



Ruben Diaz, Jr.
Borough President

BRONX COMMUNITY BOARD No. 10

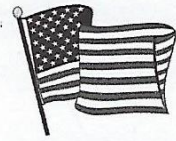
3165 East Tremont Avenue • Bronx, New York 10461

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[Facebook.com/BronxCommunityBoard10](https://www.facebook.com/BronxCommunityBoard10)

Website: www.nyc.gov/bronxcb10



Joseph Russo
Chairperson

Matthew Cruz
District Manager

PUBLIC HEARING and BRONX COMMUNITY BOARD #10 MEETING September 26, 2019 at 7:00 P.M.

UFT Halsey Street
2500 Halsey Street
Bronx, New York 10461

TENTATIVE AGENDA

1. Call to Order Joseph Russo, Chairman

2. Public Hearing: **ULURP APPLICATION # N 190385 ECX**

IN THE MATTER OF application #4308-2019-ASWC to the Department of Consumer Affairs by Katsman 1650, Inc., d/b/a Pelham Delite Bakery and, pursuant to Section 20-226© of the NYC Administrative Code for Community Board consideration of an enclosed sidewalk café at 1650 Crosby Avenue, Bronx, NY 10461-5201, 22 tables and 44 chairs.

3. Public Hearing - Public Participation

4. Motion to continue with the Housing and Zoning Meeting (see Resolution Page 3, #2)

5. Motion to close Public Hearing Public Participation

6. Bronx CB #10 Meeting Public Participation 30 Minutes

- **Public speakers are allowed to sign up for the public session until the meeting is called to order.**
- **Representatives of elected officials are allowed to speak 3 minutes or longer at the discretion of the Chairperson for a total of 15 minutes.**
- **Public speakers are allowed to speak 3 minutes or longer at the discretion of the Chairperson.**

7. Meeting Conduct

- **Any personal attacks against a Board Member, staff member, member of the public, and/or elected official or their representative will result in the individual being asked to leave the meeting or could result in the meeting's closure.**
- **ANY outburst from the public after the Public Speaking Portion of the Meeting has been closed out, will result in the individual(s) being asked to leave the meeting. If outbursts or attacks continue, this will be considered disturbing the peace and the authorities shall be summoned.**
- **All Speakers must address and face the Board members with concerns.**
- **No Solicitation OR Electioneering.**

- 8. Acceptance of minutes from Public Hearing & CB #10 Meeting June 20, 2019 and Public Hearing & CB #10 Meeting August 6, 2019.
- 9. Borough President's Report

During the segments below, ONLY board members can ask questions or address the board or its speakers.

- 10. District Manager's Report Matthew Cruz
- 11. Committee Reports

All Committee Reports are to be NO LONGER than ten minutes, unless the full Board approves an extension in time.

- | | | |
|----|----------------------------|--------------------|
| a. | Executive Board | Joseph Russo |
| b. | Economic Development | Thomas Accomando |
| c. | Youth & Education Services | Robert Bieder |
| d. | Municipal Services | Marjorie Velazquez |
| e. | Parks and Recreation | Terence Franklin |
| f. | Health and Human Services | Nancy Rosario |

- 8. Old Business
- 9. New Business



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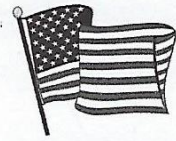
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PUBLIC HEARING and BRONX COMMUNITY BOARD #10 MEETING

September 26, 2019 at 7:00 P.M.

UFT Halsey Street
2500 Halsey Street
Bronx, New York 10461

RESOLUTIONS

1. PUBLIC HEARING – Housing & Zoning

“**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.”

2. “**Resolved**...at the request of the Chairperson of the Housing and Zoning Committee that the Committee Report for September immediately follow the Public Hearing and that this be forwarded to the full Board for approval.

3. “**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.”

4. “**Resolved**...to accept the minutes of the Public Hearing and Bronx Community Board #10 meeting of **June 20, 2019** and the Public Hearing and Bronx Community Board #10 meeting of **August 6, 2019**.”

5. Economic Development – Renewal Liquor 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:

*Villa Barone Manor, 737 Throgs Neck Blvd, 10465, between Philip & Randall Aves, License #1003392, which expires on 09/30/2019.

*Bayview Diner, 134 Pennyfield Ave, 10465, between Tierney & Mitchell Pls, License #1305868, which expires on 10/31/2019.

*Frank's Pizza/DaFranco & Tony, 2815-19-23 Middletown Rd, between Mulford & Westchester Aves, License #1288029, which expires on 09/30/2019.

*Shangerila Restaurant, 3893-95 Buhre Ave, 10461, between Edison & Pilgrim Aves, License #1234404, which expires on 09/30/2019.

