



Ruben Diaz, Jr.
Borough President

BRONX COMMUNITY BOARD No. 10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

MINUTES

Public Hearings and Bronx Community Board #10

May 20, 2021, 7:00 p.m.

CISCO Webex Dial 646-992-2010, Access Key 1295938141

PRESENT: H. Acampora, T. Accomando, R. Bieder, M. Bufano, P. Cantillo, M. Caruso, T. Chambers, Col. W. Chin, A. Chirico, P. Del-Debbio, T. Franklin, G. Havranek, C. Isales, D. Krynicki, M. Morris, M.J. Musano, D. Noble, L. Popovic, D. Prioleau, J. Robert, N. Rosario, J. Russo, M. Sajous, A. Torres, M. Velazquez, S. Woods (total # present = 26)

ABSENT: M. Ali, R. Baez, R. Barbarelli, M. Davila, D. Hunt, M. Johnson, J. Landi, J. Marano, S. Millan, J. McQuade, E. Olton, J. Onwu, N. Sala, A. Salimbene, T. Smith, J. Thomas, B. Vasquez (total # absent = 17)

Board #10 Staff: Matt Cruz, District Manager
Susan Duffy, Community Assistant

Chairman Joseph Russo began the meeting at 7:10 p.m. with the Pledge of Allegiance.

Housing and Zoning Chair, Louis Popovic began the public hearings.

- 1. BSA Application 2019-32-BZ, 801 Co-op City Blvd., 10475: Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for an ambulatory diagnostic or treatment facility (UG 4) (PRC-B1 parking category) contrary to ZR §36-21, C4-1 zoning district.**

Mr. Dale spoke about the special permit application for a reduction in accessory parking that is before the City Board of Standards and Appeals. It is a proposed ambulatory building. The development is at the southern portion of the lot which will be 6 stories. The bottom 3 stories are for parking. There are 81 parking spaces at ground, 92 on the second floor, and 104 spaces on the third floor. Second and third floors are attendant parking. The proposed building is about 234,000 square feet. It is a total of 373 parking spaces for the building which includes 100 spaces from the adjacent nursing home. Based on current zoning requirements, it would be required to have 324 parking spaces. The special permit would allow the developer to reduce parking requirement by 55 spaces.

Parking concerns were raised by Board members and the Co-op City Community. The area is a dense location and parking for residents is less than optimal. The garages cannot accommodate the current

population and there are concerns that the cars of visitors and staff will spill over and adversely affect community parking. Other questions were parking fees; construction of a basement level to ease parking; creating additional rooftop parking or adding another floor; and if the facilities parking will be made available to the residents after business hours.

Ms. Sampson representing the Riverbay Board and overall community expressed concerns about the additional traffic congestion and noted that currently there are close to 200 residents unable to secure garage parking.

“Resolved...at the recommendation of the Housing and Zoning Committee of Bronx Community Board #10 that BSA Application 2019-32-BZ, 801 Co-op City Blvd., 10475 for a Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for an ambulatory diagnostic or treatment facility (UG 4) (PRC-B1 parking category) contrary to ZR §36-21. C4-1 zoning district be approved and forwarded to the full Board for approval.”

A motion to accept the Resolution was made by Mr. Accomando, seconded by Mr. Bieder with the following vote with 25 members present: (1) abstention (J. Robert); (24) opposed. **The Resolution did not pass.**

- 2. Department of City Planning Land Use Application N 210270 ZRY, Zoning for Accessibility Text Amendment: The MTA and DCP are proposing a citywide zoning text amendment that will allow the MTA to work more efficiently with private developers to help achieve systemwide accessibility. The proposal includes a system-wide transit easement certification and an authorization for transit improvement bonuses in high density areas to facilitate the implementation of ADA access at stations throughout the city more quickly and efficiently.**

C. Camilleri from the NYC Department of City Planning discussed this zoning text amendment that is to increase the accessibility of designated NYC transit system stations for individuals with mobility issues (physical and vision). It is a joint effort of the Mayor’s Office of People with Disabilities, Metropolitan Transit Authority, and the Department of City Planning. Due to citywide implications, the matter necessitated a public hearing from all Boards. Mr. Charveys Gonzalez, MTA Bronx representative assisted with the presentation. Designated transportation stations will be made ADA accessible which require a zoning change. Questions taken from Board member included a possible location of Castle Hill Avenue station and if can easements be challenged by the business community. In Board #10, the Westchester Square station has been identified. Any issues affecting an existing business will be addressed by DCP and the MTA.

