



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](mailto:bx10@cb.nyc.gov) • [www.bronxmall.com](http://www.bronxmall.com)  
Website: [www.nyc.gov/bronxcb10](http://www.nyc.gov/bronxcb10)



John Marano  
Chairperson

Kenneth Kearns  
District Manager

**BRONX COMMUNITY BOARD #10 MEETING**  
**Thursday, September 18, 2014 at 7:30PM**  
**Ft. Schuyler House**  
**3077 Cross Bronx Expressway**  
**Bronx, New York 10465**

### **AGENDA**

1. Call to Order Martin Prince, Chairman
2. Public Participation 15 Minutes
3. Acceptance of the Minutes of the June 19, 2014 Community Board #10 Meeting
4. Borough President's Report Tom Lucania
5. District Manager's Report Kenneth Kearns
6. Committee Reports
  - a. Executive Board Martin Prince
  - b. Housing and Zoning Peter Sullivan
  - c. Economic Development Jim McQuade
  - d. Municipal Services Joseph Russo
  - e. Parks and Recreation Virginia M. Gallagher
  - f. Planning and Budget Julian Misiurski
  - g. Youth & Education Services Robert Bieder
  - h. Health and Human Services Deborah Hunt
7. Old Business
8. New Business



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District Manager

**RESOLUTIONS TO BE PRESENTED TO  
BRONX COMMUNITY BOARD #10  
Thursday, September 18, 2014 at 7:30PM  
Ft. Schuyler House  
3077 Cross Bronx Expressway  
Bronx, New York 10465**

1. "Resolved... to accept the minutes of the Bronx Community Board #10 meeting of June 19, 2014."
2. "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:

\*Frank's Pizzeria, 2815 Middletown Road, between Westchester & Mulford Aves, License #NEW.

\*Filomena's Pizza & Pasta, 134/140 Pennyfield Ave, between Mitchell & Tierney Pls. License #NEW.

\*M & R Deli, 1480 Williamsbridge Road, between Eastchester Rd & Chesbrough Ave, License #1254512, which expires on 08/31/14.

\*City Island Diner, 302-304 City Island Ave, between Fordham & Hawkins Sts, License #1154795, which expires on 09/30/2014.

\*Lucca Restaurant, 3019 Westchester Ave, 10461, between Buhre & Hobart Aves, license #1223294, which expires on 09/30/14.

\*North Bronx Athletic Club, 274 City Island Ave, between Hawkins & Carroll Sts, License #1165637, which expires on 07/31/14.

\*Shanghai Red Restaurant, 127 Westchester Square, between E Tremont Ave & Ferris Pl, License #NEW.

\*McDermott's Pub, 2634 E Tremont Ave, 10461, between St Raymond's & McClay Aves, License #1245484, which expires on 10/31/14.

\*Sugar & Spice, 536 City Island Ave, 10464, between Cross & Beach Sts, License #NEW.

\*R & T Corner Store, 3742 E Tremont Ave, 10465, between Randall Ave & Dill Pl, license #NEW.

\*T-Neck Grill, 3841 E Tremont Ave, between Schley & Dewey Aves, License #NEW

**Former site of Burger Bar where a shooting occurred Feb 2014. Building owner was not cooperative and indifferent when reminded about his responsibility to the neighborhood. New owner is former owner of Area 98 on Buhre Avenue. Noise complaints problems when patrons loitered in the back, and summonses issued to the bar & for noise violations from cars. Unsubstantiated rumors of undesirable people sleeping in the basement and of prostitution.**

\*J & S Deli & Grocery, 2955-59 Middletown Rd, between Crosby & Plymouth Aves, License #1165509, which expires on 08/31/14.

**Complaints of illegal sale of cigarettes—Negative enforcement at location at this time.**

\*Bases Loaded Sports Bar, 2997 Westchester Ave, 10461, between Buhre & Hobart Ave, License #NEW

**Formerly Area 98—Noise complaints and other Quality of Life Complaints  
Noise citations issued regarding unreasonable noise levels**

\*Ralph's Diner, 1315 Commerce Ave, 10462, between Waterbury & Halsey Aves, License #1261604, which expires on 07/31/14.

