



Ruben Diaz, Jr.
Borough President

BRONX COMMUNITY BOARD No. 10

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Peter J. Sullivan
Chairperson

Matthew Cruz
District Manager

HOUSING & ZONING COMMITTEE

April 10, 2019

Present: L. Popovic, A. Chirico, B. Bieder, T. Accomando, M. Caruso, I. Guanill
D. Krynicki, J. Thomas, N. Rosario

Absent: P. Cantillo, J. Marano, M.J. Musano, C. Papastefanou, R. Rodriguez

Guests: C. Martin, L. Rocco, E. Sementilli, L. Collins, L. Tulton, A. Meza, S. Morello, L. Berk, G. Ashby, E.
Williams, L. Woods, T. Deloca

The meeting commenced with the Pledge of Allegiance at 7:30 P.M.

Tonight's only agenda item was the proposed six (6) story medical building. Montefiore will operate this new building. The development company is Simone Development. Its representatives were present to introduce the project to the community.

The new building will be located at 801 Co-op City Boulevard at the corner of Dreiser Loop. It will be the second building on the zoning lot as Bay Shore Rehabilitation Center is on the lot's northern portion. Simone Development, through Rothkrug, Rothkrug & Spector, LLP, is seeking a special permit from the City of New York's Board of Standards and Appeals to reduce the parking requirement from 538 parking spaces to 278 accessory parking spaces. Board Members and the public shared concerns that the 108 existing parking spaces will be used by Bay Shore Rehabilitation Center rendering just 174 parking spaces for the Montefiore staff and its patients.

The building will be roughly 54,000 square feet with three floors designated for parking. Floors 2 and 3 will have attended parking. Committee Members asked if parking will be free, but no decision had been made. Members of the public cited the constant traffic congestion as reasons why parking should be maximized at this location. Montefiore seeks to conduct adult and pediatric care at this facility. The Committee and members of the public alike reiterated the difficulty of travel in Co-op City. The public was reminded that this will be a public hearing topic when the City's Board of Standards and Appeals issues a date for its own public hearing.

Committee members did not have any old business. I. Guanill asked committee members to bring projects occurring in their neighborhoods before the committee as a way to identify and monitor new construction throughout Community Board #10 during new business. The District Manager fielded questions with regard to 2800 Bruckner Boulevard. The building will not prescribe medication, per ownership. The building will be a topic for the Health and Human Services Committee on Tuesday, April 23 at 7 o'clock at the Board Office.

The meeting adjourned at roughly 9:15 P.M.