“Resolved...at the recommendation of the Housing and Zoning Committee of Bronx Community Board #10 that the Department of City Planning Land Use Application N 210270 ZRY, Zoning for Accessibility Text Amendment which the Metropolitan Transit Authority and Department of City Planning are proposing a citywide zoning text amendment that will allow the MTA to work more efficiently with private developers to help achieve systemwide accessibility and that this be forwarded to the full Board for approval.”

A motion to accept the Resolution was made by Mr. Accomando, seconded by Mr. Bieder with the following vote: unanimous. **The Resolution passed.**

Public Hearings session was closed, and the Bronx Community Board #10 opened with public participation for the General Board meeting

PUBLIC PARTICIPATION SECTION:

1. C. Cebek, City Island: Ms. Cebek discussed the New York City Council hearing on May 5, 2021 about Hart Island and the proposed Burial Capacity Study. The City Island Civic Association is not in favor of a crematorium, which would require the major installation of electrical power, the emissions problem and effect on Pelham Bay Park as well as the residents of City Island. It was requested that the City Island community be part of any discussions on the future of the Hart Island.

A motion to close the Public Participation Session was unanimously approved by all.

RESOLUTIONS

1. **“Resolved...to accept the minutes of the Bronx Community Board #10 meeting of April 15, 2021.”** Resolution was unanimous in favor.

2. **Housing & Zoning – St. Peter’s Episcopal Church**

“Resolved...at the recommendation of the Housing and Zoning Committee of Bronx Community Board #10 that a letter be written and sent to the Landmarks Preservation Commission objecting to the archaeological study conducted by St. Peter’s Episcopal Church and that this be forwarded to the full Board for approval.”

Amended resolution

“Resolved...at the recommendation of the Housing and Zoning Committee of Bronx Community Board #10 that a letter be written and sent to the Deacon Andrew Dietsche of the Episcopal Diocese of New York objecting to the archaeological study conducted by St. Peter’s Episcopal Church and that this be forwarded to the full Board for approval.”

Board Members discussed sending the matter back to the Housing and Zoning Committee to revise the wording of this Resolution to include depth of excavation. The motion to table the Resolution back to the Housing and Zoning Committee was made by Mr. Bieder and seconded by Mr. Accomando with all in favor.

3. **Economic Development – Renewal Licenses**

“Resolved...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments applying for renewal licenses have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority, along with the Resolution and the vote, and copies placed in the Board’s file:

- Italia Café, 3009 Middletown Rd, 10461, between Crosby & Hobart Aves, which expires on 05/31/2021.
- George’s Restaurant, 3000 Buhre Ave, between Crosby & Hobart Aves, License #1189439, which expires on 07/31/2021.
- Casa Restaurant, 3607 E Tremont Ave, 10465, between Sullivan & Scott Pls, License #1285582, which expires on 05/31/2021.
- Crab Shanty, 361 City Island Ave, 10464, between Tier & Reville Sts, License #1004053, which expires on 06/30/2021.
- Bridge’s, 4100 E Tremont Ave, 10465, between Miles & Lawton Aves, License #1188949, which expires on 07/31/2021.
- Crosby Caribbean Restaurant, 1762 Crosby Ave, 10461, between Roberts & Buhre Aves, License #1246173, which expires on 6/30/2021.
- Paddy’s on the Bay, 50 Pennyfield Ave, 10465, between Bevy & Alan Pls, License #1250871, which expires on 07/31/2021.
- Escape International, 1841 Hobart Ave, 10461, between Westchester & St Theresa Aves, License #1284323, which expires on 05/31/2021.
- Illusions Hookah & Mixology, 3229 Westchester Ave, 10461, between Continental & St Paul Aves, License #1285921, which expires on 07/31/2021.
- Portofino Restaurant, 555 City Island Ave, 10464, between Cross & Bridge Sts, License #1140821, which expires on 6/30/2021.