**Several complaints by 45th Precinct regarding illegal activities.**

**Other reported problems:**

1. Name change from Ralph' Diner to Ralph's Salsa Soul Lounge.
2. Method of operations changed from Restaurant/Diner to Lounge/Cabaret.
3. Renovations done on interior.
4. Hours changed from Mon-Sun-6:00AM to 2:00AM to Fri, Sat, Sun evenings.

**LICENSE HAS BEEN TURNED IN BY THE OWNERS**

The resolution was passed unanimously by the committee.

3. **“Resolved...** At the recommendation of the Housing and Zoning Committee of Bronx Community Board #10, that the Committee supports the extension of the special permit, under BSA Cal. No. 164-04-BZ, to operate a fitness center at 2241 Westchester Avenue in the Bronx, and further recommends that the full Board do the same.”
4. **“Resolved...** At the request of the Housing and Zoning Committee of Bronx Community Board #10, that the Committee supports the extension of the special permit, BSA Cal. Nos. 162-/163-95 BZ, to operate a fitness center at 3060-3074 Westchester Avenue in the Bronx, and further recommends that the full Board do the same.”
5. **“Resolved...** At the recommendation of the Housing and Zoning Committee of Bronx Board #10 to support the renewal of the permit for an unenclosed sidewalk café of 12 tables and 24 chairs for the Babalu Restaurant, DCA License # 1438451-DCA, located at 3233 E. Tremont Avenue in the Bronx, and further recommends that the full Board do the same.”

The Committee unanimously supported this Resolution.

6. **Resolved...** At the request of the Planning and Budget Committee of Bronx Community Board #10, that the Bronx Community Board #10's Budget for FY 2015 be accepted and forwarded to the full Board for its approval. “
7. **“Resolved...** that Planning and Budget Committee of Bronx Community Board #10 accept the Capital and Expense Budget priorities and recommend that these priorities be adopted by the full Board at its next full meeting.”



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Martin A. Prince  
Chairperson

Kenneth Kearns  
District Manager

### HOUSING AND ZONING COMMITTEE SEPTEMBER 16, 2014

Present: B.Bieder; C. Papastefanou; A. Salimbene; A. Chirico; M.J. Musano; I. Guanill-Elukowich; D. Lock; L. Popovic; A. Boller; R. Babrarella; P. Cantillo; J. Marano; Col W. Chin; C. Hughes; R. Rodriguez; N. Semaj; M. Velazquez; P. Sullivan; L. Blascovich

Observers: J. Bellini; I. Otto. J. Horstman; M. Torrioni

The meeting was Chaired by Mr. Bieder, in Mr. Sullivan's absence. Mr. Bieder opened the meeting at 7:30 PM with a discussion concerning the Planet Fitness operations at 2241 Westchester Avenue and 3060-3074 Westchester Avenue.

There was a short discussion concerning 2241 Westchester Avenue and Board efforts to secure compliance with community standards on such matters as security, problem lighting and sanitation. Mr. Bieder indicated that they were in compliance with the community's requests and that the Board should support their request for continued accommodations originally granted by the New York City Board of Standards and Appeals (BSA). The Board has been asked by both the BSA and Planet Fitness' attorneys, Warshaw and Bernstein to extend the term of the special permit allowing the operation of a fitness center at 2241 Westchester Avenue. The Committee reviewed and accepted the following Resolution:

**“Resolved...** At the recommendation of the Housing and Zoning Committee of Bronx Community Board #10, that the Committee supports the extension of the special permit, under BSA Cal. No. 164-04-BZ, to operate a fitness center at 2241 Westchester Avenue in the Bronx, and further recommends that the full Board do the same.”

This Resolution received the unanimous support of the Committee.

There was a short discussion concerning the Planet Fitness operation at 3060-3074 Westchester Avenue and a request from the applicant and their attorneys Warshaw and Bernstein to extend the terms of a special permit to a fitness center at 3060-3074 Westchester Avenue. The Board had concerns regarding the operation of this site, centering on noise and parking. The owner satisfied the Board's concerns by closing off the parking lot to eliminate overnight parking and addressing noise issues.

