



Ruben Diaz, Jr.  
Borough President

## BRONX COMMUNITY BOARD No. 10

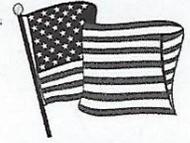
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Joseph Russo  
Chairperson

Matthew Cruz  
District Manager

**PUBLIC HEARING on CEQR# Application No.  
21DCP045X Zoning District Amendment for 361  
City Island Avenue  
and  
CB #10 General Board March 18, 2021 7:00 P.M.  
via Cisco WEBEX  
Dial in: 646-992-2010 Meeting Number: 1736307272**

**PRESENT:** H. Acampora, T. Accomando, R. Baez, R. Barbarelli, R. Bieder, M. Bufano, P. Cantillo, M. Caruso, T. Chambers, Col. W. Chin, L. Council, M. Davila, P. Del-Debbio, T. Franklin, I. Guanill, G. Havranek, D. Hunt, C. Isales, D. Krynicki, J. Landi, M. Morris, M.J. Musano, D. Noble, E. Olton, J. Onwu, L. Popovic, D. Prioleau, J. Robert, N. Rosario, J. Russo, M. Sajous, A. Salimbene, T. Smith, J. Thomas, A. Torres, B. Vasquez, M. Velazquez, S. Woods (total # present = 36)

**ABSENT:** M. Ali, A. Chirico, M. Johnson, J. Marano, S. Millan, J. McQuade, N. Sala, (total # absent = 8)

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

Chairman Joseph Russo began the meeting at 7:03 p.m. with the Pledge of Allegiance. Housing and Zoning Chair, Louis Popovic began the public hearing.

Public Hearing: CEQR REFERENCE #: 21DCP045X, ULURP REFERENCE #: 210149ZMX  
Crab Shanty Restaurant, 361 City Island Avenue, 10464

A zoning district change is being requested under the above application. Existing zoning is residential and non-conforming; new zoning would conform to current City Island Special District Zoning as a commercial district overlay and if granted by the NYC Department of City Planning, would be permanent. The action would bring the UG 6 eating and drinking establishment on Lot 137 into conformance with the use regulations of the Zoning Resolution, and it would serve to legalize the rear portion of the restaurant that is an addition not covered by the Certificate of Occupancy. The action would establish the parking lot on Lots 122, 124, and 127 as accessory to the eating and drinking establishment on the adjacent Lot 137, and thus a conforming UG 6 use.

**RESOLUTION:**

“**Resolved**...at the recommendation of the Housing and Zoning Committee of Bronx Community Board #10 that CEQR REFERENCE #: 21DCP045X, ULURP REFERENCE #: 210149ZMX, Crab Shanty Restaurant, 361 City Island Avenue, Bronx 10464 which seeks a zoning map amendment to rezone all or part of five lots on Block 5633: 120 (p/o), 122, 124 (p/o), 127 (p/o), and 137 (p/o) from R3A to R3A/C1-2 within the Special City Island District to facilitate the continued operation of the restaurant be forwarded to the full Board for approval.”

Discussion: There were no objections to this request in the Housing and Zoning Committee. Ms. Dolensek, of the City Island Civic Association, noted that the Association and community is in favor of the project as well.

A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Smith with a unanimous vote of all members present. The Resolution passed.

Motion to close the public hearing was unanimously approved by all.

**PUBLIC PARTICIPATION SECTION:** No requests for public speaking.

**RESOLUTIONS**

A motion to accept the minutes from the February 18, 2021 Bronx Community Board #10 meeting was made by Mr. Russo, seconded by Mr. Accomando with a unanimous vote of all members present.

