



Ruben Diaz, Jr.
Borough President

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 • www.bronxmall.com

Website: www.nyc.gov/bronxcb10



Martin A. Prince
Chairperson

Kenneth Kearns
District Manager

MINUTES OF COMMUNITY BOARD #10 MEETING

OCTOBER 15, 2015

RIVERBAY CORPORATION

177 DREISER LOOP, AUDITORIUM A

Bronx, NY 10475

PRESENT: H. Acampora, T. Accomando, R. Barbarelli, R. Bieder, J. Boiko, A. Boller, P. Cantillo, Col. W. Chin, A. Chirico, M. Davila, V.M. Gallagher, I. Guanill-Elukowich, A. Henry, R. Lifrieri, D. Lock, J. Misiurski, M.J. Musano, J. Onwu, B. Pitt, L. Popovic, M. Pricoli, E. Primavera, A. Ponder, J.M. Provetto, J. Robert, N. Rosario, T. Salimbene, P. Sullivan, (total # present = 28)

ABSENT: R. Baez, L. Burrowes, P. Devine, L. Goldstein, D. Hunt, M. Johnson, R. Kurz, K. Lynch, J. Marano, J. McQuade, K. Neddermeyer, C. Papastefanou, M. Prince, M. Prohaska, R. Rodriguez, J. Russo, R. Sawyer, N. Semaj, R. Talarico, E. Torres, M. Velazquez (total # absent = 21)

Community Liaisons: Richard Fedderman – Office of US Congressman Eliot Engel
Katrina Asante – Office of Senator Gustavo Rivera
Leon Tulton - Office of Assemblyman Michael Benedetto
Andy Toledo – Office of Bronx Borough President Ruben Diaz Jr.
Kevin Pressley - Office of City Council Member Andy King
Mr. Rivera - Office of Public Advocate Letitia James
Patrick Rocchio - Bronx Times Reporter

Board #10 Staff: Kenneth Kearns - District Manager
Patrick Caruso
Susan Duffy

Mr. Salimbene, 2nd Vice Chair, began the meeting at 7:40 p.m. with the Pledge of Allegiance.

The above Community Liaisons were introduced and thanked for coming.

PUBLIC PARTICIPATION SECTION:

1 - Leon Tulton of Assemblyman M. Benedetto's Office said his office and the NYC Department of Consumer Affairs are having a workshop on the paid sick leave law in the Co-op City Office, Room 31, 6:30 p.m. on November 16, 2015.

- 2 – Elizabeth Vargas, owner of Central, 3392 E. Tremont Avenue, appeared before the Board to note that she has a lease for the establishment, has signed up for ATAP training, and has no association with the previous owner.
- 3 – Mike Marriott, Arts Administrator, Bronx Academy of Arts and Dance, 2474 Westchester Avenue, 10461, 917-565-7535, startupanddance@gmail.com, notified the community about an upcoming production. See also #9 below.
- 4 – Kathleen Carrasco, Leslie Brown, New York Public Library Westchester Square and Baychester Branches: notified community of new hours and additional staff.
- 5 – Joseph Cassese, 600 Baychester Ave, #10F, 718-379-7940, jcassese@optonline.net: discussed the 80th anniversary of Orchard Beach and restoration efforts. He asked for the Board's assistance in finding out when the bath houses will be open.
- 6 – Louis Rocco, Westchester Square Civic Association: discussed quality of life issues especially the catch basins. He is working with the Public Advocate's Office; he complained about catch basins needing attention, NYC Dept. of Environmental Protection does not properly clean the catch basins. Disinfectant is put into each basin and then marked as being cleaned. In addition he complained about block parties being approved without thorough review by the Community Board.
- 7 - Joe Bellini, resident of Pelham Bay, talked about the ongoing traffic problems in the area, in particular the exits/entrances from Pelham Parkway South and the Hutchinson River Parkway onto the service roads.
- 8 - Egidio Sementilli, Pelham Bay Community Improvement Safety Organization Inc.: the Pelham Grand Certificate of Occupancy (C/O) will be expiring and is requesting that NYC Department of Buildings not renew the C/O. Mr. Sementilli is against the extension of operating hours for Illusions Hookah & Mixology and Casa Restaurant & Bar and requests that the Board vote against the change in operating hours. Mr. Sementilli met with Council Member Vacca to discuss overdevelopment issues in Pelham Bay. Mr. Sementilli commended Riverbay for providing parking for its residents.
- 9 – Davalois Fearon, Artist with BAAD, 917-5671-5378, performance on October 17, 2015, tickets \$20, available on-line. See # 3 above.
- 10 – Roxanne Delgado, delgadoro@yahoo.com: addressed the Board about the circumstances surrounding the selection of a new district attorney. She was reminded that community boards are apolitical in nature. Ms. Delgado refrained from making any political statement and asked that people vote on November 3.
- 11 – Hattie Overman, Corresponding Secretary, Section 5, Bldg. 27 association: signage is needed to alert the community that there is a school in the area. Ms. Overman added that there are traffic issues throughout the community, especially in Section 5, and with the eventual Metro North station, problems will worsen.

