



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**

AGENDA

1. Call to Order Joseph Russo, Chairman
2. a. 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.”

b. Discussion on Resolution

3. Public Participation 30 Minutes

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

4. 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.**

5. Resolutions

6. Borough President's Report

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

7. District Manager's Report

Matthew Cruz

8. 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. | Housing and Zoning | Lou Popovic |
| c. | Economic Development | Thomas Accomando |
| d. | Youth & Education Services | Robert Bieder |
| e. | Municipal Services | Marjorie Velazquez |
| f. | Parks and Recreation | Terence Franklin |
| g. | Health and Human Services | Nancy Rosario |

9. Reports from the Offices of Elected Officials

10. Old Business

11. New Business

12. Meeting Closure



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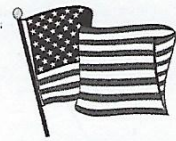
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BRONX COMMUNITY BOARD #10 MEETING at 7:00 P.M. via CISCO WEBEX

RESOLUTIONS

1. Public Hearing- Housing and Zoning

“**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.”

2. “**Resolved**...to accept the minutes of Bronx Community Board #10 meeting of **February 18, 2021.**”

2. 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)**

3. **Economic Development - New 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:

*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						

4. **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, 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:

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

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



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Matthew Cruz
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Housing and Zoning Committee Meeting March 9, 2021 CISCO WEBEX Meeting

Present: L. Popovic, A. Chirico, R. Bieder, T. Accomando, C. Isales. M. Caruso, P. Cantillo, D. Krynicki, D. Prioleau, G. Havranek, M. Caruso

Absent: M. Johnson, J. Marano

Guests: None

Meeting commenced at 7:32 P.M. with Pledge of Allegiance. There was no formal agenda tonight other than committee elections. Chairperson Popovic reminded the committee that the Crab Shanty rezoning application is scheduled for a public hearing on March 18 as part of the Full Board.

T. Accomando nominated L. Popovic for Chairperson. R. Bieder seconded the motion. The vote was unanimous. L. Popovic nominated A. Chirico for Co-Chairperson. R. Bieder seconded the motion. The vote was unanimous. L. Popovic and A. Chirico will continue as Chairperson and Co-Chairperson respectively.

Chairperson Popovic asked that the District Manager review 1616 Crosby Avenue. The District Manager will work alongside D. Prioleau and will report back next month.

The meeting closed at 7:32 P.M. by a unanimous vote of adjournment.



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Municipal Services March 10, 2021 7:30 p.m. CISCO WEBEX Meeting

Present: M. Velazquez, P. Del-Debbio, D. Noble, R. Bieder, T. Accomando, H. Acampora, J. Landi, M. Caruso, R. Baez

Absent: M. Morris, G. Havranek

Guests: None

Chairperson Velazquez commenced the meeting at 7:30 P.M. with the Pledge of Allegiance. There was no formal agenda. However, the annual elections for committee chairperson and co-chairperson took place.

M. Velazquez was nominated by T. Accomando and R. Bieder. There were no other nominations. M. Velazquez was re-elected as Chairperson unanimously. R. Baez was nominated by R. Bieder and M. Velazquez. There were no other nominations. R. Baez was unanimously re-elected as Co-Chairperson of the committee.

R. Bieder, as part of new business, discussed an upcoming meeting with restaurant and bar owners, 45th Precinct Community Council and Board #10 Economic Development Committee. It is slated for March 24 tentatively. Chairperson Velazquez mentioned that restaurants and bars can be at 50% capacity as of March 19.

A motion was made by T. Accomando and seconded by A. Chirico and unanimously approved to close the meeting at roughly 7:45 P.M.



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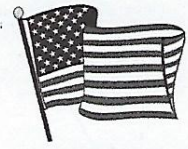
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Health & Human Services Committee

February 25, 2021 7:00 PM

Cisco Webex

Present: R. Bieder, N. Rosario, D. Hunt, H. Acampora, T. Franklin, T. Smith, M. Bufano, S. McMillan, L. Council

Absent: N. Rosario, M. Sajous, S. McMillan, L. Council, R. Barbarelli

Guests: J. Caraballo, J. Mondello

The committee meeting commenced at 7:05PM with the Pledge of Allegiance led by Committee Co-Chairperson Dr. D. Hunt. Mr. Caraballo is our Montefiore community relations colleague and introduced himself to the committee. Montefiore entered a new partnership with Empire Blue Cross/ Blue Shield. The partnership is based on nutrition efforts, health education and annual free flu shots. This partnership will help smaller non-profits and community organizations with health-related resources. There are 91 COVID positive patients in Einstein Hospital. There are over 500 throughout Bronx Montefiore locations. There were over 2000 patients in April 2020. The statistics are trending downward, per Mr. Caraballo.

