



BRONX COMMUNITY BOARD No. 10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Hon. Vanessa L. Gibson
Borough President

Housing & Zoning Committee

January 10, 2023

Via CISCO WEBEX

Present: L. Popovic, R. Bieder, D. Krynicki, T. Accomando, M. Musano, A. Chirico, T. Accomando, M. Caruso, D. Prioleau, J. Gomez, C. Brockington

Absent: M. Johnson, J. Marano

Meeting opened with Pledge of Allegiance at 7:00. The District Manager listed properties in development or proposed throughout the Community District. The properties were:

- Bruckner Rezoning
 - Zoning district change. Parts of East Tremont Avenue at Bruckner Boulevard are now R6A.
 - Developer/Owner: “Throggs Neck Associates, LLC.”
- 3251 Westchester Avenue (formerly one-story doctor’s office)
 - Proposed 7 story building with commercial overlay. Plans submitted but in disapproved status
 - Developer/ Owner: Moshik Regev – 5 Boro Real Estate
- 2121 Glebe Avenue
 - Proposed 9 story, 81 apartments. We met with property owner who agreed to study for the increase in enclosed parking spaces. Currently, 55 enclosed spaces.
 - Developer/Owner: Isaac Rosenberg – 254 Melrose LLC
- 1616 Crosby Avenue
 - Proposed 8 story w/ 46 apartments and 30 enclosed parking spaces
 - Developer/Owner: Alfred Mitaj – First Structure LLC
- 2135 Colonial Avenue
 - Proposed 8 story, 59 units
 - Developer/Owner: Moses Freund – The Vaja Group
- 2500 Westchester Avenue
 - Proposed 12 story building, 283 units
 - Developer/Owner: St. Peter’s Church and Albanese Organization

It was agreed to task the District Manager with requesting information with the City of New York Housing Preservation and Development on whether any financing was secured or applied for by Throggs Neck Associates, LLC. The meeting closed at roughly 7:20PM by a vote of adjournment unanimously approved by all.