



Ruben Diaz, Jr.
Borough President

BRONX COMMUNITY BOARD No. 10

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Website: www.nyc.gov/bronxcb10



Joseph Russo
Chairperson

Matthew Cruz
District Manager

**PUBLIC HEARING and
BRONX COMMUNITY BOARD #10 MEETING
June 17, 2021 at 7:00 P.M.
via Cisco WEBEX
Dial in: 646-992-2010 Meeting Number: 1736307272**

AGENDA

1. Call to Order Joseph Russo, Chairman

2. PUBLIC HEARING

NYC Department of City Planning Land Use Application N 210406, Citywide Hotel Texts Amendment: The proposed zoning change would require City Planning Commission approval for new and enlarged hotels and motels, tourist cabins and boatels in commercial, mixed-use, and paired M1/R districts. The review process would allow the Commission to ensure that new hotels do not create significant conflicts with surrounding development. The existing special permit provisions that apply in M1 districts, which require the Commission to make findings specific to industrially zoned areas, will remain in place.

Presentation by NYC Department of City Planning, Board Discussion,
Public Comment, Resolution

“Resolved...at the recommendation of the Housing and Zoning Committee of Bronx Community Board #10 that the Department of City Planning Land Use Application N 210406, Citywide Hotel Texts Amendment which is a proposed zoning change requiring City Planning Commission approval for new and enlarged hotels and motels, tourist cabins and boatels in commercial, mixed-use, and paired M1/R districts and that this be forwarded to the full Board for approval.”

2b. Public Hearing Closure

3. Commencement of Community Board #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.**

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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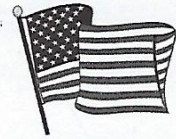
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Joseph Russo
Chairperson

Matthew Cruz
District Manager

BRONX COMMUNITY BOARD #10 MEETING

June 17, 2021 at 7:00 P.M.

via Cisco WEBEX

Dial in: 646-992-2010 Meeting Number: 1736307272

RESOLUTIONS

1. **“Resolved...**to accept the minutes of the Bronx Community Board #10 meeting of **May 20, 2021.”**

2. **Housing and Zoning**

“Resolved. . .at the recommendation of the Housing and Zoning Committee of Bronx Community Board 10 that a letter be drafted to Deacon Andrew Dietsche of the Episcopal Diocese of New York objecting as insufficient the five feet in depth archaeological study conducted at St. Peter’s Episcopal Church and that this be forwarded to the full Board for approval.”

3. **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:

- Ohana Japanese Restaurant, 500 City Island Ave, 10464, between Beach & Cross Sts, License #1116692, which expires on 07/31/21.
- Outback Restaurant #3367, 270 Baychester Ave, 10475, between Bay Plaza & Mall Blvds, License #1284998, which expires on 08/31/21.
- Sangria Café, 2085 Bartow Ave, 10475, between Asch Loop & Co-op City Blvd, License #1299476, which expires on 08/31/21.
- Oishi, 3799 E Tremont Ave, 10465, between Schley & Randall Aves, License #1269320, which expires on 08/31/2021.
- Capri II Pizza, 149 Dreiser Loop, 10475, between Defoe & De Kruif Pls, License #1003567, which expires on 07/31/21.

- Coconut Palm Bar & Grill, 2407 Westchester Ave, 10461, between Zerega Ave & Rowland St, License #1166169, which expires on 08/31/2021.
- Lobster House, 691 Bridge St, 10464, between Minnieford & City Island Aves, License #1219742, which expires on 06/30/2021.

4. **Economic Development - New Licenses**

“Resolved...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishment applying for a new license has 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:

- Country Club Diner & Grill, 3284 Ampere Ave, 10465, between Library & Bayview Aves, License #NEW.

Indoor Hours:	Sun	Mon	Tues	Wed	Thur	Fri	Sat
	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM

5. **Municipal Services – Street Activity Applications**

“Resolved...at the recommendation of the Municipal Services of Bronx Community Board #10 that the following event applications for single festivals and block party be forwarded to the full Board for approval:”

Event: ID# 572116, St. Helena’s Summer Fair – Single Block Festival

Date: Saturday, July 24, 2021
 Time: 10:00 AM – 6:00 PM
 Setup: 8:00 AM – 10:00 AM
 Breakdown: 6:00 PM - 8:00 PM
 Location: Castle Hill Avenue between Westchester and Starling Avenues Contact: Todd Berman

