



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

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

Website: www.nyc.gov/bronxcb10

Instagram & Twitter @BronxCB10



Joseph Russo
Chairperson

Matthew Cruz
District Manager

Hon. Vanessa L. Gibson
Borough President

Public Hearing Meeting of BRONX COMMUNITY BOARD #10
February 15, 2024 at 7:00 P.M.
Villa Barone Manor, 737 Throgs Neck Expressway, 10465

AGENDA tentative

1. Call to Order Presiding Officer

2. Meeting Conduct

- **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.**

- **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.**

3. **PUBLIC HEARING – NYS OCM RETAIL ADULT USE DISPENSARY APPLICATION**

- Presentation by Representatives of Melyne, Inc., 3461 East Tremont Avenue, 10465 15 minutes
- Public Participation 30 Minutes (max)
- Motion to Close Public Participation for Melyne, Inc
- Board Member Questions and Comments
- Resolution
- Public Hearing Closure

4. Bronx Community Board #10 Meeting – Public Participation

5. Resolutions

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 | Raquel Baez |
| e. | Parks and Recreation | Terence Franklin |
| f. | Health and Human Services | Deborah Hunt |
| g. | Youth & Education Services | Angela Torres |

8. Reports from the Offices of Elected Officials

9. Old Business

10. New Business

11. Meeting Closure



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RESOLUTIONS

Please note that all resolutions are written in the affirmative per Robert’s Rules of Order.

1. PUBLIC HEARING – ADULT-USE DISPENSARY APPLICATION

“**Resolved**...at the recommendation of the Executive Board of Bronx Community Board #10 that the New York State Office of Cannabis Management application received from Melyne Inc., 3461 East Tremont Avenue, Bronx 10461 to operate a retail adult-use dispensary be forwarded to the full Board for approval.”

2. MEETNG MINUTES

“**Resolved**...to accept the minutes of the Public Hearing Meeting of January 24, 2024.”

“**Resolved**...to accept the minutes of the Public Hearing Full Board Meeting of January 18, 2024.”

3. FLOOR RESOLUTION – HOUSING & ZONING – BSA Cal. No. 2023-41-A thru 2023-46-A

“**Resolved**...at the recommendation of the Housing and Zoning Committee that the proposed development of six-two family homes on Longstreet Avenue (Block 5524, lot numbers 71, 73 75, 77, 79, 91) within both an R5 zoning district and on the bed of a mapped but unbuilt portion of the street contrary to General City Law Section 35 be approved and forwarded to the full Board with notification sent to the Board of Standards and Appeals.”

***NYCBSA Hearing is slated for either 2/26 or 2/27. CB #10 must draft a letter with its position no later than 2/23. Housing and Zoning Committee meeting on this topic took place in October 2023 at the Locust Point Civic Association where neighborhood residents were overwhelmingly opposed.*

NOTE: RESOLUTIONS 4-5-6 did not have a Committee quorum but were informally voted on favorable.

4. ECONOMIC DEVELOPMENT – RENEWAL 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:”

- Johnny’s Reef, 2 City Island Ave, 10464, between Belldon St & the Bay, License #1004047, which expires on 2/29/2024.
- Seashore Restaurant, 581-593 City Island Ave, 10464, between Cross & Bridge Sts, License #1004284, which expires on 02/29/2024.
- Sammy’s Fishbox, 41 City Island Ave, 10464, between Rochelle & Horton Sts, License #1004284, which expires on 02/29/2024.
- Empire Express Kitchen, 3486 E Tremont Ave, 10465, between Greene Pl & Barkley Ave, License #1337965, which expires on 03/31/2024.
- Estrellita Poblana, 45 Westchester Sq, 10461, between Pontoon & Roberts Aves, License #1291307, which expires on 02/29/24.

5. 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:”

- Atik Restaurant, 555 City Island Ave, 10464, between Cross & Bridge Sts, License #NEW. **(Formerly Vistamar Restaurant)**

Indoor	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Hours	12PM to 12AM	12PM to 12AM	12PM to 12AM	12PM to 12AM	12PM to 12AM	12PM to 2AM	12PM to 2AM
MOP:	D J, Recorded Music						

Outdoor	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Hours	<u>12PM to 12AM</u>	<u>12PM to 12AM</u>	<u>12PM to 12AM</u>	<u>12PM to 12AM</u>	<u>12PM to 12AM</u>	<u>12PM to 12AM</u>	<u>12PM to 12AM</u>

- Social 101 Café, 53 Westchester Sq, 10461, between Pontoon & Roberts Aves, License #NEW. **(Formerly Plush 101)**

Indoor	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Hours	<u>3PM to 2AM</u>	<u>3PM to 2AM</u>	<u>3PM to 2AM</u>	<u>3PM to 2AM</u>	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>
MOP:	D J, Recorded Music, Karaoke						