**“Resolved...** At the request of the Housing and Zoning committee of Bronx Community Board #10, that the Committee supports the extension of the special permit, BSA Cal. Nos. 162-/163-95 BZ, to operate a fitness center at 3060-3074 Westchester Avenue in the Bronx, and further recommends that the full Board do the same.”

This Resolution received the unanimous support of the Committee.

The Committee considered the renewal application for the Renewal of Unenclosed Sidewalk Café Permit of 12 tables and 24 chairs for the Babalu Restaurant, located at 3233 E. Tremont Avenue, Bronx, NY 10461 License Application # 1438451-DCA. There was some discussion of dancing in the late evening. Babalu does not have a cabaret license and dancing is not allowed. It was felt by the Committee that the Board office should inform the management of Babalu of this restriction. Having said this, the Committee considered the following Resolution:

**“Resolved...**At the recommendation of the Housing and Zoning Committee of Bronx Community Board #10 to support the renewal of the permit for an unenclosed sidewalk café of 12 tables and 24 chairs for the Babalu Restaurant, DCA License # 1438451-DCA, located at 3233 E. Tremont Avenue in the Bronx, and further recommends that the full Board do the same.”

The Committee unanimously supported this Resolution.

Having no other business the meeting was adjourned at 8:45 PM.



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John Marano  
Chairperson

Kenneth Kearns  
District Manager

### EXECUTIVE BOARD MEETING SEPTEMBER 2, 2014

Present: M. Prince, J. Marano; P. Sullivan; J. Russo; K. Neddermeyer; V.M. Gallagher; P. Cantillo; A. Salimbene

Mr. Prince called the meeting to order at 7:30 PM and initiated a discussion regarding the occupancy of 1870 Pelham Parkway by ASC/NYC. Mr. Prince alluded to an earlier meeting of the Municipal Services Committee, in which ASC/NYC staff attended and remarked that it was orderly and everyone present had questions and received answers. The building will house some seventy residents who are challenged by HIV, there will be no drug treatment on site. There will be 24 hour security. He further commented that Mr. Sementelli, a community resident arrived late and requested that the Board conduct a public hearing on the occupancy of the building. Mr. Prince commented that a public hearing was not what was needed at this point, inasmuch as this building was occupied. He alluded to the importance of monitoring the site for any problems and called for the establishment of a strong Community Advisory Committee.

Mr. Prince further commented on the Public Meeting that Mr. Sementelli called at St. Theresa's Church, which was attended by both Mr. Prince and Mr. Marano. Mr. Prince provided anecdotal comment on the generally unproductive nature of the meeting and reiterated the need for a strong Community Action Committee. Mr. Marano called for the involvement of elected officials and commented on a plan that Senator Klein was working on to have a senior citizen organization move into the building. Mr. Prince urged the Board members to be vigilant in community, looking for properties that could be snatched up by developers of social service related housing, and suggested that the Board keep an inventory.

There ensued a general discussion about the negative attitudes displayed by potential service providers to the community. The matter will be discussed further in the Municipal Services Committee.

Mr. Prince briefly discussed the opening of the Bay Plaza Shopping Center and subject of traffic. He alluded to two meetings that will take place on September 17, 2014 with the residents of Co-op City, Riverbay management and elected officials. This will be followed by another meeting with DOT, the mall's management and the NYPD.

Mr. Prince further alluded to an attempt on the part of the Board to alleviate traffic problems on Brush Avenue by replacing the No Standing between 10:00 PM and 5:00 AM signs, with No Standing between 8:00 AM to 6:00 PM signs. DOT will conduct a study regarding this proposal. It was deemed important to contact the businesses along the street to see what their opinion is.

Other topics of discussion included the staffing of the 45<sup>th</sup> Precinct and security at Bay Plaza; the enhanced use of the Board's website to post announcements. It was thought that it would be beneficial to provide internships to local youth to assist in updating the website. Additional topics discussed included Ferry Point Park's comfort station, the future of Rodman's Neck, a discussion from Mr. Stranzl concerning the neighborhood's view of the facility of 1870 Pelham Parkway South.

The Executive Board directed the District Manager to investigate the hiring of an individual to work on a part-time basis to maintain the Board's website.