Event: ID# 572125, St. Helena’s Fall Fair – Single Block Festival

Date: Saturday, October 2, 2021
 Time: 10:00 AM – 6:00 PM
 Setup: 8:00 AM – 10:00 AM
 Breakdown: 6:00 PM – 8:00 PM
 Location: Castle Hill Avenue between Westchester and Starling Avenues Contact: Todd Berman

Event: ID# 578899, 10th Annual Griswold Avenue Block Party

Time: 1:00 PM – 8:00 PM
 Setup: 12:00 Noon – 1:00 PM
 Breakdown: 8:00 PM - 9:00 PM
 Location: Griswold Avenue between Dwight Place and MacDonough Place”
 Contact: Alisa Leavy

6. **Parks and Recreation**

“Resolved. . . at the recommendation of the Parks and Recreation Committee of Bronx Community Board #10 that a letter of support be drafted to Bronx Borough Commissioner Iris Rodriguez in support of the 9/11 Memorial Grove flagpole at Ferry Point Park and that this be forwarded to the Full Board for its approval.”

Floor Resolution

“Resolved. . . at the recommendation of Chairperson Russo that when the City of New York allows for an increase in salaries while the Board is adjourned for the summer that the Full Board grant the permission to the Executive Board to distribute of such funds.



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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Housing and Zoning Meeting June 8, 2021 at 7:30 P.M.

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

Absent: M. Johnson, J. Marano

Guests: C. Camilleri, J. Lamorella

Chairperson Popovic began the meeting at 7:30 P.M. C. Camilleri mentioned that the proposal for open restaurants will not be discussed tonight and will be placed on the September 2021 agenda. The health and fitness proposal are the only items to be discussed. The proposal will reduce the barriers to physical fitness establishments, spas, and licensed massage places. Zoning creates a regulatory barrier. The current process can take up to six months which limits entrepreneurships. In some instances, the uses are not permitted in many local retail streets. This proposal will remove the need for a NYC BSA special permit. It will depend upon if the space is more than ten thousand square feet in a commercial and manufacturing district. Higher-impact gyms, about weights and noise, will be required to submit documentation to the Buildings Department on how it will reduce noise and vibration. R. Bieder suggested including lighting in addition to noise and vibration as applicants apply to the Buildings Department. Because the NYC BSA special permit is not required, the Community Boards will no longer be a part of the process. Committee members also suggested a parking requirement, in addition to the light, is needed so that establishments do not pose quality-of-life concerns on commercial strips.

The following motion was proposed by T. Accomando and seconded by D. Krynicki and was supported by M. Caruso, G. Havranek, D. Krynicki, T. Accomando, M. Musano, A. Chirico, L. Popovic and D. Prioleau. R. Bieder abstained. Motion carried.

Resolved. . . . *at the recommendation of the Housing and Zoning Committee of Bronx Community Board 10 that a letter be drafted to Deacon Andrew Dietsche of the Episcopal Diocese of New York objecting as insufficient the five feet in depth archaeological study conducted at St. Peter's Episcopal Church and that this be forwarded to the full Board for approval*

The old business item was the discussion of 155 Pilot Street. The Committee has asked the District Manager to contact the Buildings Department on possible zoning infractions. The new business item was brought to us by M. Caruso on 633 City Island Avenue. It is the Gateway project's desired location. M. Caruso mentioned the issue of the zoning infraction of commercial trucks on City of New York property.

The meeting closed by a vote of adjournment at 8:30 P.M.



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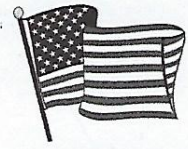
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Borough President

Economic Development Committee Meeting Wednesday, June 2, 2021

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

Absent: J. Roberts

The meeting began at 7:35 with the Pledge of Allegiance. Mr. Accomando acknowledged all in attendance. He addressed the representatives at this time and said when your establishment is called please state name and position at the establishment and give us a synopsis of the establishment and how your business is coming along with the ease of restrictions. The Committee then went on to address the Renewals. The Chairman noted that a last minute issue regarding Plush 101 has been brought to his attention thanks to Mr. Caruso. he was going to remove them from the other Renewals and call on them separately. Mr. Accomando called on each establishment separately and noted to the Committee that the Renewals were routine with very little incidents to report. However there was one establishment with several 311 incidents. This prompted Mr. Accomando to reach out to Sergeant Major for verification. As suspected, after a long discussion with Sergeant Major it was deemed that these were non-valid complaints. After a discussion between each establishment and the Committee members a motion to accept the Renewals was made by Mr. Bieder and second 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 applying for a renewal license 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:”

- Ohana Japanese Restaurant, 500 City Island Ave, 10464, between Beach & Cross Sts, License #1116692, which expires on 07/31/21.
- Outback Restaurant #3367, 270 Baychester Ave, 10475, between Bay Plaza & Mall Blvds, License #1284998, which expires on 08/31/21.
- Sangria Café, 2085 Bartow Ave, 10475, between Asch Loop & Co-op City Blvd, License #1299476, which expires on 08/31/21.
- Oishi, 3799 E Tremont Ave, 10465, between Schley & Randall Aves, License #1269320, which expires on 08/31/2021.
- Capri II Pizza, 149 Dreiser Loop, 10475, between Defoe & De Kruif Pls, License #1003567, which expires on 07/31/21.