A motion to accept the Resolution was made by Mr. Popovic, seconded by Mr. Russo with the following vote: unanimous. **The Resolution passed.**

4. **Economic Development - New Licenses**

“Resolved...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority, along with the Resolution and the vote, and copies placed in the Board’s file:

- Cestra’s Pizza, 3631 E Tremont Ave, 10465, between Scott Pl & Philip Ave, License # NEW.

A motion to accept the Resolution was made by Mr. Bieder, seconded by Ms. Chambers with the following vote: unanimous. **The Resolution passed.**

5. **Economic Development - Change in Method of Operation License**

“Resolved...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments applying for a change in method of operation, have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority, along with the Resolution and the vote, and copies placed in the Board’s file:”

- **Ikonic, 3758 E Tremont Ave, 10465, between, License # 1321049, which expires on 09/30/2022. (Change in MOP; Change in Hours-Adding Live Music, DJ, Juke Box-Already has Recorded Music & Karaoke)**

Indoor Sat Hours: From	Sun	Mon	Tues	Wed	Thur	Fri	
	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM
Indoor Hours: To	Sun	Mon	Tues	Wed	Thur	Fri	Sat
	12PM-4AM	12PM-4AM	12PM-4AM	12PM-4AM	12PM-4AM	12PM-4AM	12PM-4AM

A motion to accept the Resolution was made by, seconded by with the following vote: **The Resolution passed.**

6. Municipal Services – Street Activity Permits

“**Resolved**...at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that the following applications for street activity permits be forwarded to the full Board for approval:”

- Event: ID# 568971, Glebe Avenue Block Party**
Date: Saturday, August 14, 2021
Time: 1:00 PM – 9:00 PM
Setup: 12:00 PM – 1:00 PM
Breakdown: 9:00 PM
Location: Glebe Avenue between Westchester Avenue and Lyon Avenue
Contact: Robert Bieder
- Event: ID# 570457, Community Health Day – Block Party Mammogram truck/blood drive/Back to School items for kids**
Date: Saturday, August 21, 2021
Time: 12:00 PM – 4:00 PM
Setup: 11:00 AM – 12:00 PM
Breakdown: 4:00 PM - 5:00 PM
Location: St. Raymond Avenue between East Tremont Avenue and Williamsbridge Road
Contact: Raymond Vargas

A motion to accept the Resolution was made by, seconded by with the following vote: **The Resolution passed.**

BOROUGH PRESIDENT REPORT: Mr. Gonzalez

- There are still some Board members that have not completed the Sexual Harassment Program; contact Mr. Gonzalez at igonzaalez@bronxbp.nyc.gov for assistance.
- Board member reappointment applications – letters to be sent out within next 14 days.

DISTRICT MANAGER’S REPORT: Mr. Cruz

- We are holding our annual Shredding Event this Saturday at the Greek Church parking lot (3573 Bruckner Blvd.) from 10AM to noon. Feel free to take advantage or just stop by to hang out for an hour or two. This is opened to everyone so please do not hesitate to share it with family and loved ones outside of our community.
- If you or someone knows is a senior citizen and/or low income, the City is offering its annual free air conditioner with installation program. Folks should contact me directly on how to get it started.
- Next week’s Health Committee meeting (on May 27 at 7PM) will feature a presentation on the animal shelter. A letter of support is being requested of us.
- The NYC DOE Summer Rising program is getting off the ground. It is a free school-based summer program all public students from grades K through 8. More info can be found here on how to register. <https://www1.nyc.gov/site/dycd/services/SummerRising.page>
- Early voting for the 2021 Primary Day will take place in the following locations from June 12 to June 20.
 - 2049 Bartow Avenue Community Center for Co-op City residents
 - 190 Hollywood Avenue (St. Frances de Chantal) for Throggs Neck, City Island and Pelham Bay residents

COMMITTEE REPORTS

EXECUTIVE BOARD: Mr. Russo

The Committee met on April 19 and May 17, 2021. The minutes are self-explanatory.

HOUSING/ZONING COMMITTEE: Mr. Popovic

The Committee met on May 11, 2021. The minutes are self-explanatory.

ECONOMIC DEVELOPMENT COMMITTEE: Mr. Accomando

The Committee met on May 4, 2021. The minutes are self-explanatory. There were Resolutions for renewals and new licenses outlined above and all were approved.

YOUTH SERVICES/EDUCATION COMMITTEE: Mr. Bieder

The Committee met on April 26, 2021. The minutes are self-explanatory. Mr. Bieder noted the new 45th Precinct Youth Program which will be discussed at the May 24, 2021 meeting.