Mr. Kearns noted that Chairman Prince is aware of the issues and keeps the Riverbay Board of Directors abreast of CB#10 efforts with respect to traffic issues.

- 12 - Linda Werner, Bldg. President 30 A & B, 4100 Hutchinson River Parkway E, #7E, 718-862-3295, drax12345@aol.com: discussed insufficient lighting under the highway in Section 5. Ms. Werner added that the jersey barriers are unsafe and need removal; street markings need repainting; yield signage needed just past Building 30.

Mr. Kearns said that lighting cannot be secured to the bridge and a study will be requested of NYC DOT for alternative lighting locations as well as repainting of street markings, and additional signage.

- 13 - L.T. Collins, 100 Dreiser Loop, 718-328-5683, Michaelbx2@aol.com: discussed the timetable for Metro North station and the plan for the vacant lot at Dreiser Loop and Co-op City Boulevard.

Mr. Kearns said that the Board will request that the proposed Metro North Station be located just slightly outside of Co-op City; no timetable available and will try to find out what the plans are for the vacant lot.

- 14 - Linda Morris, 120 Dreiser Loop, 718-671-9625, talked about several concerns: the vacant lot at Dreiser Loop and Co-op City Boulevard and trash at the bus stop on Dreiser Loop/Co-op City Boulevard. The trash creates a danger because riders need to stand in the street in order for the bus driver to see passengers. Ms. Morris also said that there is insufficient lighting at Building 9. The last item concerns the NYPress signage which is throughout the cooperative and should be eliminated.

Mr. Kearns noted that the Council Towers should be responsible for the trash and the NYPress signage is owned by the NYC Department of Transportation. Specific locations of signage is needed in order for the Board to request removal.

- 15 - Yvette Vernon, 140 Debs Place, yvernon@hotmail.com, 718-671-3541, talked about the lack of a mail box outside of the Connor Street Post Office.

Mr. Kearns will refer the matter to the local federal electeds office for resolution.

- 16 - Kenneth Graham, President, Adler Place Association, 718-671-4830, k.k.graham2564@gmail.com: would like to have more trees planted in Co-op City. Mr. Graham also talked about the ownership of the property on E. Gun Hill Road, which is the NYC Economic Development Corporation (EDC), and how its development will adversely affect all three neighboring community boards, 12, 11 and 10. He has tried to speak with EDC to come up with a traffic plan before the site is developed.

Mr. Bieder suggested that Mr. Graham contact the Bronx Overall Economic Development Corporation and the Office of the Borough President.

- 17 - Darby Paris, blumoon.ny@gmail.com: discussed traffic issues at Baychester and Bartow Avenues and the left turn onto Bartow Avenue which results in heavy congestion,

especially on weekends. Ms. Paris asked the Board to request traffic agents on weekends. Pedestrian safety is also an issue near the firehouse.

Mr. Kearns noted that the NYC Department of Transportation said the two left lanes for turning onto Bartow Avenue are an improvement because they widen the road to accommodate traffic turning left, heading straight, and turning right. Mr. Kearns will look into requesting traffic agents, especially for the 2015 holiday season. Mr. Kearns will ask DOT to study the area; Mr. Boiko thought that DOT was already studying or scheduling a study on the traffic concerns.

