



**Ruben Diaz, Jr.**  
*Borough President*

## **BRONX COMMUNITY BOARD No. 10**

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**Joseph Russo**  
*Chairperson*

**Matthew Cruz**  
*District Manager*

### Housing and Zoning Committee Meeting

January 12, 2021

### CISCO WEBEX Meeting

**Present:** L. Popovic, A. Chirico, R. Bieder, T. Accomando, J. Marano, C. Isales, M. Caruso, P. Cantillo, T. Smith, D. Krynicki, D. Prioleu, M. Bufano, G. Havranek

**Absent:** M. Johnson, J. Sbarro

**Guests:** Frank St. Jacques, B. Dolensek, L. Peterson, G. Longo, C. Camillieri, M. Debitetto

Meeting commenced at 7:35 pm with Pledge of Allegiance. There was only one agenda item this evening which was the Crab Shanty. Crab Shanty is located at 361 City Island Avenue. Crab Shanty is seeking a zoning district change under Application No. 21DCP045X. The current zoning is residential and is non-conforming. The new zoning, if approved by the Department of City Planning, would conform to current City Island Special District Zoning as a commercial district overlay. The current zoning is R3-A. The site has historically been occupied by non-confirming uses. This new application's intention is for a permanent solution rather than applying to the NYC Board of Standards and Appeals for a variance periodically. Also, the property owner seeks a new certificate of occupancy and public assembly permit which would be attainable with the zoning change. Board Members asked for the property owner's opinion on the zoning change. Mr. St. Jacques will provide this to the Board in writing.

The meeting closed at 8:32PM by an unanimous vote of adjournment.