



Ruben Diaz, Jr.  
Borough President

## BRONX COMMUNITY BOARD No. 10

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Martin A. Prince  
Chairperson  
Kenneth Kearns  
District Manager

### MINUTES OF COMMUNITY BOARD #10 MEETING

November 19, 2015, 7:30 p.m.

Villa Barone Restaurant  
3289 Westchester Avenue  
Bronx, NY 10461

**PRESENT:** H. Acampora, T. Accomando, R. Baez, R. Barbarelli, R. Bieder, J. Boiko, P. Cantillo, Col. W. Chin, M. Davila, V. M. Gallagher, L. Goldstein, A. Henry, D. Hunt, M. Johnson, D. Lock, K. Lynch, J. Misiurski, J. Onwu, A. Ponder, L. Popovic, M. Pricoli, E. Primavera, M. Prince, J. Roberts, N. Rosario, T. Salimbene, N. Semaj, E. Torres, M. Velazquez (Total # present = 29)

**ABSENT:** A. Boller, L. Burrows, A. Chirico, P. Devine, I. Guanill-Elukowich, R. Kurz, R. Lifrieri, J. Marano, J. McQuade, M.J. Musano, K. Neddermeyer, C. Papastefano, B. Pitt, M. Prohaska, J.M. Provetto, R. Rodriguez, J. Russo, R. Sawyer, P. Sullivan, R. Talarico (Total # absent = 20)

**Community Liaisons:** Rich Fedderman - Office of Congressman Elliot Engel  
Andy Toledo - Office of Bronx Borough President Ruben Diaz, Jr.  
Rabbi Lillian Vargas - Office of State Senator Ruben Diaz, Sr.  
Dan Hogle - Office of State Senator Jeffrey Klein  
Leon Tulton - Office of Assemblyman Michael Benedetto  
William Wiesen - Office of City Council Member James Vacca  
Leida Torres - New York Public Library  
Oswaldo Pereira - NYC Public Advocate  
Charlene Humber - JASA Care Management

**Board #10 Staff:** Kenneth Kearns - District Manager  
Noreen Kilkenny

Chairman Martin Prince began the meeting at 7:45 PM with the Pledge of Allegiance. Mr. Prince thanked the Villa Barone for hosting the meeting. The above community liaisons were introduced. Rabbi Vargas addressed the meeting with contact information for Senator Ruben Diaz's Office at 900 Rogers Place, Bronx, NY 10459, 718-991-3161. Mr. Prince also acknowledged Mr. John Doyle of the City Island Civic Association.

### **PUBLIC PARTICIPATION SECTION:**

- 1 - Jill Clockadale, Associate Director for Housing, ASCNYC, Pelham Grand, 1870 Pelham Parkway South: provided an update on the Program and upcoming activities being undertaken by its seventy residents, green space clean up along Pelham Parkway and bulb planting on November 20<sup>th</sup> at 11 a.m., followed by a Thanksgiving party. Several residents are present tonight and will speak concerning their experience at the Pelham Grand.
- 2 - Amelia Zaino, resident of Co-op City: is requesting that a barricade be placed at the entrance of the Hutchinson River Greenway off Bartow Avenue. Drivers have been confused and are attempting to drive onto the greenway.

- 3 - Mannilus Scott, resident of Pelham Grand: addressed the Board to express his positive experience at the facility. He is a Peer Educator and wishes to contribute to the wellbeing of others as a form of giving back to his community.
- 4 - Rob Mooney, Teacher's Assistant at P721X at 2697 Westchester Avenue: requesting permission to expand the school's community garden to an area along the Hutchinson River Greenway at Waters Place and Westchester Avenue going south; working with NYC Parks and is seeking Board.

A discussion began and safety concerns were noted as the area is used for sledding in winter. The area is in Community Board 11 and the Board will add its support of the proposal to CB 11 and Parks.