**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:

- Scavellos on the Island, 101 City Island Ave, 10464 between Pilot & Marine Sts, License #1282711, which expires on 03/28/21.
- Chipotle Mexican Grill #2659, 2122 Bartow Ave-Unit #116, 10475, between Co-op City Plaza and Bay Plaza Blvd, License #1315005, which expires on 3/31/21.
- McDermott’s in the Neck, 3809 E Tremont Ave, 10465, between Randall & Schley Aves, License #1284250, which expires on 05/31/21.
- TAC Food Services #5, #7, #10, 895 Shore Rd, between Orchard Beach Rd & Roosevelt Ave, License #1294676, 76, 86, which expired 10/31/2020. **(Seasonal)**

A motion to accept the Resolution for renewal licenses was made by Mr. Bieder, seconded by Mr. Smith vote with a unanimous vote of all members present. **The Resolution passed.**

**Economic Development - New Licenses**

“Resolved...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishment applying for a new license has 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:

- Bobo’s Crab Shack, 691 Co-op City Blvd, between, N E Thruway & Bartow Ave, License# NEW.

Indoor	Sun	Mon	Tues	Wed	Thur	Fri	Sat
Hours:	12PM-12AM	12PM-10PM	12PM-10PM	12PM-10PM	12PM-10PM	12PM-12AM	12PM-12AM
MOP:	Recorded Music						

A motion to accept the Resolution for a new license was made by Mr. Bieder, seconded by Bishop Rosario with the following vote: unanimous. **The Resolution passed.**

**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, has 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:

- Mamasushi, 3474 E Tremont Ave, 10465, between Barkley & Bruckner Blvd, License #1321585, which expires on 05/31/22. **(Change in Hours) (Add Live Music & Security)**

From:	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	12PM to11:30PM	12PM to3AM	12PM to3AM				
To:	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	12PMto1AM	12PMto3AM	12PMto3AM	12PM to3AM	12PMto3AM	12PMto3AM	12PMto3AM

A motion to accept the Resolutions for a change in method of operation was made by Ms. Baez, seconded by Ms. Baez with a unanimous vote of all members present. **The Resolution passed.**

- Casa Restaurant, 3607 E Tremont Ave, 10465, between Sullivan & Scott Pl, License # 1285582, which expires on 05/31/2021. **(Add Live Music & Security)**

A motion to accept the Resolutions for a change in method of operation was made by Mr. Bieder, seconded by Ms. Acampora with a unanimous vote of all members present. **The Resolution passed.**

## **Youth and Education**

**“Resolved.** . .at the recommendation of the Youth and Education Committee that a letter of support be drafted on behalf of the Earl Monroe New Renaissance Basketball Charter High School, which will be located at 1617 Parkview Avenue, Bronx, NY 10461, and that this be forwarded to the Full Board for its approval.”

A motion to accept the Resolutions for a letter of support was made by Mr. Accomando, seconded by Mr. Popovic with a unanimous vote of all members present. **The Resolution passed.**

## **DISTRICT MANAGER’S REPORT:** Mr. Cruz

- March 19, 2021 restaurants can reopen at 50%; fitness classes can reopen at 33% with health screening.
- Community Board Office should reopen in May, once all staff is vaccinated.
- All meetings will remain virtual for the foreseeable future.
- Staff is working on a shred event in May at the Greek Church parking lot on Bruckner Boulevard. Details to follow.
- April 15, 2021 Board meeting will have a presentation on Orchard Beach Renovation
- Housekeeping items: all members must complete the SHP sexual harassment program. It is an annual program for everyone.
- Reappointment applications must be sent ASAP

## **COMMITTEE REPORTS**

### **EXECUTIVE BOARD:** Mr. Russo

The Committee met on March 15, 2021. The minutes self-explanatory. Ms. Maria Matos from the U.S. Census Bureau did a presentation on census data by borough.

### **HOUSING/ZONING COMMITTEE:** Mr. Popovic

The Committee met on March 9, 2021. The minutes self-explanatory. Chair and Co-Chair elections were held; Mr. Popovic and Mr. Chirico were re-elected.

### **ECONOMIC DEVELOPMENT COMMITTEE:** Mr. Accomando

The Committee met on March 2, 2021. The minutes are self-explanatory. There were renewals, new and change in method of operation applications for voting. These resolutions are reflected above under Resolutions and all passed unanimously. Chair and Co-Chair elections were held; Mr. Accomando and Mrs. Acampora were re-elected.

