



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Housing & Zoning Committee

October 10, 2023

Present: L. Popovic, M. Caruso, T. Smith, D. Krynicki, M. Musano, D. Prioleau, D. Gonzalez, J. Marano, S. McMillan, H. Ruiz, Jr., P. Del-Debbio, L. Collins, V. Lowe, J. Gomez

Absent: T. Accomando, C. Brockington

Guests: Locust Point Community Association and membership (~ 60 people)

The meeting opened with the Pledge of Allegiance. The Locust Point Community Association hosted the Housing and Zoning Committee. Chair Popovic informed the public that this is a committee meeting only and that at the end, after members have asked questions, the public may will be able to do so. It is currently a C3A zoning district. It is two tax lots that will be apportioned to six tax lots. The properties will have three accessory parking spaces as per zoning and Lower Growth Management Area rules. It seeks BSA relief as the properties currently violate General City Law 35 which is building on a mapped street. Mr. Dale disclosed that ownership was unavailable to attend tonight which disappointed the committee membership and public alike. Committee questions focused on whether the applicant is aware of the flooding and environmental concerns. The zoning district is C3A which is a residential zoning district of R3-1 which is in context with other areas of the community district. Mr. Dale argued that the street is needed because the homes would be “abnormally small.” If the BSA issues relief, then the properties remain as of right where it will follow Buildings Department code and zoning as any other property. The dirt road presently would be improved but would not be the standard 80 feet. Constant flooding plagues the community and the mapped portion of Longstreet Avenue is a natural barrier to flooding. Chair Popovic suggested a subsequent meeting with the architect and the property owner as the committee and the public want to know more on whether these properties are following exactly Lower Growth Management Area.

The meeting closed at roughly 8:15 P.M. by an unanimous vote of adjournment.