- 5 - Dr. Eduardo Hernandez, President of Community Education Council (CEC) 8, 1230 Zerega Avenue: addressed the Board to encourage support for the proposed PS 71 Early Childhood Center annex which would address the overcrowding at current site. The annex provide 270 seats for an early childhood center for Pre-k and Kindergarten children. Concerns about the effectiveness of a new center in alleviating the overcrowding and other options for alternative sites were raised.
- 6 - Louis Rocco: requested that he defer his 3 minutes to Egidio Sementilli. Martin Prince denied this action.
- 7 - Terence Franklin, resident of Pelham Grand: spoke positively of his experience at the facility; has been HIV positive since 1989; facility has provided him with a permanent residence; participated in the green clean-up day; works with the Board of Elections as a Poll Worker and Coordinator since 9/11.
- 8 - Egidio Sementilli: noted that he has opposed the program currently operating at the Pelham Grand, 1870 Pelham Parkway South. He supports the installation of a school at a site large enough to alleviate the overcrowding; encouraged all to call elected officials and request a school at 1870 Pelham Parkway South.
- 9 - Michael Covino, Pelham Bay resident and school bus driver: seeking the Board's assistance in securing cameras on all city school buses. Cameras would identify motorists not adhering to stopping when a school bus discharges students, fines could provide additional revenue, and overall safety for students would be increased.
- 10 - Paul Klein, Vice President, City Island Chamber of Commerce: requesting Board approval for two Street Activity Permit Applications for the 2016 City Island Spring and Fall Craft Fairs on June 4<sup>th</sup> and 5<sup>th</sup>, 2016 and September 10<sup>th</sup> and 11<sup>th</sup>, 2016.
- 11 - Frank Eisele, President, Throgs Neck Little League: requesting Board approval of the 2016 Throgs Neck Little League SAPO Application for May 26 – 29, 2016. The Throgs Neck Little League will be celebrating their 65<sup>th</sup> anniversary next year.
- 12 - Lisa Sorin, Executive Director, Westchester Square BID (WSBID): requesting Board approval of three Street Activity Permit Applications for the 2016 Fair at the Square; the permits are for Lane Avenue between Benson Street and Westchester Avenue and East Tremont Avenue between Maclay and St. Raymond Avenue; the BID is also requesting a permit to hold a Car Show on Sunday April 16<sup>th</sup> on Commerce Avenue between Westchester Avenue and Butler Place.

Ms. Sorin addressed the Board concerning the application for a newsstand vendor at the corner of East Tremont Avenue and Lane Avenue. The WSBID is opposed to the newsstand which would be in conflict with the Vision Zero Plan construction recently implemented in the area and is requesting that the Board not vote affirmatively. A suggested compromise to implementing the Vision Zero plan was that it would give the BID some open space called a trussle. The newsstand would interfere with this space and take away business from brick and mortar stores and this newsstand would not contribute to the BID. Ms. Sorin also requested that Board members and residents support small businesses on Small Business Saturday, November 28<sup>th</sup>.

- 13 - Teresa Impemba, resident of Pelham Bay: opposed to proposed site for the PS 71 Annex; no school yard, lack of parking, high traffic area, too close to highway; suggested building a school on the green space on Burr Avenue.
- 14 - A. Hannan, resident of Westchester Square: vendor applicant for a newsstand in front of 34 Westchester Square addressed the Board to request approval of his newsstand application.
- 15 - Connie Fella, Pelham Bay resident: opposes the proposed site for the PS 71 school annex; suggesting the use of the PS 71 school yard.
- 16 - Michele Torrioni, President of the Pelham Bay Taxpayers Association: is opposed to the proposed site for the PS 71 Annex; NYCHA property near PS 71 is a better site; suggested that the elected officials work with NYCHA to obtain that site.
- 17 - Kayla Gil - NYPD Youth Council member and high school student: working with school programs to improve the relationship between children and police. Mr. Bieder requested an opportunity to further discuss the programs with Ms. Gil and Ms. Aviles.

A motion to close the Public Participation session was made by Mrs. Lock, seconded by Bishop Rosario, and unanimously approved by all.

A motion to accept the minutes from the October 15, 2015 Bronx Community Board #10 meeting was made by Mr. Goldstein, seconded by Mr. Boiko, and unanimously approved by all.

**BOROUGH PRESIDENT'S REPORT:** Mr. Toledo

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

Mr. Toledo reported that six City Council Members and all Bronx Community Boards voted down the Mayor's Zoning for Quality and Affordability Text Amendment and the Mandatory Inclusionary Text Amendment. Mr. Toledo thanked the Housing and Zoning Committee members for their hard work in considering the Amendments. Mr. Toledo also announced that Applications to become a Board Member are available on line. The deadline for submissions is February 5, 2016. Mr. Toledo wished all a Happy Thanksgiving.

