



# BRONX COMMUNITY BOARD No. 10

3165 East Tremont Avenue • Bronx, New York 10461

Tel: (718) 892-1161 • Fax: (718) 863-6860

E-mail: [bx10@cb.nyc.gov](mailto:bx10@cb.nyc.gov)

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

Website: [www.nyc.gov/bronxcb10](http://www.nyc.gov/bronxcb10)

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Joseph Russo  
Chairperson

Matthew Cruz  
District Manager

Hon. Vanessa L. Gibson  
Borough President

**Public Hearing - BRONX COMMUNITY BOARD #10  
ULURP – C220007MX, CEQR – 22DCP015X  
and BRONX COMMUNITY BOARD #10 Meeting  
May 19, 2022 at 7:00 P.M.  
Greek American Institute  
3573 Bruckner Boulevard South, Bronx 10461**

## AGENDA

1. Call to Order Joseph Russo, Chairman
2. 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.**

3. 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.**

4. Resolutions
5. Borough President's Report

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

6. District Manager's Report Matthew Cruz

7. 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. | Municipal Services         | Robert Bieder    |
| e. | Youth & Education Services | Angela Torres    |
| 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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### **BRONX COMMUNITY BOARD #10 MEETING**

**May 19, 2022 at 7:00 P.M.**

Greek American Institute

3573 Bruckner Boulevard South, Bronx 10461

### **RESOLUTIONS**

1. **“Resolved...**to accept the minutes of the Bronx Community Board #10 meeting of **April 21, 2022.”**

2. **Housing and Zoning**

**“Resolved...** at the recommendation of the Housing and Zoning Committee that the Committee draft a letter of disapproval to the City of New York City Planning Commission on the matter of Uniform Land Use Review Procedure (ULURP) Application C220007ZMX and that this be forwarded to the Full Board for its 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:

- Made In Puerto Rico, 3363 E Tremont Ave, 10461, between Haskin St & Baisley Ave, License #1309317, which expires on 6/30/22.
- Mamasushi, 3474 E Tremont Ave, 10465, between Bruckner Blvd & Barkley Ave, License #1321585, which expires on 05/2022.
- Vistamar, 565 City Island Ave, 10464, between Cross St & City Island Rd, License #1309476, which expires on 05/31/2022.
- El Fogon, 1368 Castle Hill Ave, 10462, between Lyon & Castle Hill Aves, License #1325946, which expires on 07/31/22.
- Pelham/Split Rock Golf Course, 870 Shore Rd, 10464, between Roosevelt Ave & Orchard Beach Road, License #1205513, which expires on 06/30/2022.

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:

- Havana Room, 3604 E Tremont Ave, 10465, between Lafayette & Philip Aves, License #NEW. (New Owner)

<b>Indoor</b>	<b>Sun</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>
<b>Hours:</b>	9AM-2AM	9AM-2AM	9AM-2AM	9AM-2AM	9AM-2AM	9AM-4AM	9AM-4AM
<b>MOP:</b>	Recorded Music, DJ, Live Music						

<b>Outdoor</b>	<b>Sun</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>
<b>Hours:</b>	9AM-12AM	9AM-12AM	9AM-12AM	9AM-12AM	9AM-12AM	12PM-12AM	9AM-12AM

- Hurley’s Blvd, 2918 Bruckner Blvd, 10465, between E Tremont & Edison Ave, 10461, License #NEW. (New Owner)

<b>Indoor</b>	<b>Sun</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>
<b>Sat</b>						
<b>Hours:</b>	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-4AM	12PM-4AM
<b>MOP:</b>	Recorded Music, DJ, Karaoke, Live Music					

- Bobo’s Crab Shack, 691 Co-op City Blvd, between Rombouts & Pear Tree Aves, License #NEW. (New Owner)

<b>Indoor</b>	<b>Sun</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>
<b>Hours:</b>	12PM-12AM	12PM-10PM	12PM-10PM	12PM-10PM	12PM-10PM	12PM-12AM	12PM-12AM
<b>MOP:</b>	Recorded Music						

- Wicked Wolf, 4029 E Tremont Ave, 10465, between Gerber Pl between Miles Ave, License #1200702, which expires on 04/30/2022. (New Owner)

<b>Indoor</b>	<b>Sun</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>
<b>Hours:</b>	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM
<b>MOP:</b>	Recorded Music, Juke box						

<b>Outdoor</b>	<b>Sun</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>
<b>Hours:</b>	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-11PM	11AM-11PM

4. **Municipal Services – Street Activity Permit Applications**

**“Resolved...**at the recommendation of the Municipal Services Committee of Bronx Community Board #30 that the following street activity permit applications be forwarded to the full Board for approval:

Event: 638262 11<sup>th</sup> Annual Griswold Avenue Block Party  
Date: Saturday, July 30, 2022  
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 MacDonough Place and Dwight Place  
Contact: Alisa Leavy