- 18 – Jasmin Dore, yjd5791@hotmail.com, Social Worker with Young Life, 2705 Reservoir Avenue: notified community about a program aimed at school aged children assisting with self development and positive socialization.
- 19 – Amelia Zaino, azainobx@gmail.com: promoted upcoming events at the Bartow Pelham Mansion Museum – Saturday, 10/17 discover Bartow Pelham Day; Bartow Pelham Mansion Museum is working with Riverbay on a November 1, 2015 walking event, meeting at the Hutchinson River Greenway and walking to the Mansion; also working on healthy living initiative, see bpm.org for additional information.
- 20 – Azalea McDavid, azziemcd@aol.com: – wants City Bikes in Co-op City.

Mr. Kearns said that this program is managed by the NYC Department of Transportation (DOT). DOT advised that in order for the program to be installed into an area, it must be close to other neighborhoods. Mr. Boiko noted that if such a program were put into Co-op City, street parking would be lost in the areas where the bikes are located.

- 21 – William Craft, phoenixpublications@yahoo.com, Building 20 Association: requests installation of a bus shelter on northwest corner of Asch Loop and Co-op City Boulevard; wants to have speed signage of 20 miles per hour posted so individuals can safely cross.

Mr. Kearns said an easement would be required for a bus shelter and this can be revisited with the proper agency. The current speed throughout New York City is 25 miles per hour.

- 22 - Darla Starks, 120 Debs Place, Building 10B: complaints -- only one elevator operating; wants to know what contingency plans are in effect; is against the “sports bar” scheduled to open.

Mr. Boiko addressed Ms. Starks’ elevator concerns and advised that it will be a few months before the issue is resolved. Mr. Kearns addressed the sports bar issue and stated that it is not a sports bar, the name of the establishment will be called Sangria and it will be a Latin restaurant and lounge.

A motion to close the Public Participation session was made by Mr. Bieder, seconded by Mr. Sullivan and unanimously approved by all.

A motion to accept the minutes from the September 17, 2015 Bronx Community Board #10 meeting was made by Mr. Sullivan, seconded by Mr. Chirico, and unanimously approved by all.

BOROUGH PRESIDENT'S REPORT: Mr. Andy Toledo

Additional information can be found about the topics noted below on the Borough President's website: bronxboropres@nyc.gov.

- NYS Labor Report showed a drop in unemployment in August 2015 for the Bronx which was at 14.1% see additional information on website
- October 25, 2015 – Tour de Bronx throughout the borough, see Ilovethebronx.com for additional information.

DISTRICT MANAGER'S REPORT: Mr. Kearns

- On October 21, between 10 a.m. – 2 p.m. Walgreens and CB #10 are sponsoring free flu shots in the Board Office at 3165 East Tremont Avenue
- The FY2017 budget submission has been completed, the information is contained in the materials packet; hearing was held on October 14, 2015.
- Ms. Erin Godwin, graduate student at NYU has been assigned to work with the Board as part of the Urban Fellows program. Ms. Godwin will be focusing on transportation improvements and alternatives on streets and the highway along the I95 corridor in CB#10.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE Mr. Salimbene for Mr. Prince

The Committee met on October 5, 2015. Minutes are self-explanatory. On Tuesday, October 27, 2015 there will be an information session and public hearing on the Mayor's Housing Plan, which will be discussed in the Housing and Zoning Committee report below.

HOUSING/ZONING COMMITTEE

An information session and public hearing will be held on October 27, 2015 at the Greek School to discuss and vote on a resolution on the Mayor's Housing Proposal for Zoning for Quality and Affordability and Mandatory Inclusionary Housing. The New York City Department of City Planning will be present to discuss and answer questions. Mr. Sullivan said it does not look like a good plan; there are issues not addressed and it is important that Board members come to the hearing. It was noted that on Friday, October 16, a meeting for District Managers and Chairpersons is being held at the Borough President's Office on this matter. Earlier this month, Mr. Kearns contacted all District Managers in the Bronx about their position on the program.

On City Island, the Stuyvesant Yacht Club (SYC) may become a public park; the institution is unable to meet expenses. The Board was not invited to the meeting held between the SYC and the NYC Department of Parks and Recreation (DPR) but has been in contact with DPR. When the Board receives information it will be made available.

The proposed mall on Gun Hill Road, off of I95 opposite the Bay Plaza Mall, where a golf driving range was located, is in Board 12 and borders three community boards 12, 11 and 10. The development footprint of this site will increase as well as cause major traffic problems in all three boards. The NYC Bureau of Standards and Appeals Board has not yet reached out to our Board about this project and Mr. Kearns is keeping on top of this issue.

