

MINUTES OF COMMUNITY BOARD #10 MEETING

Held on June 18, 2009 at

PROVIDENCE REST

3304 Waterbury Avenue, Bronx, New York 10465

PRESENT: H. Acampora, O. Alvarado, M. Arrighi, L. Blascovich, A. Chirico, R. Foley, V. Gallagher, B. Heaney, D. Hunt, A. Jack, B. Kurz, P. LaScala, D. Lock, K. Lynch, J. McQuade, J. Miller, J. Misiurski, K. Neddermeyer, D. Pouchie, M. Pricoli, M. Prohaska, J. Regina, A. Ribustello, E. Romeo. J. Russo, A. Santiago, R. Sawyer, P. Sullivan, R. Tanzi, M. Walsh (30)

ABSENT: R. Baez, S. Belle, Col. W. Chin, P. Devine, R. Dominquez, L. Goldstein, L. Hazell, C. Hughes, S. Lask, J. Marano, M.J. Musano, Rev. C. Owens, F. Pascale, B. Pitt, M. Prince, Rev. A. Rosario, D. Rose, I. Santos, Dr. R. Smith, F. Ventola (20)

Community Liaisons: Anthony Toledo - repr. Bronx Borough President's Office
Jonathon Szots - repr. Senator Jeffrey Klein

Board #10 Staff: Kenneth Kearns – District Manager – Bronx Community Board #10
Patrick Caruso - Clerical Associate
Estelle Marra - Clerical Associate

Chairperson Diane Lock convened the meeting at 7:35 with the Pledge of Allegiance.

PUBLIC PARTICIPATION SECTION:

1. Melanie Meyers – Fried, Frank, Harris, Shriver & Jacobson, on behalf of City Island Estates, spoke of the need for a special permit to allow for rezoning to increase height of Fordham Street buildings from 35' to 41.6'.
2. David Powers – City Island Resident – spoke against the proposed development, citing Parking and overcrowding.
3. Jackie Kyle Kall – City Island Chamber of Commerce & Bronx Board of Realtors Spoke on the Fordham Street project re. height of buildings, environment, etc. and how it would impact the current state of City Island. She feels that this property could be used for other things, i.e. parks, amusement park, etc.

4. **Jack Reith – Country Club Civic Association**
Spoke of the need for the sewer project which had been proposed for Country Club. Mr. Kearns advised all that our Board made this a priority, but there is no money for it.
5. **Robert Carrocetto – Spoke of the proposed naming of a street at the corner of Roberts Avenue & Crosby. This corner is where his father, Charles Carrocetto, operated an Italian Deli for many years. The family still owns the property.**
6. **Debbie Acosta – Site Manager, N.Y. Public Library**
Advised all present of the many programs offered by the NY Public Library, i.e. computer classes, summer reading programs, toddler programs and many others. For more information call 1-718-792-6744
7. **JoAnn Sohmers – President - Ferry Point Civic Association**
Spoke of the need for a “Community Park” – paving of “ring road.” Said that petitions were collected supporting this item. Mr. Kearns advised Mrs. Sohmers that this was an MTA issue, Parks has input. Chairperson Lock suggested that this be brought to Parks Committee.
8. **Rev. Mark T. Gregori – Lead Minister – Crossway Church – 2730 Bruckner Blvd.**
Wants to have a Community Event on Balcom Avenue between Bruckner Blvd. and Barkley Avenue – August 29, 2009. For more information, call the connection Ministry Director at 1-718-597-3840.
9. **Maureen Crean – resident of 1874 Pelham Parkway**
Ms. Crean read a letter she sent to the Bronx Times Reporter regarding her opposition to reversing St. Paul Avenue back to the way it was. Board member Ed Romeo offered input as to why the Board should reverse its direction. A discussion ensued concerning this matter, which became unprofessional. Chairperson Lock suggested that this issue be taken up by the Municipal Services Committee and closed the discussion.
10. **Anita Valenti- Vice-President – Pelham Bay Taxpayers & Civic Association**
Said she was misquoted last month, and wanted to correct her statement.