Event: 642656 6<sup>th</sup> Annual Community Day – Church Service and Fellowship  
Date: Sunday, September 18, 2022  
Time: 10:00 AM – 4:00 PM  
Setup: 9:00 AM – 10:00 AM  
Breakdown: 4:00 PM - 4:30 PM  
Location: East 177<sup>th</sup> Street between E. Tremont and Dewey Avenue  
Contact: Althea Esty

5. **Municipal Services - Rodman’s Neck**

**“Resolved...**at the recommendation of the Municipal Services Committee that a letter be drafted in support of the design and construction of the NYPD training facility at Rodman’s Neck to the Public Design Commission and that this be forwarded to the Full Board for its approval.”



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Borough President

Housing & Zoning Committee

May 10, 2022

**Present:** J. Russo, L. Popovic, R. Bieder, J. Marano, D. Krynicki, G. Havranek, T. Accomando, S. McMillan, C. Isales, M. Musano, A. Chirico, T. Accomando, V. Lajçi, M. Caruso, L. Russo, D. Prioleau

**Absent:** M. Johnson, P. Cantillo

**Guests:** J. Chirico, M. Lagares, M. Kaess, R. Nieves, A. Boller, M. Díaz, I. Rosenberg, J. Wagschal, J. Cerini, L. Szabados, A. Yaneli, M. Diaz, C. Donnelly

Meeting opened with Pledge of Allegiance at 7:30. The Committee took comments from members of the public on the Bruckner Rezoning application. There was one in favor and one opposed.

R. Bieder made a motion to accept the following resolution and was seconded by A. Chirico.

**Resolved...**at the recommendation of the Housing and Zoning Committee that the Committee draft a letter of disapproval to the City of New York City Planning Commission on the matter of Uniform Land Use Review Procedure (ULURP) Application C220007ZMX and that this be forwarded to the Full Board for its approval. **Motion carried by unanimous vote. L. Popovic recused himself.**

Comments made by Board Members stated that the Community Board is not opposed to affordable housing and that there are zoning districts where development is as-of-right. Members questioned if this Bruckner Rezoning site was reviewed for other potential uses. Members felt that the zoning protections put in place were long sought and was the result of a Department of City Planning study and the work of community groups and elected officials.

The Committee then moved on to the topic of 2241 Westchester Avenue. I. Rosenberg and J. Wagschal provided the new building application's specifics. It is to be a 9-story building with 81 dwelling units with 57 enclosed parking spaces. The gym and its allotted parking spaces will remain in place. The necessary remediation is taking place at the site. Average apartment is to be 600 to 800 square feet. 30% of the units will be income-restricted. Members asked that the development increase parking spaces to which ownership agreed to review if it is possible.

G. Havranek requested that the Committee review how to amend the City of New York City Charter to allow for much sooner public notice when letters of intent are sent to the Department of City Planning on rezoning matters. The Committee will review next month.

The Housing and Zoning Committee meetings will now begin at 7 P.M. starting in June.

The meeting closed at roughly 8:40 P.M. by a vote of adjournment that was unanimously approved.



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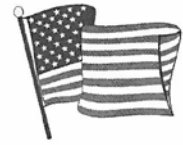
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### Economic Development Committee Meeting Tuesday, May 3, 2022

Present: T. Accomando, T. Smith, B. Bieder, T. Chambers, A. Chirico, L. Popovic, D. Prioleau, M. Sajous, P. Caruso

Absent: J. Onwu, J. Robert

The meeting began at 7:30 PM with the Pledge of Allegiance.

Mr. Accomando welcome all in attendance and then proceeded to read the conduct document. Mr. Accomando addressed the attendees and said when your establishment is called state your name and position in the establishment and what's been taking place at the establishment. Mr. Accomando said he will address each establishment separately and then turn it over to the committee for questions or concerns with said establishment.

The Committee then went on to address the Renewals. Mr. Accomando advised the Committee that him and Co-Chair Mr. Smith together went over the PO. Reports and there was nothing that needed to be addressed at this time. There was five Renewals on the agenda and all were in attendance. There was a discussion between each of the representatives. Mr. Accomando asked for a motion to accept the Renewals which was made by Mr. Popovic 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 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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- Pelham/Split Rock Golf Course, 870 Shore Rd, 10464, between Roosevelt Ave & Orchard Beach Road, License #1205513, which expires on 06/30/2022.

The Committee then went on to address the new licenses. There were four New Licenses that were taking over existing locations. Two locations were buying out existing partners and two will be acquiring new ownership. The Committee addressed each establishment. Mr. Accomando expressed his concern about the late hours that Hurley's was requesting noting that there were apartments over the establishment. When the Committee asked questions, it was brought to light by the previous owner who was present, that there is sound-proofing within the ceiling and he never received complaints from the upstairs tenants. That information was well received. Mr. Accomando noted that when customers are leaving there's no sound proofing outside. The Committee requested a change from 4AM to 2AM from Sun to Wed and the new owner agreed.