ECONOMIC DEVELOPMENT COMMITTEE Mrs. Acampora for Mr. McQuade

The Committee met on October 7, 2015. Mrs. Acampora went over the liquor licenses applications, renewals, changes, and new. At the Committee meeting, licenses for the establishments were discussed which resulted in resolutions coming from the Committee to be presented to the full Board for approval:

“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 and a copy placed in the Board’s file:

*Applebee’s, 2276 Bartow Ave., 10475, Bay Plaza Shopping Cntr., License #1004241, which expires on 11/30/15.

*Mamajuana, 3233 E. Tremont Ave., 10461, between Puritan & Waterbury Aves., License #1258381, which expires on 11/30/15.

*Patricia’s, 3883 E. Tremont Ave, 10465, between Dewey & Schley Aves., License # 1214591, which expires on 10/31/15.

A motion to accept the resolution for renewal licenses was made by Mr. Bieder, seconded by Mr. Accomando and unanimously approved by all.

*

“Resolved.. at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments, who are applying for a change in hours of operation, have agreed to comply with the best management practice standards contained in the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board’s file:

*Casa Restaurant & Bar, 3607 E. Tremont Ave., between Sullivan & Scott Pls., License #1285582, which expires on 05/31/17.

(This is only a change in hours of operation against their current license.)

*Illusions Hookah & Mixology, 3221-3229 Westchester Ave., between Continental & St. Paul Aves., License #1285921, which expires on 07/31/17.

(This is only a change in hours of operation against their current license)”

A motion to accept the resolution for renewal licenses was made by Mrs. Lock, seconded by Mr. Accomando and did not pass at the full Board meeting. The voting results are as follows: (9) nine yes, (17) seventeen opposed.

*

“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 in the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board’s file:

*Sangria Café, 2085 Bartow Ave., 10475, between Co-op City Blvd. & Asch Loop, License # NEW

*Tosca Marquis, 4034 E. Tremont Ave., 10465, between Miles Ave. & Gerber Pl., License # NEW

*Made in Puerto Rico, 3363 E. Tremont Ave., 10461, between Haskin St. & Baisley Ave., Liquor License # NEW.”

A discussion on Made In Puerto Rico began. Concerns were raised about an incident that took place outside the venue, which the 45th Precinct confirmed, but stated it could not be attributed to the establishment, because it took place off premise. The Board was made aware that the former owner of Pompeii, Jose Torres, is part owner of Made In Puerto Rico. It was added that John Villanueva, the previous owner of Siete Ocho Siete and 3363, is also involved. As a result of these concerns it was decided that Made In Puerto Rico will be removed from the resolution and tabled to go back to Committee for further discussion.

A motion to separate Made In Puerto Rico from the resolution was made by Mr. Sullivan, seconded by Bishop Rosario and unanimously approved by all.

A revised resolution was read.

“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 in the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board’s file:

*Sangria Café, 2085 Bartow Ave, 10475, between Co-op City Blvd & Asch Loop, License # NEW

*Tosca Marquis, 4034 E Tremont Ave, 10465, between Miles Ave & Gerber Pl, License # NEW”

A motion to accept the resolution for renewal licenses for Sangria Cafe and Tosca Marquis was made by Mr. Bieder, seconded by Mr. Sullivan and unanimously approved by all.

*

“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 in the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board’s file:

Central, 3392 East Tremont Avenue, 10461, between Bruckner Boulevard and Meyers Street, License # NEW (formerly Bronx Beer Garden).”

(Under previous owner - unauthorized promotional boxing match, large disorderly crowds, over public assembly limit, overly promoted BBQ event, fighting, injuries, numerous noise/unruly crowd complaints.)

A motion to accept the resolution was made by Mr. Sullivan, seconded by Mr. Accomando and did not pass at the full Board meeting. The voting results are as follows: (10) ten yes, (14) fourteen no, and (2) two abstentions.

*

“Resolved... at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishment has agreed to comply with the best management practice standards contained in the Stipulations, by signing them, has attended ATAP training, and as requested has met with Lieutenant Trapani of the 45 Precinct and that the compliance be sent to the State Liquor Authority and a copy placed in the Board’s file:

Coconut Palm Bar & Grill, 2407 Westchester Avenue 10461, between Zerega Avenue and Roland Street, License # 1166169, which expires on 8/13/15.”