**DISTRICT MANAGERS REPORT:** Mr. Kearns

Mr. Kearns commented briefly on the proposed Mayors Housing Program which was voted down by Bronx Community Board # 10 at a Public Hearing. The plan would virtually undo the down zoning provisions in place for areas of our Board, which were hard fought and won. He cited the lack of parking and a lack of Veterans' housing. Mr. Kearns additionally pointed out that the plan's reliance on placing the housing along transit corridors was faulty because there was a lack of appropriate amenities, such as subway stations that are not equipped with elevators to accommodate the challenged or elderly. Board 10,

along with all of the other Community Boards in the Bronx and the Borough President's Office, has turned down the plan. It will now go to the City Council for evaluation.

Mr. Kearns also reported that the Mayor's Office had received and accepted Board #10's Resiliency Strategy and pledged to work jointly on the matter in the future. The Board worked hard on resiliency issues and with the help of Marcel Negret, a graduate student from the Pratt Institute, who produced an important Resiliency Plan to aid and prepare our Board against future super storms and extreme weather conditions.

## **COMMITTEE REPORTS**

### **EXECUTIVE COMMITTEE** Mr. Prince

The Executive Board did not meet in November.

### **HOUSING AND ZONING** Mr. Kearns for Mr. Sullivan

Mr. Kearns reported that the Housing and Zoning Committee met on November 2, 2015 but did not have a quorum, therefore the following two floor Resolutions were presented.

**“Resolved...** at the recommendation of Bronx Community Board #10, that the full Board approve the renewal of the Unenclosed Sidewalk Café Permit for 9 tables and 34 seats, for Sammy's Shrimp Box Restaurant, located at 64 City Island Avenue in the Bronx, NY 10464 – License Application 1251412-DCA.”

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

**“Resolved...**at the recommendation of Bronx Community Board #10, that the full Board approve that a letter to be sent to the Landmark Preservation Commission of the City of New York requesting that high quality vinyl windows be used in lieu of “historic” wooden windows required by the Commission, at 190 Fordham Street. The “historic windows” are too costly for the City Island Historical Society to install.”

Mrs. Lock raised a concern as to whether or not the windows were being restored in a “historical” manner. This type of repair could set precedence and it is either a historical preservation or not. Mr. Cantillo indicated that the City Island Historical Society can plead a hardship case. Mr. Misiurski, commented that if they cannot afford the historical windows and nothing is done, the building will deteriorate. Mrs. Lock indicated that she is not opposed. This action did go to the committee.

A motion to accept the Resolution was made by Mr. Misiurski, seconded by Ms. Baez and unanimously approved by all.

### **ECONOMIC DEVELOPMENT** Mr. Kearns for Mr. McQuade

Mr. Kearns read the following resolutions:

**“Resolved...**at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments who are applying for renewals of licenses, 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:

\*Pine Bar & Grill, 1634 Eastchester Rd., 10461, between Blondell Ave. & Williamsbridge Rd., License # 1003976, which expires on 10/31/15.

\*Louis Seafood Restaurant, 3478 E Tremont Ave., 10465, between Greene Pl. & Barkley Ave., License # 1004080, which expires on 12/31/15.

\*Rino's Restaurant, 3938 E Tremont Ave., 10465, between Dewey & Sampson Aves., License #1004071, which expires on 12/31/15.

\*Shamrock Inn, 1729 Crosby Ave., 10461, between Westchester & Roberts Aves., License #1003945, which expires on 12/31/15."

A motion to accept the Resolution was made by Mr. Bieder, seconded by Ms. Baez, and was 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 new licenses, 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:

\*3841 E Tremont Uncle Al's Corp., 3841 E Tremont Ave., between Schley & Dewey Aves., License #NEW

\*Bartow Ave. Restaurant Corp., 2051 Bartow Ave., 10475, between Co-op City Blvd. & Alcott Pl., License #NEW"

Mr. Boiko suggested that a change was needed concerning the location of the establishment at 2051 Bartow Avenue. Mr. Bieder confirmed that the Resolution was correct and that it had been discussed and confirmed during the Committee meeting.

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

**"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 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.

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

This Resolution had been tabled at the October Economic Development Committee. It was noted that the former owner of Pompei Lounge is a principal at this establishment. A discussion ensued concerning the wording of the Resolution and that the Committee had voted against the Resolution.

A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Accomando. The Resolution was unanimously opposed by all.

**"Resolved...**at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the Board write a letter to the State Liquor Authority (SLA), citing the Committee's concerns about not approving the new liquor license for Made in Puerto Rico, 3363 E Tremont Ave., 10461."