- Bronx Lobster on the Square, 48 Westchester Sq, 10461, between Roberts & Pontoon Aves, License #NEW. **(Formerly Salsa Soul)**

Indoor	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Hours	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>	<u>12PM to 2AM</u>
MOP:	D J, Recorded Music, Karaoke						

6. ECONOMIC DEVELOPMENT – CHANGE IN METHOD OF OPERATION

“**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:”

- Royal Fusion, 3168 E Tremont Ave, 10461, between Waterbury & LaSalle Aves, License #NEW
(Beer & Wine to Full Liquor) (Change in Hours) (Sidewalk Café)

Indoor Hours	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
From:	<u>11AM to 2AM</u>	<u>11AM to 2AM</u>	<u>11AM to 2AM</u>	<u>11AM to 2AM</u>	<u>11AM to 2AM</u>	<u>11AM to 2AM</u>	<u>11AM to 2AM</u>

To:	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<u>11AM to 4AM</u>	<u>11AM to 4AM</u>	<u>11AM to 4AM</u>	<u>11AM to 4AM</u>	<u>11AM to 4AM</u>	<u>11AM to 4AM</u>	<u>11AM to 4AM</u>

Outdoor Hours	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturdays
From:	<u>11AM to 12AM</u>	<u>11AM to 12AM</u>	<u>11AM to 12AM</u>	<u>11AM to 12AM</u>	<u>11AM to 12AM</u>	<u>11AM to 12AM</u>	<u>11AM to 12AM</u>



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ECONOMIC DEVELOPMENT COMMITTEE FEBRUARY 6, 2024

Present: T. Smith, L. Collins, J. Mondello, L. Popovic, P. Caruso

Absent: T. Accomando, D. Prioleau, C. Brockington, M. Hooks, M. Sajous

Co-Chair Tom Smith began the meeting at 7:00 p.m. with the Pledge of Allegiance. There was no quorum so the committee decided to do an informal vote which will go to the full Board on Feb. 15, 2024. All were in favor.

Renewals:

- Johnny’s Reef, 2 City Island Ave, 10464, between Belldon St & the Bay, License #1004047, which expires on 2/29/2024.
- Seashore Restaurant, 581-593 City Island Ave, 10464, between Cross & Bridge Sts, License #1004284, which expires on 02/29/2024.
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New Licenses:

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MOP: D J, Recorded Music

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Indoor **Sunday** **Monday** **Tuesday** **Wednesday** **Thursday** **Friday** **Saturday**
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Indoor **Sunday** **Monday** **Tuesday** **Wednesday** **Thursday** **Friday** **Saturday**
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Meeting ended by a unanimous motion.



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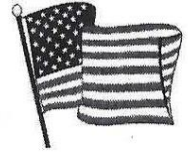
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PARKS COMMITTEE

February 8, 2024

Present: T. Franklin, D. Krynicki, P. Del-Debbio, T. Smith, R. Bieder, N. Nunez, M. Bufano, V. Lowe, M. Fludd

Absent: S. McMillan, J. Robert

Guests: R. Bieder, G. Havranek, R. Krisoon, E. Malave

The meeting commenced at 7 p.m. Chair Franklin District Manager Cruz assigned committee members specifics parks within the district to monitor and to help compile lists of capital needs for inclusion in our District Needs Statement and to contact individual City Council Members with the hopes of funding the parks' needs in the upcoming capital budget.

Public members informed the Committee of recent muggings and harassment at Pelham Bay Park. The Committee will continue to monitor the situation and speak with the 45th Precinct. R. Krisoon spoke on the need for more permits at Ferry Point Park so that his league can play cricket and asked for the Committee's help. E. Malave asked the Committee for help to have two additional Pickleball courts in Pelham Bay Park.

The Committee meeting closed at roughly 8:15 by a vote of adjournment.



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Health & Human Services Committee

February 7, 2024

Present: D. Hunt, M. Bufano, S. Hazell, J. Grell, J. Thomas, T. Smith

Absent: M. Musano, N. Rosario, T. Franklin, M. Sajous, A. Salimbene, R. Barbarelli

Guests: R. Bieder. M. De La Cruz, N. Leandro

The meeting opened at roughly 7:05 p.m. The digital presentation will be available on our website. Independent Care System is a grass roots organization on behalf of the disabled community. It is now a home health program that helps to provide long term care. The program's goals are reducing trips to the emergency rooms, ensuring regular care, helping members find ways to medical appointments and addressing social determinants of health. Some eligibility requirements are having two chronic health conditions and that patients are insured by Medicaid.

The Committee discussed inviting elected officials as guest speakers to discuss issues of concern with area hospitals. The meeting adjourned at roughly 8:30 p.m.