A motion to accept the resolution was made by Mr. Sullivan, seconded by Mr. Accomando and did not pass at the full Board meeting. The voting results are as follows: (8) eight yes, (16) sixteen no, and (2) two abstentions.

*

The Committee discussed Industrial Business Zones and drafted the following resolution:

“Resolved... at the request of the Economic Development Committee of Bronx Community Board #10, that letters be sent to the Mayor and the NYC Council in support of Industrial Business Zones (IBZs) and not develop the areas for supportive housing.”

A motion to accept the resolution was made by Mr. Bieder, seconded by Mr. Chirico and approved by a majority of members. The voting results are as follows (25) twenty-five yes and (1) one abstention.

YOUTH SERVICES/EDUCATION COMMITTEE

The Committee met on September 21, 2015 with Mr. David Martin of Innovation Prep Charter School which is awaiting approval from the State Department of Education. The Committee passed a resolution to write a letter of support to the State Department of Education, which was sent earlier this month.

Our next meeting is October 19, 2015.

MUNICIPAL SERVICES COMMITTEE

The Committee met on October 13, 2015. Street Activity Permit Applications were reviewed and unanimously approved in Committee.

“**Resolved...**at the request of the Municipal Services Committee of Bronx Community Board #10 that the following Street Activity Permit Application for the St. Theresa Feast – Street Festival – July 20-24, 2016, 6 p.m. tp 10 p.m. (setup 3 p.m., breakdown 11:30 p.m.), St. Theresa Avenue between Westchester Avenue and Santo Donato Place be approved and submitted to the full Board for their approval.”

A motion to accept the resolution was made by Mr. Sullivan, seconded by Mrs. Lock and approved by a majority of members with the following results: (23) twenty-three yes, (2) two opposed and (1) one abstention.

Prior to the vote, the issues of violence, parking, cleanup were discussed. It was noted that the 45th Precinct said the violence issues were not part of the Feast. The sponsor appeared before the Committee and answered all questions. A suggestion from Mr. Accomando concerning “parking passes” for the resident on the blocks surrounding the feast was raised. Another concern was the jersey barriers which prohibit parking.

PARKS/RECREATION COMMITTEE Mrs. Gallagher

The Committee did not meet in September and will be meeting on October 26, 2015. The Ferry Point Park East comfort station is being constructed and the ring road has been repaired. The Committee has extended an invitation to the new Bronx Parks Borough Commissioner to attend a meeting.

PLANNING/BUDGET COMMITTEE Mr. Misiurski

The Committee met on October 14, 2015 and held a hearing on the FY2017 Budget.

There was no quorum at that meeting. A Floor resolution to accept the FY2017 was presented to the full Board.

“Resolved... at the recommendation of the Planning and Budget Committee of Bronx Community Board #10 that a Resolution from the floor be offered accepting the FY2017 Budget Document and that a letter be transmitted to the Mayor’s Office and the Office of Management and Budget concerning its proposals.”

A motion to accept the resolution was made by Mr. Bieder, seconded by Mr. Sullivan and unanimously approved by all.

HEALTH/HUMAN SERVICES Bishop Rosario for Mrs. Hunt

The Committee met on September 29, 2015 and extensively discussed the “walk” with suggestions for individual walks by zip code as well as an annual spring walk. Results can be posted on the FaceBook Healthy Lifestyle Page. More details are outlined in the Committee’s minutes.

Dr. Ponder’s draft resolution in support of Governor Cuomo’s initiative to end AIDs will be discussed in more detail at the next Committee meeting in November.

Mr. Salimbene discussed events concerning the establishment of a Veterans subcommittee.

OLD BUSINESS

Mr. Bieder noted that the minutes from the July 2015 meeting have not been provided.

NEW BUSINESS

Mr. Bieder advised the meeting attendees that the 45th Precinct Community Council is holding its November meeting in Riverbay and invited all to attend.

The public hearing, tentatively scheduled for October 28, 2015 at IS 192 concerning the building of an annex for PS 71 on the lot along Pelham Parkway South and Continental Avenue requires a quorum.

Motion to close the October 15, 2015 Community Board #10 meeting was made by Mr. Sullivan, seconded by Mrs. Lock and unanimously approved by all.

Respectfully submitted by Susan Duffy.