A motion to accept the Resolution was made by Ms. Lock, seconded by Mr. Lynch, and was unanimously approved by all.

**YOUTH SERVICES AND EDUCATION** Mr. Bieder

Mr. Bieder reported that his Committee had a lengthy discussion concerning the proposed PS 71 Annex, which was the subject of a Public Hearing held on November 12<sup>th</sup> at PS 71. There was not a quorum, therefore the following Floor Resolution was proposed, however, Mr. Bieder requested that the reference to 3860 East Tremont Avenue, the Mandy site, be removed because this site is no longer available. It has been purchased by the Rainbow Clothing Store. The reference to 3860 East Tremont Avenue was removed.

**“Resolved...**at the recommendation of Bronx Community Board #10 that the proposed site for an early childhood education center annex for P.S. 71, located at Continental Avenue, E. 197<sup>th</sup> Street and Hutchinson River Parkway Service Road, be disapproved for the following reasons with notification of this decision to be sent to the New York City School Construction Authority and New York City Department of Education:

- The Proposal to build an annex for 270 students we feel is inadequate considering the 3,279 projected increase in student population by the year 2018. A site that accommodates additional students should be considered.
- The site in question is in a high traffic area and requires many safety measures that would create a major problem to the safety of the children.
- The site puts an undue pressure on the residents of the surrounding community.
- Alternate sites are available which could accommodate many more students.”

A motion to accept the Resolution was made by Mr. Boiko, seconded by Mr. Pricoli.

At this point Chairman Prince made a move to postpone the vote until the January Board Meeting. He stated that Councilman Vacca had identified a different site for the placement of the annex and Mr. Prince requested that the vote be postponed until further information is received.

There was a brief discussion and Mr. Bieder requested that the Board proceed with the vote due to the impending December deadline for Board comment. It was decided that disapproving the proposed site would not thwart the consideration of an alternate site.

Mr. Prince called for a point of discussion, while Mr. Bieder called for a vote.

Mr. Goldstein indicated that the Resolution was changed to include alternate sites which could include the site that Council Member James Vacca is suggesting, and made a motion to vote on the Resolution. Mr. Prince insisted on a Point of Discussion. He referred to the CEC representative's comment that if we close the process with the Board of Education that they may withdraw granting us an alternate site. Mr. Misiurski indicated that the process would not be closed.

The Resolution was approved by a majority of members with a vote of twenty-two in favor, five opposed and two abstentions.

Mr. Bieder reported that the Yankee grants are being worked on. He thanked Mrs. Kilkenny for working with our schools to get those nominations. Mr. Bieder noted that the Committee had received a letter from IncludeNYC regarding servicing individuals under the age of 26 with special needs and their families. He wished all a Happy Thanksgiving.

**MUNICIPAL SERVICES** Mr. Kenneth Kearns for Mr. Russo

Mr. Kearns explained that since the Municipal Services Committee will be meeting after the full Board meeting, and several multi day or multi block Street Activity Permit Applications must be approved prior to December 31, 2015, the following Floor Resolution was presented.

**“Resolved...** at the request of Bronx Community Board #10, that the following Street Activity Permit applications be approved:

Event ID 250827 - City Island Spring Arts and Crafts Fair, Saturday, June 4, 2016 through Sunday, June 5, 2016, 10 AM to 7 PM each day, City Island Avenue between Bay and Schofield Streets, no street closures, sidewalk sale.

Event ID 250828 - City Island Fall Arts and Crafts Fair, Saturday, September 10, 2016 through Sunday, September 11, 2016, 10 AM to 7 PM each day, City Island Avenue between Bay and Schofield Streets, no street closures, sidewalk sale.

Event ID: 252256 - Throgs Neck Little League Summer Festival and Flea Market, Thursday, May 26, 2016 through Sunday, May 29, 2016, 5 PM to 11 PM, Throgs Neck Boulevard between Harding & Schurz Avenues."

A motion to accept the Resolution was made by Mr. Salimbene, seconded by Mr. Lynch and unanimously approved.

Mr. Kearns introduced additional Floor Resolutions for the Fair at the Square Street Activity Permits and for the Westchester Square BID Car Show which were submitted to the Street Activity Permit Office earlier today.

**“Resolved...** at the request of Bronx Community Board #10, that the Street Activity Permit Applications submitted on November 19, 2015 by the Westchester Square Business Improvement District for the Fair at the Square on Saturday, June 18, 2016, 6 AM to 7 PM, East Tremont Avenue between Maclay and St. Raymond Avenue and Lane Avenue between Benson Street and Westchester Avenue and for the Westchester Square BID Car Show on April 16, 2016 from 9AM to 6 PM be approved.”

