

**BRONX COMMUNITY BOARD NO. 8**

**MINUTES OF MEETING HELD ON MARCH 13, 2012  
AT THE CONSERVATIVE SYNAGOGUE  
475 WEST 250<sup>TH</sup> STREET**

**PRESENT:** R. Abbott, S. Alexander, R. Bender, A. Cohen, E. Corcino, A. P. Creaney, T. Durham, R. Fanuzzi, A. G. Feldmeier, B. Fettman, D. Kirksey-Floyd, P. Friedman, S. Froot, R. Ginty, M. Ginzburg, M. Goodman, N. Graham, M. Khury, I. Ladimer, R. Pochter Lowe, D. McShane, A. Moore, P. Mullen, D. Padernacht, L. Parker, K. Pesce, A. Piscitelli, R. Press, J. Reyes, P. Reyes, X. Sanchez, G. Santiago, L. Spalter, A. A. Spett, I. W. Stone, S. Villaverde, M. Wolpoff, H. Young

**ABSENT:** S. Balicer, S. Catechis, B. Contant, C. Hanley, M. Heller, G. O. Koppell, T. Lim, S. Marquez, J. Pilsner

**STAFF:** N. Stent – District Manager  
D. Bay – Community Associate  
P. Manning – Community Associate

**GUESTS:** J. DeSio – Office of Bronx Borough President Ruben Diaz, Jr.  
J. Doyle – rep. State Senator Jeffrey Klein  
R. Fedderman – rep. Congressman Eliot Engel  
F. Fernandez – rep. Assemblyman Guillermo Linares  
R. Martos – rep. Assemblyman Jeffrey Dinowitz  
A. Sandler – rep Councilman G. Oliver Koppell  
J. Sonett – rep. State Senator Adriano Espaillat  
Y. Urena – rep. State Senator Gustavo Rivera  
Capt. K. Burke – 50<sup>th</sup> Precinct, NYPD  
N. Danyluk – Department of City Planning  
A. Rubio – Van Cortlandt Branch Library  
P.O. M. Ramos – 50<sup>th</sup> Precinct, NYPD  
A. Assal  
S. Corber  
P. Ellis  
G. Feliciano  
D. Gellman  
J. Gordon  
B. Haas  
H. Kitasei  
D. Lennon  
J. Levy  
Y. Levy  
C. Ovadck  
S. Padernacht  
C. Stanton  
J. Warneke  
A. Wisnieski  
E. Zappi

Chairman Fanuzzi called the meeting to order at 7:30 PM.

Public Gallery Session

1. Adel Assal thanked the Land Use Committee for addressing the complaints and against the Broadway Tire Shop at 6571 Broadway. He informed about a recent fire at a tire shop in

Springfield Gardens and the difficulty faced by the Fire Department extinguishing the fire. This is a grave concern with the Broadway Tire Shop's placement of a huge amount of tires in close proximity of residential property in violation of the Fire Departments safety regulations.

Chairman Fanuzzi reminded the board of the March 13, 2012 Land Use Committee meeting that has as an agenda item the Broadway Tire Shop.

2. Hilary Kitasei discussed the MTA's intention to eliminate the walkway on the upper promenade of the Henry Hudson Bridge. She stated that the application for entry of the Henry Hudson Parkway into the National Registry of Historic Places was dependent upon the inclusion of the upper promenade in the Registry Resource Evaluation of the State Historic Preservation Office (SHPO). She discussed the value of the upper level's scenic observatory and added that the MTA is already conducting preliminary work and will begin construction for this removal by early May 2012. Ms. Kitasei encouraged the Board to act promptly and to oppose the elimination.

Chairman Fanuzzi referred the matter to the Traffic and Transportation Committee.

Upon the arrival of Bronx Borough President Ruben Diaz, Jr., Chairman Fanuzzi, recommended the Public Gallery session be resumed after his speech.

Chairman welcomed the Borough President and invited him to address the Board.

Borough President Diaz greeted the Board and expressed his delight in having the opportunity to appear before the Board. The Borough President noted that he is always well represented by members of his staff including Deputy Borough President Aurelia Green. He commended the Board members for their service and for taking a role in the governing of the Board district. The Borough President referred to his recent State of the Borough Address where he highlighted a mandate for economic growth and the creation of jobs for the Bronx. This mandate is continues the work of: the development of Kingsbridge Armory; the Fresh Direct move from Long Island City to the Bronx along with a memorandum of understanding (MOU) to include the expansion of deliveries to Bronx neighborhoods; Smith Electric "green" trucks move to the Bronx from Missouri; and the new development of the former Stella D'Oro Cookie factory site, to name a few. The Borough Address also focused on strides made to increase Bronx housing stock, thereby supporting the need for seniors and veterans housing; the first Bronx Education Summit, and more.

