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BRONX COMMUNITY BOARD No. 10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

HOUSING and ZONING COMMITTEE

September 10, 2019

Present: L. Popovic, T. Accomando, P. Cantillo, M. Caruso, A. Chirico, C. Isales, D. Krynicki, M.J. Musano, M. Cruz

Absent: J. Marano, P. Sullivan, C. Papastefanou

Guests: A. Stuart, E. Pilasa, J. Colangelo, A. LaRosa, A. Villari, K. Stathopoulos

Chairperson Popovic read the committee and public hearing standing rules before moving onto the first agenda item.

Pelham Delite Bakery, located at 1650 Crosby Avenue, is applying for an enclosed sidewalk café. The business submitted four pages of petitions to the Housing and Zoning Committee. Pelham Delite Bakery seeks an enclosed sidewalk café of twenty-two (22) tables and forty-four (44) chairs. The committee raised questions on spacing, but it was confirmed that the sidewalk has a minimum of 12 feet throughout the entire length of the property. The Committee had no objection to the sidewalk café application and, by a motion first proposed by R. Bieder and seconded by T. Accomando, unanimously approved of forwarding Pelham Delite Bakery's enclosed sidewalk application to the Community Board #10 Public Hearing scheduled for September 26, 2019 at 7 P.M. at 2500 Halsey Street, Bronx, NY 10461.

“Resolved...at the recommendation of the Housing and Zoning Committee of Bronx Community Board #10 that ULURP # N 190385 ECX, DCA # 4308-2019-ASWC, an application for an enclosed sidewalk café consisting of (22) tables, (44) chairs for Katsman 1650, Inc. d/b/a Pelham Delite Bakery, 1650 Crosby Avenue, 10461 be scheduled for a Public Hearing on September 26, 2019 and the Board's vote be forwarded to the New York City Department of Consumer Affairs as well as the City Council.”

The Committee then discussed 1610 Eastchester Road. The applicant is applying for a City of New York Board of Standards and Appeals (NYCBSA) special permit to operate a gas station. The site was formerly a gas station and has sat vacant for at least two years. The gas station will also contain a one-story building roughly five hundred and eighty-four square feet with thirteen accessory parking spaces. The applicant's consultant, Erik Palatnik, P.C., could not confirm whether their client will file for a New York State Liquor Authority license in the near future. The gas station will be opened twenty-four hours. The Committee had no objection to this application. A motion was made by R. Bieder and seconded by P. Cantillo and was unanimously supported. The Committee reminded the applicant that Community Board #10 will schedule a Public Hearing when the NYCBSA issues a date for the applicant to appear before its agency.

The last item was a request for a letter of support for 81 Rochelle Street on City Island as it is currently legally non-compliant. Mr. John Colangelo is converting the property to a one-family home about 32 feet in height. According to the New York City Department of Buildings, the property will not conform to current zoning regulations of side yards containing at least 8 feet. The New York City Buildings Department also confirmed that it does not have any documentation confirming the building's existence. The letter of support, requested by the NYCDOB, will help move the construction application forward. The property, should it receive approval, will undergo extensive renovations due to Hurricane Sandy. The Committee tasked the District Manager with contacting neighboring property owners to invite them to the Full Board on September 26. The committee offered conditional support barring no objections from residents. This was done by a motion proposed by R. Bieder and seconded by P. Cantillo.

“Resolved...at the recommendation of the Housing and Zoning Committee of Bronx Community Board #10 that the New York City Department of Buildings request for a letter of support for the construction application submitted by the property owner at 81 Rochelle Street, Bronx 10461 be forwarded to the full Board for approval. The support will be conditional barring no objections from residents.”

The meeting adjourned roughly at 8:30 P.M. by a motion to adjourn proposed by R. Bieder and seconded by A. Chirico.