Mrs. Valenti stated “As a member of the Pelham Bay Taxpayers & Civic Assoc. (PBTCA) we have no objection to the repaving of the Hutchinson River Pkwy Service Road from Middletown Rd. to Mayflower Avenue at this time.” She spoke of the serious underground problem after Mayflower Ave. and just before 197th Street. The problem has been neglected for years and should be investigated, properly fixed and then re-paved correctly. After the problem is fixed, then the PBTCA would like to see the rest of the Hutchinson River Parkway service road re-paved from Mayflower Ave. to Burr Ave. and Burr Ave. to Pelham Bay Station. The PBTCA believed that St. Paul Ave. was re-paved before the St. Paul reversal.” Motion to close Public Participation Session made by Leonard Blascovich, seconded by Oscar Alvarado.
Vote: All in favor – Unanimous – (30)

Chairperson Diane Lock asked for a motion to accept minutes of the May 27, 2009 Community Board #10 meeting. Motion made by Leonard Blascovich, seconded by Alfred Santiago. Vote: All in favor – Unanimous (30)

Mrs. Lock then introduced two new Board members; Mr. Anthony Ribustello, and Mrs. Effie Ardizzoni.

BOROUGH PRESIDENT’S REPORT: Anthony Toledo

1. City Council has restored money to Community Boards.
2. Libraries will remain open 6 days a week.
3. All firehouses that were slated to be closed, will remain open, including Ladder # 53 City Island.
4. City teachers, fire personnel, law enforcement will not face layoffs.
5. 7,000 – 10,000 City employees were facing lay-offs, but it is expected to be only 2,000.
6. Cultural Institutions will face a small cut.

DISTRICT MANAGER’S REPORT: Kenneth Kearns

1. Our Board office will be sending out paper mailings. However, we will also E-Mail minutes as E-Mail is paid for by the City with no outlay of Board resources.
2. All of the City’s 59 community boards faced devastating budget cuts. However, the City Council was able to restore funding. Mr. Kearns thanked Council member Vacca for his support, which was instrumental.
3. Mr. Kearns also thanked the Council’s borough delegations, Borough President Diaz and his colleagues for their efforts. He also thanked Councilman James Vacca for his efforts in restoring funding for Ladder #53 on City Island.

COMMITTEE REPORTS:

HOUSING & ZONING COMMITTEE: Peter Sullivan

Mr. Sullivan read the minutes which dealt with the Public Hearing held on June 2, 2009 regarding the ‘On the Sound at City Island’ project. Discussion took place so that all parts of this project could be clarified for the Board members. He went on to read the following resolutions:

“Resolved....at the Recommendation of the Housing and Zoning Committee of Bronx Community Board #10, that the Board support the ULURP applications offered by City Island Estates, LLC for “On the Sound At City Island.” The ULURP applications C060288ZMX, C060289ZSX, N060290ZAX, N060291ZCX and N060292ZCX are being offered pursuant to Sections 197-c and 210 of the New York City Charter for an amendment to the Zoning Map, by changing an M1-1 district to an R3A district bounded by Fordham Street, the shoreline of Long Island Sound, the northeasterly prolongation

of a line 100 feet northwesterly of Carrol Street and Fordham Place. Additionally, the R3A designation would limit the development to 1-2 family houses that characterize City Island, with a restricted declaration limiting the property to 43 one family units in perpetuity.” Motion to approve made by Peter Sullivan, seconded by Oscar Alvarado. Vote: 27 in favor – 0 opposed – 3 abstentions: A. Ribustello, D. Hunt, A. Santiago