Joseph Mondello was our final guest speaker. Mr. Mondello spoke of better partnerships between the veteran's community and community boards. Mr. Mondello opined on the committee's discussion on renaming the committee and questioned if community boards were turning away veterans from assistance. Committee members refuted this notion. Mr. Mondello reiterated the need for continuity with regard to liaising with the veteran's community.

There were neither any new nor old business. The meeting closed at 7:52 P.M. by a vote of adjournment that was unanimously approved.



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Youth and Education February 22, 2021 7:00 p.m. CISCO Webex Meeting

Present: S. Woods, J. Russo, R. Bieder, M. Davila, A. Torres, M. Bufano, D. Prioleau, M. Velazquez, M. Musano, A. Chirico, J. Smith, L. Council

Absent: N. Sala

Guests: D. Klores, J. Russell, J. Keeney, I. Brown, D. Sherman, J. Fanelli, Fr. Knapp, R. Coughlin, T. V. Marie, M. Kenny, E. Ruhith, G. Dittiger, A. Conley, G. Leone, T. Bacigalupo, D. Fiore

****There were roughly 50 people on this CISCO WEBEX meeting. Some joined by telephone only****

Chairperson Bieder commenced the meeting at 7:30 P.M. with the Pledge of Allegiance. The Earl Monroe New Renaissance Basketball Charter School is opening this fall at the Our Lady of Assumption School. It will first have 110 students and will add about a hundred each for high school grade level. It is a three-year lease with the Archdiocese of New York. There will be auditorium and building-wide renovations. It will be a budget of about \$500,000 in renovations. Classrooms will have roughly 18 to 20 students with a full-time psychology and security department. There will be a permanent facility in the South Bronx that will not be ready for three years. There will be a lottery for the school from School District 8 students. It will have capacity for 440 students by the end of year three. The school officials have already met with the 45th Precinct. The lottery will commence on April 6 for school enrollment. Committee Members offered to assist with school lottery and with outreach to Community Board 10 and School District 8 students. Committee Members would like to see OLA staff working at the school and would assist with any databases for sharing resumes of staff.

Members of the public discussed issues such as parking. OLA parking lots will be used. Father Knapp reiterated his support for the charter school and hopes to have another school there when the lease is completed with the current charter school. A letter of support motion was submitted by M. Bufano and seconded by S. Woods and unanimously supported by all. This will be forwarded for the Full Board's approval on March 18.

The meeting closed at 8:05 P.M.



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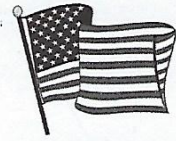
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Parks and Recreation Committee

March 11, 2021

Via CISCO WEBEX

Present: T. Franklin, D. Krynicki, P. Del-Debbio, C. Isales, R. Bieder, M. Caruso, G. Havranek, T. Smith

Absent: None

Guests: M. Anderson (DPR), C. Acosta (DPR)

The meeting began at 7:30PM with the Pledge of Allegiance led by Chairperson Franklin. Pelham Bay Park Administrator M. Anderson announced that Commissioner Silver is stepping down as commissioner. Parks will receive its season budget. It was cut last summer. M. Anderson says there is no update as to when beach season will occur. It usually occurs Memorial Day Weekend. Last year it occurred in July. The Orchard Beach Pavilion project remains "on hold." A full presentation will occur at the CB #10 Full Board meeting in April. Con Edison will replace the gas line going through City Island. M. Anderson.

R. Bieder made a motion, seconded by M. Caruso, to elect T. Franklin as Parks Committee Chairperson. R. Bieder made a motion, seconded by T. Smith, to elect D. Krynicki as Parks Committee Co-Chairperson. Both were unanimously supported by their peers.

Chairperson Franklin received constituent complaints regarding Ferry Point Park. T. Franklin addressed these matters with Parks Manager C. Acosta.

P. Del-Debbio announced that there will be no Veteran's Parade, but organizers will lay wreaths in certain areas of the community district. P. Del-Debbio asked for a cleaning of Hawkins Part before Memorial Day.

The meeting closed by vote of adjournment proposed by R. Bieder, seconded by T. Smith and unanimously approved by all at roughly 7:20 P.M.