Committee member Ms. Chambers mentioned she observed that customers were bringing liquor into Bobo's Crab Shack. Mr. Caruso informed the Committee that the old owner never completed the process of securing their liquor license. Mr. Accomando stated that he will reach out to them to request that it be immediately stopped if it's still going on. The Chair addressed the new owners of the Wicked Wolf and asked if they planned on changing anything at the restaurant. Their response was they intend on keeping everything the same including staff. At this time the Chairman made a motion to accept the New Licenses. It was made by Mr. Smith and seconded by Mr. Chirico. The vote was unanimous.

- Havana Room, 3604 E Tremont Ave, 10465, between Lafayette & Philip Aves, License #NEW. (New Owner)

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<b>MOP:</b>	<b>Recorded Music, Juke box</b>						
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Old Business: None at this time

New Business: Mr. Accomando shared with the Committee that Sergeant major inform him that a ghost gun was recovered outside of The Garage in Co-op City. Mr. Accomando said that he was going to reach out to Michael Smith from the SLA for an update on the actions taken against this establishment for the two prior shootings that resulted in three people shot. That resulted in one critically wounded and one in stable condition and one DOA. He also suggested we should consider holding a rally in front of this location with the people in Co-op City if the SLA doesn't close or fine The Garage. Mr. Caruso reminded the Chair that he wanted to change the meeting time from 7:30 PM to 7:00 PM. The Chair polled the Committee and they agreed with the new time change.

A motion to close the meeting was made by Mr. Bieder and seconded by Mr. Smith.

The meeting ended at 8:40 PM.

Respectfully Submitted by Mr. Thomas Accomando



Hon. Vanessa L. Gibson  
Borough President

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### MUNICIPAL SERVICES

May 11, 2022 7:00 P.M.

**Present:** R. Bieder, T. Accomando, J. Mondello, N. Rosario, P. Del-Debbio, M. Caruso, J. Mondello, R. Baez

**Absent:** D. Noble, M. Ali, M. Morris

**Guests:** K. Kalb (NYCDOT), H. Malone (NYCDOT), M. Kaess, K. Daloia, B. Dolensk, J. Blackmon (NYCDDC)

The meeting commenced at 7:00PM with the Pledge of Allegiance. NYCDOT presented on its plans for bus bulbs, or extended sidewalks, along Westchester Avenue, Edison Avenue and Buhre Avenue. There will be restricted turns and a loss of 6 parking spaces. The extended sidewalks will help bus riders safely wait for the bus. Chair Bieder would like to have an additional meeting with Pelham Bay Merchants and NYCDOT to further discuss.

Event: 638262 11<sup>th</sup> Annual Griswold Avenue Block Party  
Date: Saturday, July 30, 2022  
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 MacDonough Place and Dwight Place  
Contact: Alisa Leavy

Event: 642656 6<sup>th</sup> Annual Community Day – Church Service and Fellowship  
Date: Sunday, September 18, 2022  
Time: 10:00 AM – 4:00 PM  
Setup: 9:00 AM – 10:00 AM  
Breakdown: 4:00 PM - 4:30 PM  
Location: East 177<sup>th</sup> Street between E. Tremont and Dewey Avenue  
Contact: Althea Esty

The Committee voted to unanimously support the Griswold Avenue Block Party (Event 638262) and the Church Service and Fellowship Party (Event 643656). Event 638994 was not voted upon as no one attended on the event’s behalf and will be laid over to June’s committee meeting.

Rodman's Neck presentation began at roughly 7:50PM. Plans are to build new auxiliary and storage buildings. There will be a new two-story mess hall, bathroom and locker room building. There will be a new 150 point indoor firing range and classroom building and will be fully enclosed. It is a pilot program for climate resiliency guidelines. Construction should commence the summer of 2023. Estimated completion is 2027. NYPD confirmed that budgeting resources remain the same. However, the plans for temporary sound baffling have met challenges due to poor boring samples. The Committee, currently, is to vote on the design of the buildings.

There was a motion to approve the following resolution made by A. Chirico and seconded by J. Mondello and unanimously approved by all in attendance.

**Resolved...**at the recommendation of the Municipal Services Committee that a letter be drafted in support of the design and construction of the NYPD training facility at Rodman's Neck to the Public Design Commission and that this be forwarded to the Full Board for its approval.

Bronx DOT Commissioner Kalb took questions regarding local matters such as illegally parked commercial vehicles and replacement of street signage. K. Daloia is requesting a street survey of East Tremont Avenue between Cross Bronx Expressway and Bruckner Service Road. The Committee closed the meeting by a unanimous vote of adjournment at 9:15PM.