MUNICIPAL SERVICES COMMITTEE: Ms. Velazquez

The Committee met on May 12, 2021. The minutes are self-explanatory. There was one Resolutions for two street activity permits and al were approved. Mr. Russo noted future committee discussion on the logistic center at 2505 Bruckner Boulevard as well as the MTA expansion project.

PARKS/RECREATION COMMITTEE: Mr. Franklin

The Committee did not meet in May. Next meeting is scheduled for June 10, 2021.

HEALTH/HUMAN SERVICES: Bishop Rosario

The Committee met on April 29, 2021. The minutes are self-explanatory.

ELECTED OFFICIALS:

Senator Luis Sepulveda: discussed the opening of Section 8 applications through May, eviction moratorium extension, rental assistance for tenants in addition to the vaccination assistance list and on-going community food distributions.

Angela Conley, Office of Senator Alessandra Biaggi: The office is still working remotely, 718-822-2049; Section 8 applications open until end of May/lottery based, reach out to office 822-2049 for information; Covid Emergency Rental Assistance Program has been enacted and applications may open at the end of the month.

Leon Tulton, Assemblyman Benedetto's Office: Co-op City District Office has reopened, limited visits, must call in to make an appointment at 718-320-2220. East Tremont Office is open and can be reached at 718-892-2235.

Nicholas Vasquez, Office of Congressman Jamaal Bowman: The office is working on the following items: foster youth event and community funding requests for restoration of Co-op City waterfront. Looking for youth volunteers to write cards to veterans for Memorial Day. Co-op City Office # is 718-530-7710.

Ashley Meza, Office of Senator Jamaal Bailey: Office is still doing outreach with distribution of personal protective equipment and food. 718-547-8854

Marilex Santana Taveras, Office of Bronx D. A. Darcel Clark: May 2021 events - Gehrig Plaza Anti-Hate Crime Rally, Child Safety Fair at 198 E.161 Parking lot.

Farrah Rubin, Office of Council Member Mark Gjonaj: the Council Member funded upgrades to courts at Throggs Neck Houses as well as the Summer Concert Series. There are numerous shredding events throughout the district also sponsored by Council Member Gjonaj.

OLD BUSINESS: None

NEW BUSINESS:

Angela Torres – Food giveaway is now at St. Benedict’s, corner of Bruckner Boulevard North and Edison Avenue on Wednesday and Saturday; NYC School Chancellor will be meeting with Bronx parents, flyer to follow. Summer Rising is a new free summer program for NYC students in grades K through 12. It provides school-based enrichment activities and helps students prepare to return to school in the fall. <https://growingupnyc.cityofnewyork.us/programs/summer-rising/>

Maria Caruso – Orchard Beach Cleanup on Sunday 5/23/2021 at 9 a.m.

Motion to close the May 20, 2021 Community Board #10 meeting was made by Mr. Bieder, seconded by Mrs. Torres, and unanimously approved by all.

Respectfully submitted by Susan Duffy.

This is to certify that the foregoing minutes reflect the information that was discussed at the full Board meeting of May 20, 2021.