- Coconut Palm Bar & Grill, 2407 Westchester Ave, 10461, between Zerega Ave & Rowland St, License #1166169, which expires on 08/31/2021.
- Lobster House, 691 Bridge St, 10464, between Minnieford & City Island Aves, License #1219742, which expires on 06/30/2021.

The Chairman then proceeded to call on Plush 101; there was no response from them which was confirmed by Mr. Cruz that they weren't in attendance. Mr. Accomando noted to the Committee that there was an order of summary suspension of License and several infractions. At this time the chairman made a motion to table until September. It was made by Mr. Chirico and seconded by Mr. Smith. The vote was unanimous.

At this time, Mr. Accomando inform the Committee that we have one New License to address at this time. And that the location of the New License has many residents concerned that their way of life might be affected with this new establishment.

The Committee then went on to address the New License. The Chairman stated that the Committee Members will address their concerns first and then he will call on the residents who wish to express their own concerns with this location. The Committee heard from Gary the manager who will be in charge of the daily operation of this location. He noted that he has many years in the restaurant business and also is a resident of the community. He also mentioned that he attended a meeting held with the residents to discuss all their concerns. We also heard from the representative Arelia Taveras. She spoke on behalf of the owner and added he is aware of all the concerns of the residents. She also noted that the landlord lives right next door to the location. She stated the new owner is an older gentleman and has no intention of making this a Bar hangout but more like a family restaurant. The Chairman and the Committee expressed their concerns with questions for the manager and the representative. The discussion between the Committee and representatives was well received. The Chairman than called on the residents that were in attendance. CB 10 member Mr. Havranek spoke on behalf of Spencer Estate Civic Association and the Committee heard from some others as well. At this time the Chairman made a motion to accept. It was made by Mr. Bieder 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 establishment applying for a new license 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:”

- Country Club Diner & Grill, 3284 Ampere Ave, 10465, between Library & Bayview Aves, License #NEW.

Indoor	Sun	Mon	Tues	Wed	Thur	Fri	Sat
Hours:	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM

There was no Old Business or New Business at this time.

The meeting ended at 9:14 pm

Respectfully Submitted by Mr. Thomas Accomando



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Joseph Russo
Chairperson
Matthew Cruz
District Manager

Municipal Services June 9, 2021 7:30 P.M. Via Cisco WEBEX

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

Absent: None

Guests: R. Miranda, N. Lopez, A. Andreano, G. Ng, D. Anagnoston, N. DeLorenzo, S. Mota, F. Andrade, R. Ashe, B. Dolensk, V. Chirstini, J. Cohen, A. Leavy, J. Cass, J. Doyle, M. Besse, S. Betsalel, Z. Piccolo, L. Baldwin

Chairperson Baez led with the street activity permits. R. Ashe brought petitions from business owners and residents. R. Ashe says the store owners were very enthusiastic about having the event and that he has been in contact with both precincts and both community boards. A. Leavy discussed her Street activity permit. All petitions were submitted to the board office.

Motion to accept the following street activity permits was proposed by R. Bieder and seconded by J. Landi and unanimously approved by all with no abstentions or votes in opposition.

Event: ID# 572116, St. Helena’s Summer Fair – Single Block Festival

Date: Saturday, July 24, 2021

Time: 10:00 AM – 6:00 PM

Setup: 8:00 AM – 10:00 AM

Breakdown: 6:00 PM - 8:00 PM

Location: Castle Hill Avenue between Westchester and Starling Avenues Contact: Todd Berman

Event: ID# 572125, St. Helena’s Fall Fair – Single Block Festival

Date: Saturday, October 2, 2021

Time: 10:00 AM – 6:00 PM

Setup: 8:00 AM – 10:00 AM

Breakdown: 6:00 PM – 8:00 PM

Location: Castle Hill Avenue between Westchester and Starling Avenues Contact: Todd Berman