The meeting adjourned at 9:40PM.



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### Bronx Community Board #10 Economic Development Committee Minutes September 3, 2012

Present: J. McQuade; V. Gallagher; H. Acampora; J. Onwu; L. Popovic; B. Bieder; A. Boller;  
R. Rodríguez; N. Rosario; M. Johnson; J. Marano

Guests: C. Sturcken (DEP), E. Ardizzone (DEP); Liquor Licensees; K. Feldman (Applebee's);  
J. Nuqui (Applebee's); J. Podojil (Applebee's); E. Pollack (Lawyer); R. Staine

Observers: L. Tulton; R. Staine

Staff: K. Kearns; P. Caruso

The meeting was called to order at 7:40 by Jim McQuade, the Committee Chairs.

A presentation was made by N Y Rising in order to formulate a plan in anticipation for future storm activity/damage. They discussed strategies with seaside communities, beach clubs, and businesses regarding resiliency plans. The next public hearing would be held on September 17<sup>th</sup>, 6:30 PM, at Providence Rest, to discuss how strategies will be turned into projects.

Representatives from the new Applebee's in the Throggs Neck Mall in Ferry Point came to introduce themselves and the new establishment and to re-iterated that the Company is very community-oriented in the areas that their restaurants are located. The reps said that they would partner with the CB #10 for employment opportunities for the community and would send the Board Office application to distribute.

A presentation was made by Dept. of Environmental Protection (DEP), regarding their noise code regulations, which had been revised in 2007, and how part of the regulations refer to/affect the restaurants, bars and grocery stores in N Y City. "Noise" includes people, music (DJs, Juke Boxes, live bands), parking lots, and ventilation units. One of the biggest complaint categories DEP receives is for noise, and bar and restaurant complaints are high on the list of offenders. Most of these complaints go to the local Police Dept, but DEP does follow-up on these as long as the complainant's information is listed on the notification. If the establishment is found to be at fault, the 1<sup>st</sup> offense is \$3,200, and each successive offense increases significantly. DEP has provided support for those who are in violation by having agents go on site; do an analysis of the establishment; point out the offending features, and offer suggestions/consultants to remedy the problems.

New/Renewal Liquor Licensees were on hand to announce their establishments and to advise the committee that their license was either new or being renewed.

**“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:

- \*Frank’s Pizzeria, 2815 Middletown Road, between Westchester & Mulford Aves, License #NEW.
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**Former site of Burger Bar where a shooting occurred Feb 2014. Building owner was not cooperative and indifferent when reminded about his responsibility to the neighborhood. New owner is former owner of Area 98 on Buhre Avenue. Noise complaints problems when patrons loitered in the back, and summonses issued to the bar & for noise violations from cars. Unsubstantiated rumors of undesirable people sleeping in the basement and of prostitution.**

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**Complaints of illegal sale of cigarettes—Negative enforcement at location at this time.**

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**Formerly Area 98—Noise complaints and other Quality of Life Complaints  
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**Several complaints by 45th Precinct regarding illegal activities.**

**Other reported problems:**

- 1. Name change from Ralph' Diner to Ralph's Salsa Soul Lounge.**
- 2. Method of operations changed from Restaurant/Diner to Lounge/Cabaret.**
- 3. Renovations done on interior.**
- 4. Hours changed from Mon-Sun-6:00AM to 2:00AM to Fri, Sat, Sun evenings.**

**LICENSE HAS BEEN TURNED IN BY THE OWNERS**

The resolution was passed unanimously by the committee.

The meeting was adjourned at 9:00 PM

PRESENT: Virginia M. Gallagher, Marianne Anderson - NYC Parks  
David McConner - NYC Parks, Kevin Lynch, Board #10, W. Etkovich  
Board #10, Ammie Boller, Board #10. Pat Devine & Jim McQuade (911)  
Melinda Hunt, Hart Island Project

The meeting opened at 7:30 p.m. with the Pledge of Allegiance.

The Parks Department discussed the topics of (1) Pelham Bay Park Fitness Equipment for children near and installed by the Children's Playground and (2) the Fitness Equipment for Adults which will be installed near the track by the Dog Run and (3) the Pond Walk Project for children which will be installed by the children's playground.

