections put in place were long sought and was the result of a Department of City Planning study and the work of community groups and elected officials.

The Committee then moved on to the topic of 2241 Westchester Avenue. I. Rosenberg and J. Wagschal provided the new building application's specifics. It is to be a 9-story building with 81 dwelling units with 57 enclosed parking spaces. The gym and its allotted parking spaces will remain in place. The necessary remediation is taking place at the site. Average apartment is to be 600 to 800 square feet. 30% of the units will be income-restricted. Members asked that the development increase parking spaces to which ownership agreed to review if it is possible.

G. Havranek requested that the Committee review how to amend the City of New York City Charter to allow for much sooner public notice when letters of intent are sent to the Department of City Planning on rezoning matters. The Committee will review next month.

All Housing and Zoning Committees will now begin at 7 P.M. starting in June.

The meeting closed at roughly 8:40 P.M. by a vote of adjournment that was unanimously approved.