Event: ID# 578899, 10th Annual Griswold Avenue Block Party

Time: 1:00 PM – 8:00 PM

Setup: 12:00 Noon – 1:00 PM

Breakdown: 8:00 PM - 9:00 PM

Location: Griswold Avenue between Dwight Place and MacDonough Place

Contact: Alisa Leavy

The next agenda item was the New York City ferry service project slated for Throggs Neck. The features will be 2.75 fare. It will be 7-day, year-round service. There will be contactless ticket scanning. Construction will start this summer. Construction will be on the parking lot and pier. Working hours will be from 7AM to 5PM. Equipment will include compactor, asphalt paver and dump trucks. Deliveries will be minimized to reduce impact to park users. Upgrades will include new lighting, trees, 210 parking spaces with ADA accessible spaces and transit buddy shuttle. New bike racks and a widened path will also be a part of the construction. Questions centered regarding harbor patrol and e-scooters. Unfortunately, there are no plans for a harbor patrol unit at the ferry service dock currently. T. Accomando mentioned the quality of life concerns from park goers. There are times when the parking lot is full which could pose problems.

The last agenda item was on Rodman's Neck. NYPD officials want a full indoor range renovation to help with the sound abatement. All monies are secured. Project is at procurement stage. NYPD is confident that temporary sound abatement will be successful. Early spring 2022 is the target for construction for the short-term sound abatement. Construction on long term solution will start in 2023. It will be finished in 2026. There is a request for more community notification so that members of the public can adjust. Lieutenant Ng will find out if he can alert the community with notification on heavy gun shooting.

The Gateway Project was discussed as part of old business by M. Caruso. The portion described will be used by Con Edison as part of its gas line project. M. Caruso through Gateway is seeking a lease for the site. The illegally parked trucks are violating zoning and an eyesore for the community of City Island. For this reason, Bronx DOT Commissioner Nivardo López was invited to the meeting. Borough Commissioner López says there is no agreement or license currently between the city and the private actor parking the commercial vehicles. However, DOT is working with other mayoral agencies to confirm this point. There is a chance that legal action can be taken if there is such an agreement that is being violated. NYCDOT cannot sign any license agreement until Con Edison finishes its project. In November 2019, Gateway has sought a license. DCAS awaits NYCDOT sign-off, according to L. Baldwin. L. Baldwin asks NYCDOT to work with Council Member Gjonaj to help delineate where city and private property begins and ends.

D. Noble is asking for updates on Locust Point left turn request. N. López will provide information tomorrow. D. Noble informed the Committee that traffic remains congested at the Harding avenue entrance. M. Cruz clarified that the MTABT issued an ultimatum about closing the entrance entirely. The Committee seeks to contact state officials.

The meeting closed at roughly 9:15 P.M. by vote of adjournment.



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Borough President

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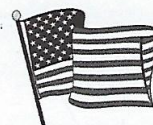
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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Parks and Recreation Committee

June 11, 2021

Via CISCO WEBEX

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

Absent: S. McMillan

Guests: M. Johnson, C. Ortiz, J. Hughes, F. Rubin, K. Daloia

The Parks Department presented the new flagpole for Ferry Point Park. Council Member Gjonaj allocated funding towards the flagpole at 9/11 Memorial Grove. The project is roughly one million dollars. There may be a water fountain near the picnic area. There will be more wooden benches. New vegetation and trees will be planted along the newly repaved paths. There is no construction start date yet. The intent is to finish the design phase by end of 2021. The plaque would be near the fences.

Resolved. . . . at the recommendation of the Parks Committee of Bronx Community Board #10 that a letter of support be drafted to Bronx Borough Commissioner Iris Rodriguez in support of the 9/11 Memorial Grove flagpole at Ferry Point Park and that this be forwarded to the Full Board for its approval.

A motion was made by R. Bieder to support the project and seconded by D. Krynicki. It was unanimously approved by all.

District Manager Cruz spoke with the local police officers regarding complaints of loitering and illegal vending. G. Havranek confirmed that thus far no issues have occurred and thanked the officers for their help. K. Daloia discussed his group, the Hutchinson River Parkway Greenway. The endeavor is to keep it safe and clean. Daloia wants connection from the Westchester Avenue Bridge to the Hutchinson River Parkway Greenway. Daloia will reach out to elected officials. Another matter discussed was the parking. There are cars touching the asphalt. T. Franklin, District Manager Cruz and K. Daloia will schedule site visit for condition.

The meeting ended at 8:30PM by a vote of adjournment proposed by R. Birder and seconded by M. Caruso and unanimously approved by all.