The items that should be requested for the capital and expense budget include:

Pep officers for Pelham Bay Park - two

A children's wheelchair be available for use.

David McConnell reported that \$616,000.00 has already been funded for the 13 units of the Fitness equipment

It was suggested that plants be added along the boardwalk at Orchard Beach

The two sides of the entrance to Orchard Beach which are landmarked has been carefully inspected. The inspection showed that physically they could be worked on and improved.

These items will be included in the requests from Board #10 to the Budget Committee.

Melinda Hunt discussed the Hart Island Landmark Request & change of jurisdiction

The Capri Whitestone motel was discussed. It is for sale. We were informed that it had been sold.

Board #10 had previously written in June that the Union Army Stables on Hart Island including the Union Army Stable site and the art deco reception building and the 19th century administration building, powerhouse chapel and mess hall be landmarked.

Submitted -

Virginis Gallagher  
CHAIR



Ruben Diaz, Jr.  
Borough President

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John Marano  
Chairperson

Kenneth Kearns  
District Manager

### PLANNING AND BUDGET COMMITTEE SEPTEMBER 10, 2014

Present: J. Misiurski; B. Bieder; R. Kurz; M. Velasquez; N. Semaj; K. Neddermeyer; A. Chrico

Guest: A. Grauer

Mr. Misurski opened the meeting at 7:30 PM. with a discussion concerning the Board's internal budget. The budget was discussed and the following Resolution offered:

**“Resolved...**At the request of the Planning and Budget Committee of Bronx Community Board #10, that the Bronx Community Board #10's Budget for FY 2015 be accepted and forwarded to the full Board for its approval. “

This Resolution passed unanimously.

This meeting also served at the Board's Public Hearing regarding the City's FY 2016 budget for its Capital and Expense Budgets which includes the following items:

#### CAPITAL BUDGET

##### Department of Parks and Recreation

1. The dredging of Hammond Cove Marina and Locust Point Marina
2. Create a performing arts center at elliptical buildings at Orchard Beach

##### Economic Development Corp.

1. Construct parking lots over the New England Thruway along Bruckner Blvd. in Throggs Neck and Pelham Bay

##### Department of Parks and Recreation

1. Expedite the construction of the comfort station at Ferry Point Park
2. Green streets and flower beds are needed on Lafayette Avenue between the Hutchinson River Parkway Service Road and Brush Avenue
3. A fence along the west side of the ring road is needed to protect the park patrons from vehicular traffic
4. Create a waterfront park in Co-op City along Co-op City Blvd. from Bellamy Loop to Peartree Avenue
5. Create a comfort station in Rodman's Neck

#### Department of Environmental Protection

1. Expedite the construction of storm sewers for Sutherland Street, at Minnieford Avenue, Bridge Street, and Tier Street and at City Island Avenue and William Street. A new catch basin is needed at Fordham Street and Fordham Place
2. Construct a water treatment plant for Co-op for City
3. New water and sewer lines are needed Carroll, Schofeld, Centre Streets and William Avenue. A catch basin is needed at Ditmars Street and King Avenue on the southeast corner

#### Department of Transportation

1. Expedite Pennyfield Avenue construction
2. Create a new an additional median along
3. Create a seawall for the Locust Point community
4. Expedite a joint capital project with DOT and DEP for Brush Avenue between Schley Avenue and Bruckner Blvd. to create a high functioning street, with sidewalks and good drainage
5. Reconstruct streets within the Zerega Industrial Business Zone
6. Establish a joint capital project between DEP and Dot to street anomalies in Bellamy Loop

#### NYPD

1. Video surveillance cameras are needed on the I95 overpass connecting Baychester Avenue to Edson Avenue

#### EXPENSE BUDGET

##### Department of Parks and Recreation

1. A recreational program should be established for Pearly Gates Park
2. Adequate funding for the Forestry Unit
3. Adequate funding for the sidewalk tree repair program

##### Department of Environmental Protection

1. Survey the Ferry Point area for the installation of truck idling signs

#### NYPD

Re-establish the Narcotics Module for the 45<sup>th</sup> Precinct

#### DYCD

1. Ensure that the Summer Youth Employment Program receives additional funding

#### DSNY

1. Ensure that Sanitation District 10 has adequate staff and equipment to keep the Brush Avenue area clean

**“Resolved...** That Planning and Budget Committee of Bronx Community Board #10 accept the Capital and Expense Budget priorities and recommend that these priorities be adopted by the full Board at its next full meeting.”