“Resolved....at the Recommendation of the Housing and Zoning Committee of Bronx Community Board #10, that the Board support the ULURP applications offered by City Island Estates, LLC for “On the Sound At City Island.” The ULURP applications C060288ZMX, C060289ZSX, N060290ZAX, N060291ZCX and N060292ZCX are being offered pursuant to Sections 197-c and 201 of the New York City Charter. The applicant is seeking a Special Permit pursuant to the Zoning Resolution Section 112-107 to modify the existing height and set back regulations of the Special City Island District regulations, which limits the height of buildings to a maximum height of 35 feet. The applicant is requesting a modification of the height limit for 17 buildings within the interior portion of the project, and to increase maximum height from 35 feet to 41.5 feet for those buildings. 5 buildings on Fordham Place will be in compliance with the maximum height of 35 feet and therefore, will not require modification.” Motion to approve made by Peter Sullivan, seconded by Oscar Alvarado. A roll call vote was taken. Vote: 11 in favor – 13 opposed – 3 abstentions: A. Ribustello, A. Santiago, A. Sawyer 3 – not voting (J. McQuade, E. Romeo, D. Lock)

“Resolved....at the Recommendation of the Housing and Zoning Commttee of Bronx Community Board #10 that the Board support the ULURP applications offered by City Island Estates, LLC for the “On the Sound At City Island.” The ULURP applications C060288ZMX, C060289ZSX, N060290ZAX, N060291ZCX and N060292ZCX pursuant to Sections 197-c and 201 of the New York City Charter. The applicant is seeking an authorization pursuant to the Zoning Resolution, Section 22-43 allowing for detached and semi-detached two-family residences to be built side-by-side, as opposed to the current standard, which requires 75% of the Floor Area Ratio (FAR) dwelling units to be built directly above or below each other. This will be done to maximize the separation, privacy and yard areas of the homes. Section 22-43 allows for the City Planning Commission to waive the FAR requirements, providing that the Commission finds that the project is compatible with scale and character of City Island. This Resolution proposes that an authorization be requested under Section 22-43 to waive the FAR requirement.” Motion to accept made by Peter Sullivan, seconded by Oscar Alvarado. A roll call vote was taken. Vote: 25 in favor - 0 opposed - 2 abstentions: A. Santiago, R. Sawyer 3 – not voting (J. McQuade, E. Romeo, D. Lock)

The following two requests were made by the applicant, but did not require a resolution.

A. The applicant requests that the Chair of the City Planning Commission under Zoning Resolution 62-711 certify that the project is in compliance with the requirements for

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St. Raymond Avenue and McClay Street, 11am to 7pm.” Motion to approve made by

Reginald Sawyer, seconded by Al Santiago. Vote: All in favor- Unanimous

Addendum to Resolutions:

“Resolved....at the Recommendation of Bronx Community Board #10, that the following application for a Street Activity Permit be approved.

“Pastor Mark Gregori, Crossway Church Community Day, Balcom Avenue, between Barclay Avenue and Bruckner Blvd. on August 29, 2009 from 11am-4pm.”

Motion to approve made by Joe Regina, seconded by A. Santiago, Vote: Unanimous in favor.

“Resolved... at the Recommendation of the Municipal Services Committee of Bronx Community Board # 10, that the northwest intersection of Roberts Avenue and Crosby Avenue be named with a street overlay in memory of Charles Carrocetto, in honor of his exemplary service to the community and dedication to the residents of Pelham Bay.”

Motion to approve made by Rose Tanzi, seconded by Rose Foley. Vote: All in favor-Unanimous

PLANNING/BUDGET COMMITTEE: - Julian Misiurski

1. Budget cuts have been restored
2. Accrual money has been spent buying supplies.
3. We are buying our own copier as opposed to renting.
We will buy a maintenance contract in case of the need for repairs or parts.

PARKS COMMITTEE: Virginia Gallagher

Minutes were self-explanatory. The Committee will look into needs at Ferry Point Park.

ECONOMIC DEVELOPMENT COMMITTEE: Kenneth Kearns (for James McQuade)

This Committee will be following up on Housing/Zoning issues.

No Old or New Business.

Motion to adjourn made by Peter LaScala, seconded by Oscar Alvarado.

Vote: All in favor – Unanimous

Meeting adjourned at 9:30PM.

Respectfully submitted by
Estelle Marra, Clerical Associate