*Villa Barone Restaurant, 3289 Westchester Ave, 10461, between Burr & Colonial Aves, License #1003970, which expires on 10/31/2019.

*Acri Café, 1315 Commerce Ave, 10461, between Waterbury Ave & Halsey St, License #1288253, which expires on 09/30/2019.

*Sammy's Shrimp Box, 64 City Island Ave, 10464, between, Horton & Rochelle Sts, License #1004054, which expires on 09/30/2019.

*Garage, 2260 Tillotson Ave, 10475, between Delavall & Merritt Aves, License #1251810, which expires on 09/30/2019.

*Chipotle, 815 Hutchinson River Pkwy, 10465, between Lafayette Ave & Wenner Pl, License #1289465, which expires on 10/31/2019.

*Patricia's, 3883 E Tremont Ave, 10465, between Dewey & Schley Aves, License #1214591, which expires on 10/31/2019."

6. Economic Development – New Liquor 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:

*Chipotle Mexican Grill, 35 Westchester Sq, 10461, between Frisby Ave & Benson St, License #NEW.

	Sun	Mon	Tues	Wed	Thur	Fri	Sat
Hours:	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM
Music:	Recorded						

*Ikonic, 3758 E Tremont Ave, 10465, between Randall & Roosevelt Aves, License #NEW.
(Formerly Vapor Lounge)

	Sun	Mon	Tues	Wed	Thur	Fri	Sat
Hours:	12 PM-4 AM	12 PM-4 AM	12 PM-4 AM	12 PM-4 AM	12 PM-4 AM	12 PM-4 AM	12 PM-4 AM
Music:	D J, Recorded, Karaoke, Live Music						

*Shake Shack, 344 Baychester Ave, 10475, between Bartow Ave & Bay Plaza Blvd, License #NEW.

	Sun	Mon	Tues	Wed	Thur	Fri	Sat
Indoor Hours:	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM
Music:	Recorded						
Outdoor Hours:	Sun	Mon	Tues	Wed	Thur	Fri	Sat
	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM	10 AM-11 PM

7. MUNICIPAL SERVICES

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

Throggs Neck Halloween Parade, Block Party, Saturday, October 26, 2019, Noon to 4:00 PM, 9:00 AM to 4:30 PM including setup and breakdown, Throggs Neck Boulevard between Harding Avenue and Schurz Avenue, contact: John Collazzi”

8. “**Resolved**...at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that the request for a letter of no objection to be forwarded to the NYC Taxi & Limousine Commission concerning the renewal of a base license for KOOP Kars be forwarded to the full Board for approval.”



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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. Stathoupoulas

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.



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ECONOMIC DEVELOPMENT COMMITTEE

September 4, 2019

Present: T. Accomando, H. Acampora, B. Bieder, L. Popovic, T. Smith, A. Chirico, J. Robert, J. Onwu, T. Chambers, P. Caruso

Absent: J. McQuade

Guests: J. Valenti, L. Hasanramaj, J. Greco, M. Demaj, G. Pinnock, J. Vandegrift, D. Bernstein, L. Kelly, Y. Zhuo, J. Alvarez, S. Meiseles, G. Alaio, L. Rocco, E. Sementilli

The meeting began at 7:30 PM with the Pledge of Allegiance. Mr. Accomando welcomed all in attendance and read the conduct document. Mr. Accomando read when the Committee will establish public speaking portion during meetings. There was a motion to except made by Mrs. Acampora and second by Mr. Bieder. The vote was unanimous. Mr. Accomando addressed the attendees and said when your establishment is called state your name and position in the establishment and give a little synopsis of the establishment. There was a discussion with the Committee and the representative from each establishment. The owner of the Villa Barone restaurant expressed concern that his business has been steadily falling due to lose of the parking lot that NYC Parks took back and that construction workers in the area are taking up meter parking without paying by just placing their vests on the seat. The Chair said that he would bring this up at the next precinct Council meeting to address the situation and to pay a site visit with the owner. At this time there was a motion to except the renewals made by Mr. Chirico and seconded by Mr. Bieder. The vote was unanimous.

“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:

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*Chipotle, 815 Hutchinson River Pkwy, 10465, between Lafayette Ave & Wenner Pl, License #1289465, which expires on 10/31/2019.

*Patricia's, 3883 E Tremont Ave, 10465, between Dewey & Schley Aves, License #1214591, which expires on 10/31/2019."