The meeting adjourned at 9:00 PM.



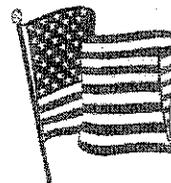
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District Manager

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Youth Services and Education Committee  
September 15, 2014

Members Present: Robert Bieder; Michele Davila; Reginald Sawyer  
Guests: Michael & Evelyn Purvis, One Stop Makes a Difference; Joanne Timmins, TNCAP;  
Alfred Lynch, Jr.

Michael & Evelyn Purvis of "One Stop Make a Difference" came before the committee asking advice on how to get their new program started. They wish to help children who have been separated from a parent who has been incarcerated. The committee suggested they reach out to the Bronx District Attorney and the Bronx Borough President. The group is based out of the Mott Haven community so we also suggested that they get a list of pertinent community organizations from their community board.

Joanne Timmins updated us on TNCAP – Due to budget restraints the Spring newsletter will be the last one TNCAP will publish. The newsletter cost \$2500.00 and is distributed to all the local schools. They have applied for grants but have not as yet heard back on the results. The committee discussed various ways in which TNCAP could raise funds. Other projects TNCAP is working on are their Poster Campaign, they would like to do some work with veterans. The committee suggested that they have the board put her in touch with Pat Devine. TNCAP wants to create a listing of liquor ads in the Throggs Neck community and put together a photo voice describing how it impacts the youth drinking problem. The committee suggested that they create a U-tube video.

The committee had a discussion on the problems the city is having with pre-K contracts not being in place in time for the school year.

The youth committee would like to have the principals and the parent coordinators for our schools join us at our next meeting.

Respectfully submitted,  
Bob Bieder,  
Youth Chair



Ruben Diaz, Jr.  
Borough President

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**Health & Human Services Committee- - Nancy Rosario, Co-Chair**  
Meeting Minutes

**September 17, 2014**

**District Office**

**Bishop Nancy Rosario, Bob Bieder, Tony Salimbene, Rosemarie Lifrieri**  
**Debbie Hunt - excused**

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Drusilla White of Mt. Sinai Hospital spoke about the Outreach program that Mt. Sinai is undertaking for colorectal cancer prevention within the African-American Community. She was given various venues where she can expand the outreach.

Kat Long of CUNY School of Journalism took notes for her research on the needs and concerns of the various community boards.

Roberto Garcia, Beverly Michaels and Wendell Alexis of Montefiore Medical Center discussed the operational changes taking place and thanked CB10 for the continual dialogue of recommendations to improve the facilities. Their focus is on improving the systems and operations at the Emergency Room.

Improvements made at Einstein Hospital include an immediate access to triage that takes approximately five minutes. It is zoned by areas: Critical Care, Immediate Care and Fast Track (Ambulatory patients who are discharged).

On 7/1/14 they launched a new area that added 20 beds and recruited new nurses, assistants, PA's etc. cutting the waiting time to approximately 10 hrs.

The Wakefield site will start and Orthopedics and Rehab unit; the Rehab Unit from Einstein will be transferred to Wakefield creating 20 more beds in ED and cutting the waiting time to approximately 7-8 hrs.

There is a new center at Einstein Hospital called "Caregivers Center" for the caregivers of inpatients or ambulatory patients. Their next focus is to shorten the waiting time for patients who are discharged.

Kudos by various members was given to their operations.

The kickoff for the Healthy Lifestyle Challenge on Saturday Sept. 20 was discussed. We have the permit and the map and first aid kits for adults, water bottles, pedometers, etc.

Tony Salimbene has been named Chairperson of the American Legion Children & Youth Committee.

Respectfully submitted by Bishop Nancy Rosario, Co-Chair.