**YOUTH SERVICES/EDUCATION COMMITTEE:** Mr. Bieder

The Committee met on February 22, 2021. Minutes are self-explanatory. A resolution was drafted in support of the new charter school at Our Lady of Assumption School on Parkview Avenue. Next meeting is March 25 at which time there will be Chair and Co-Chair elections.

**MUNICIPAL SERVICES COMMITTEE:** Ms. Velazquez

The Committee met on March 10, 2021. The minutes are self-explanatory. Chair and Co-Chair elections were held; Ms. Velasquez and Ms. Baez were re-elected.

**PARKS/RECREATION COMMITTEE:** Ms. Krynicki for Mr. Franklin

The Committee met on March 11, 2021. Chair and Co-Chair elections were held; Mr. Franklin and Ms. Krynicki were re-elected. Went over the minutes which are self-explanatory.

A correction of the committee minutes was requested to include no Memorial Day Parade and a request to clean Hawkins Park.

**HEALTH/HUMAN SERVICES:** Bishop Rosario

The Committee met on February 25, 2021. The minutes are self-explanatory. Next meeting is March 25 at which time there will be Chair and Co-Chair elections.

**ELECTED OFFICIALS:**

NYS Senator Luis Sepulveda: Borough's covid rate has gone down but is still 2<sup>nd</sup> highest in city; Contact his office for information on a vaccine waitlist, to date over 700 individuals have been vaccinated. Senator went over numerous budget inclusion items. 718-991-3161.

Farrah Rubin, Office of NYC Council Member Gjonaj: free tax prep services, food giveaways throughout District 13; Spay neuter event in April call office for appointment; cosponsoring Easter Egg Hunt with the 45<sup>th</sup> Precinct. 718-931-1721.

Leon Tulton, Office of State Assemblyman Benedetto: discussed funding for education – assembly has funded a record amount for state schools; coop city office is still closed calls forwarded to East Tremont office 718-892-2235.

Angela Conley, Senator Biaggi: discussed legislative proposals; working hybrid; also getting constituents vaccination appointments. Women's history town hall 3/25/21 at 6:30p.m. 718-822-2049.

NYS Assembly Member Nathalia Fernandez; echoed sentiments of her NYS assembly members and senators in legislative efforts. Encouraged all to become vaccinated. Adeo and Bronx Park East Food giveaway on Saturday 3/21/21.

Isch Gonzalez, Office of Bronx Borough President: monthly report was sent to all board members; encouraged all to complete the sexual harassment program, contact him with concerns at [igonzalet@bronxbp.nyc.gov](mailto:igonzalet@bronxbp.nyc.gov)

**OLD BUSINESS:** None

**NEW BUSINESS:**

- Easter Egg Hunt 3/21/21 at TN little league Field 12 noon
- 3/31/21 bar owner meeting in person at Greek Church 7:00 p.m. with Captain Soberal and Bronx Community Board #10.
- 2950 Dewey Avenue, Saturday and Wednesday: oup station, hot meals, new books courtesy of the UFT 1:30 p.m. Assistance is needed in unloading.
- Request for a street overlay in honor of Michael Prince at the southwest of Ampere and Ohm Avenues. Chair Russo asked District Manager Cruz to contact Board member.
- Request for a presentation on ranked choice voting for community was made. Board member Chambers has a contact for RankChoiceNYC. Board member Velazquez said that a presentation is being planned for April, possible at a Municipal Services Committee meeting or a Town Hall. Presentation will be approximately 1.5 hours.
- Board member Baez requested assistance with a rodent issue in her neighborhood.

Motion to close the March 18, 2021 Community Board #10 meeting was unanimously approved by all in attendance.

Respectfully submitted by Susan Duffy.

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This is to certify that the foregoing minutes reflect the information that was discussed at the full Board meeting of March 18, 2021.



T. Chambers, *Secretary*  
Dated: March 21, 2021