A motion to accept the Resolution was made by Ms. Acampora, seconded by Mr. Pricoli and unanimously approved.

**PARK & RECREATION** Mrs. Gallagher

Ms. Gallagher referred to her Committee report and asked if there were any questions. She announced that the November Committee meeting would be a joint meeting with the Municipal Services Committee on Monday, November 23<sup>rd</sup>. The new Parks Commissioner will be attending that meeting and all are invited to attend.

**PLANNING & BUDGET** Mr. Misiurski

Mr. Misiurski reported that his Committee meeting was held at the Acacia Network Housing facility at 555 Hutchinson River Parkway to address the concerns of the Ferry Point Community. The Ferry Point area is both residential and an Industrial Business Zone. As such, the community has issues, such as parking issues, which were brought to the Committee. Recommendations were made to Mr. Kearns and they will be addressed. Mr. Misiurski wished all a Happy Thanksgiving.

**HEALTH AND HUMAN SERVICES** Bishop Rosario for Mrs. Hunt

Bishop Rosario reported that Access Health representatives discussed the desire to place a non chemical drug treatment facility at 1420 Ferris Place in the Westchester Square Community. The representatives were told that the Westchester Square BID area was already saturated with social service programs. Access Health requested a letter of support. Dr. Hunt responded by stating that the Board should conduct a survey to determine the number of existing providers in the general area.

Bishop Rosario reported that a Delegation from the New York State Nurses Association addressed the Committee concerning unsatisfactory working conditions within the Montefiore system and the Committee proposed the following Resolution:

“ **Resolved...** at the request of the Health and Human Services Committee of Bronx Community Board #10, that the full Board send a letter to the senior management of the Montefiore Hospital and Medical Center, apprising them of the Board’s meeting with the members of the New York State Nurses Association, and the concerns that they expressed about overcrowding, long waits, unsanitary conditions and negative staff to patient ratios at the Jack D. Weiler Hospital, and elsewhere across the Montefiore system.”

A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Salimbene and was unanimously approved.

Bishop Rosario next read the following Resolution concerning City Council Legislation: Intro. #684-2015. This Resolution was passed by the Committee, with eight members in support, one negative vote and one abstention:

“**Resolved...** at the request of the Health and Human Services Committee of Bronx Community Board #10, that the full Board support New York City Council Intro #684-2015, a bill to amend the administrative code of the City of New York, in relation to the provision of services to people with HIV and AIDS, and that a letter be sent to the appropriate agency (s) stating the Board’s support.”

Mr. Prince made a motion for discussion. Dr. Ponder addressed the Board and stated that the war on drugs and HIV has not been won, but passing this legislation could lead to an end to HIV Aids by the year 2020. Intro #684-2015 is a local law to amend the administrative code of the City of New York, and provides for the provision of services to people living with HIV and AIDS. Dr. Ponder discussed the three pillars of the Plan. The first pillar is testing, the second pillar is increasing access to hospitals and vial suppression, which with anti HIV drugs, decreases the ability of a patient to transmit the disease. Dr. Ponder commended Bishop Rosario for her good work in a recent testing event. The third pillar is PREP – Pre Exposure to Prophylactic, a pill taken by HIV negative individuals who may engage in risky behaviors which prevents the contraction of HIV. Adoption of this legislation would allow Medicaid funding to be used for housing, nutrition and treatment of the disease.

A motion to accept the Resolution was made by Dr. Ponder, seconded by Mr. Pricoli and approved by a majority of members with twenty eight in favor and one abstention.

A motion to close the Committee Reports was made by Bishop Rosario, seconded by Mr. Pricoli, with all in favor.

**OLD BUSINESS**

None

**NEW BUSINESS**

Mr. Pricoli announced that the NYNY4 Bill was likely to be passed. This Bill will provide between 30 and 35 thousand units of mixed use housing for individuals with mental health issues, HIV Positive individuals and veterans, within the next ten years. The Mayor and Governor jointly support this Bill.

A motion to close the November 19, 2015 Community Board #10 meeting was made by Mr. Misiurski, seconded by Mr. Goldstein and unanimously approved by all.

The meeting adjourned at 9:22 p.m.

Respectfully submitted,  
Noreen H. Kilkenny