The Committee then went on to the New Licensees. The Committee went to great lengths to discuss what was expected of the new establishment as per the stipulations they signed. The chair returned the neighbor notification signatures that Chipotle Mexican Grill submitted. It was unacceptable to the Committee due to lack of signatures and addresses. Was told to resubmit at the full board meeting at the latest. The Committee expressed their concerns with the new owner of Ikonik formerly Vapor Lounge due to the problems of the past in that location. And that they will be closely monitored by the Committee for their compliance with the stipulations they signed. The chair was concerned with the 4 AM closing and the Committee requested last call at 2:30 AM. The owner agreed and stated that she would be closing early most of the time and just wanted the 4 AM on the license just in case of special events. In the public speaking portion Mr. Sementilli expressed concern with Ikonik due to the problems of the past at that location. The owner did address Mr. Sementilli's concerns. A motion to except the New Licenses was made by Mr. Popovic and seconded by Mr. Smith. The vote was unanimous.

“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:

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Next up was Old Business. Mr. Bieder mentioned that some of the businesses were interested in the active shooter seminar. Mr. Accomando suggested that we bring this up at the next precinct council meeting with Captain Thomas Fraser to see if it can be setup in the near future. City Island was mentioned as a good location due to the many bars and businesses in the area. Mr. Smith could reach out to the Civic Association to help put something together.

The meeting ended at approximately 9:30 PM.

Respectfully submitted Mr. Thomas Accomando



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MUNICIPAL SERVICES COMMITTEE

September 9, 2019

- Present: M. Velazquez, R. Baez, R. Bieder, T. Accomando, H. Acampora, M. Morris, D. Noble, C. Papastefanou, Peter Del-Debbio, J. Landi, M. Cruz
- Absent: A. Chirico
- Guests: R. Infante, J. Colazzi, J. Certes, K. Shinsanka, A. Reisman, F. Richanawy, E. Sementilli, L. Rocco, M. Allard

The committee began with the Pledge of Allegiance at 7:30 P.M.

The Committee discussed the following street activity permit which was unanimously approved by a motion proposed by Mr. Bieder and Ms. Baez.

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

Throggs Neck Halloween Parade, Block Party, Saturday, October 26, 2019, Noon to 4:00 PM, 9:00 AM to 4:30 PM including setup and breakdown, Throggs Neck Boulevard between Harding Avenue and Schurz Avenue, contact: John Collazzi”

The second agenda item was KOOP Base License Renewal which seeks a letter of no objection to its taxi service in the Pelham Bay and Co-op City communities. It was mentioned that the committee historically has had no objections with its operation and recognizes its vehicles servicing the Co-op City area. A motion to accept the request for a letter of no objection will be forwarded to the full Board for approval.

“Resolved... at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that the request for a letter of no objection to be forwarded to the NYC Taxi & Limousine Commission concerning the renewal of a base license for KOOP Kars be forwarded to the full Board for approval.”

The third agenda item was made by Rolando Infante of Con Edison. Con Edison will begin actively installing nearly 5 million smart meters throughout the city and Westchester county. Some of the benefits of the new meter will be that users will be able to see their energy use in 15 minutes increments and can view energy use daily. There will be no more estimated bills nor meter reading. Mr. Infante informed that the new smart meters will restore power faster if there is an outage. Mr. Infante took questions and

concerns from the Committee Members on radiation transmission, whether or not if Con Edison will install meters inside of the property if it is currently on the exterior and if homeowners had to be present in order to have the device installed. Mr. Infante assured that the committee that the answers to these questions will be provided just after the meeting and to follow-up with District Manager Cruz.

The fourth agenda item was the discussion of the imminent watermain project occurring on the Throggs Neck Expressway Service Road near the Edgewater Park community and along Prentiss and Miles Avenues. The project starts in mid-September with a completion date of January 2020. Several concerns were raised about the project's proximity to Edgewater Park and whether water shutdowns will affect homeowners frequently. DDC officials confirmed that water shutdowns will take place between the hours of 9 A.M. and 3:30 P.M. DDC promised to work with the Community Board on how best to preserve the roadway just in time for the Veterans Parade to ensure everyone's safety along the parade route. The Community Board has the contact information of the DDC community liaison to share with committee members and the public. The District Manager and/or committee chairperson will report on the progress of the project each month.

The committee elected to hold public speaking after each agenda item or at the discretion of the committee chairperson by a resolution proposed R. Bieder and seconded by D. Noble which was unanimously approved.

Two old business items included issues and concerns at the Evers Marina and the Edwards Avenue Block Party. There is alleged illegal activity at Evers Marina which the committee instructed the District Manager to contact Captain Thomas Fraser of the 45th Precinct. The Edwards Avenue Block Party occurred in early August 2019 and had illegal fireworks take place. The District Manager was assigned to contact the permit holder.

The meeting ended just after 9 P.M. by a vote of adjournment proposed by R. Baez and seconded by R. Bieder.