T. Chambers, *Secretary*

Dated: May 28, 2021

May 20, 2021 BRONX COMMUNITY BOARD 10 PUBLIC HEARING 43 Members / 22=Quorum	A T T E N D	1. 801 Co-op City Blvd Special Permit 1 st TOM ACCOMANDO 2 nd BOB BIEDER	2. Zoning for Accessibility ULURP N210270 ZYR 1 st TOM ACCOMANDO 2 nd BOB BIEDER	NOTES: A abstain X against V in favor R recuse
Board Member Name				
Acampora, Hannah	P	X	√	
Accomando, Thomas	P	X	√	
Ali, Mohammed	A			
Baez, Raquel	A			
Barbarelli, Robert	P	X	√	
Bieder, Robert	P	X	√	
Bufano, Milagros	P	X	√	
Cantillo, Peter	P	X	√	
Caruso, Maria	P	X	√	
Chambers, Taisha	P	X	√	
Chin, Col. William	P	X	√	
Chirico, Andrew	P	X	√	
Davila, Michele	A			
Del-Debbio, Peter	P	X	√	
Franklin, Terence	P	X	√	
Havranek, George	P	X	√	
Hunt, Deborah	A			
Isales, Cynthia	P	X	√	
Johnson, Monique	A			
Krynicky, Dorothy	P	X	√	
Landi, Jerry	A			
Marano, John	A			
McMillan, Susan	A			
McQuade, James	A			
Morris, Martin	P	X	√	
Musano, Mary Jane	P	X	√	
Noble, Denise	A			
Olton, Errol	A			
Onwu, Joseph	A			
Popovic, Louis	P	X	√	
Prioleau, Devon	P	X	√	
Robert, John	P	ABSTAIN	√	
Rosario, Bishop Nancy	P	X	√	
Russo, Joseph	P	X	√	
Sala, Nick	A			
Salimbene, Anthony	A			
Sajous, Michelle	P	X	√	
Smith, Tom	A			
Thomas, Janine	A			
Torres, Angela	P	X	√	
Vasquez, Bryan Hodge	A			
Velazquez, Marjorie	P			NOT PRESENT FOR VOTE
Woods, Stephanie	P	X	√	

MAY 20, 2021 BRONX COMMUNITY BOARD 10 43 Members / 22=Quorum	A T T E N D	1. 4-15-21 Minutes 1 st BOB BIEDER 2 nd TOM ACCOMANDO	2. H&Z St. Peter's LPC 1 st 2 nd	3. ED - Renewals 1 st LOU POPOVIC 2 nd JOE R.	4. ED – New 1 st BOB BIEDER 2 nd TAISHA C.	5. ED - CMOP 1 st BOB B 2 nd GEORGE H.	6. MS – SAPO (2) 1 st JOE RUSSO 2 nd TOM ACCOMANDO	NOTES: A abstain X against V in favor R recuse
			Tabled to 6/8/2021					
Board Member Name								
Acampora, Hannah	P	√		√	√	√	√	√
Accomando, Thomas	P	√		√	√	√	√	√
Ali, Mohammed	A							
Baez, Raquel	A							
Barbarelli, Robert	P	√		√	√	√	√	√
Bieder, Robert	P	√		√	√	√	RECUSE	√
Bufano, Milagros	P	√		√	√	√	√	√
Cantillo, Peter	P	√		√	√	√	√	√
Caruso, Maria	P	√		√	√	√	√	√
Chambers, Taisha	P	√		√	√	√	√	√
Chin, Col. William	P	√		√	√	√	√	√
Chirico, Andrew	P	√		√	√	√	√	√
Davila, Michele	A							
Del-Debbio, Peter	P	√		√	√	√	√	√
Franklin, Terence	P	√		√	√	√	√	√
Havranek, George	P	√		√	√	√	√	√
Hunt, Deborah	A	√		√	√	√	√	√
Isales, Cynthia	P	√		√	√	√	√	√
Johnson, Monique	A							
Krynicky, Dorothy	P	√		√	√	√	√	√
Landi, Jerry	A							
Marano, John	A							
McMillan, Susan	A							
McQuade, James	A							
Morris, Martin	P	√		√	√	√	√	√
Musano, Mary Jane	P	√		√	√	√	√	√
Noble, Denise	A							
Olton, Errol	A							
Onwu, Joseph	A							
Popovic, Louis	P	√		√	√	√	√	√
Prioleau, Devon	P	√		√	√	√	√	√
Robert, John	P	√		√	√	√	√	√
Rosario, Bishop Nancy	P	√		√	√	√	√	√
Russo, Joseph	P	√		√	√	√	√	√
Sala, Nick	A							
Salimbene, Anthony	A							
Sajous, Michelle	P	√		√	√	√	√	√
Smith, Tom	A							
Thomas, Janine	A							
Torres, Angela	P	√		√	√	√	√	√
Vasquez, Bryan Hodge	A							
Velazquez, Marjorie	P	√		√	√	√	√	√
Woods, Stephanie	P	√		√	√	√	√	√
		PASSED	TABLED	PASSED	PASSED	PASSED	PASSED	PASSED

RESOLUTION #6 HAS BEEN SPLIT INTO TWO VOTES DUE TO BOARD MEMBER BIEDER RECUSING HIMSELF FROM THE EVENT ID #568971 GLEBE AVENUE STREET ACTIVITY PERMIT