The Borough President once again thanked the board members for their hard work and dedication to the community, and reminded everyone that his door is always open and all comments are welcomed.

Chairman Fanuzzi thanked Borough President Diaz, Jr. for his incredible record of success and for the great cooperation from his office in supporting the board.

The Borough President responded to an inquiry from Housing Chairman T. Durham regarding assistance for fuel oil conversion. The Borough President informed that a test pilot program was initiated by his office last year to provide capital funds to rental buildings and co-ops alike to offset the cost of conversion in order to eliminate those costs from being passed along to tenants and co-op owners. The Borough President will allocate the same capital funds again this year for this purpose. T. Durham thanked the Borough President for this aid. S. Froot referred to the West 238<sup>th</sup> Street (old Stella D'Oro site) and the West 230<sup>th</sup> Street development projects. He asked if there is anything to be done before and after the reformulated living wage bill is passed to encourage the merchants to offer better paying jobs. The Borough President responded that it is his usual tack to encourage living wages, as he did with the Kingsbridge Armory project and others. Economic Development Chairman S. Villaverde congratulated Borough President Diaz on achieving the MOU with Fresh Direct. The Borough President further explained that his allocation of \$5.5 million to Fresh Direct was major part in reaching the MOU agreement.

Chairman Fanuzzi resumed the Public Gallery Session.

3. Beth Haas discussed the encroachment of the Henry Hudson Bridge expansion work into the abutting parkland in Inwood Hill Park. She disputes MTA's claim that the upper promenade level of the bridge does not provide good access. Ms. Haas reiterated the criteria for retention of the promenade as it is already included in the application for the Historic National Registry.
4. Irving Ladimer announced that The Family Studies Research Center at Mount Sinai School of Medicine is conducting a research study of cognitive aging. The study will examine computer and internet usage in individuals age 85 and older, and compare effects of a computerized cognitive training program with a computerized games program. Participants must have minimal to no memory issues and regular access to a computer with internet access. For more information contact Rebecca West at 212-659-5603 or email [Rebecca.west@mssm.edu](mailto:Rebecca.west@mssm.edu). This is a nationwide study and there are no charges. Flyers were left on the front table.
5. Approval of Regular Board Meeting Minutes of February 14, 2012

The minutes were approved unanimously.

6. Discussion of Executive Board Committee Meeting Minutes of March 4, 2012

- R. Ginty made a correction in the minutes to reflect that the concerns she raised at the Executive meeting regarding the Board's outreach to the developer of the former were in regard to the planned site tour, as reported in the Chair's report, not the planned Economic Development committee meeting, and that therefore her comments should be moved from the committee report to the Chair's report.
- M. Wolpoff referred to Chairman's report regarding the 140 trees being cut down in Fort Independence Park. Chairman explained that this action is being taken in connection with phase one of the construction of the jogging path.

The minutes were accepted as amended.

At the suggestion of M. Wolpoff, Chairman Fanuzzi called for a moment of silence in memory of Arnold Hyman who passed away on March 3, 2012 after being struck by a car on February 29, 2012. Mr. Hyman was District 8's Regional Library Manager for many years and never missed a Board meeting nor Libraries and Cultural Affairs Committee meeting during his tenure.

On a personal note, M. Wolpoff thanked the Board for their show of support following the recent passing of his brother.

7. Report from the Office of Bronx Borough President Ruben Diaz, Jr. – T. Lucania

T. Lucania announced the following upcoming events:

- Borough President Ruben Diaz, Jr. and the Borough President's Disability Advisory Council are hosting a Medicaid Rights Forum and Disability Resource Fair on March 15, 2012, at 10:00 AM, in the Rotunda of the Bronx County Building. RSVP 718-590-6116 or at [jlaufer@bronxbp.nyc.gov](mailto:jlaufer@bronxbp.nyc.gov)
- Borough President Ruben Diaz, Jr's Women's History Month Celebration will take place on March 20, 2012, at 10:00 AM, at Tosca Café, 4038 East Tremont Avenue. RSVP required – 718-590-3522 or [lroldan@bronxbp.nyc.gov](mailto:lroldan@bronxbp.nyc.gov)

- Borough President Ruben Diaz, Jr. presents Bronx Fathers Taking Action, March 29, 2012, from 6:00 PM to 9:00 PM, in the Rotunda of the Bronx County Building. RSVP 718-590-3567 or [wpagan@bronxbp.nyc.gov](mailto:wpagan@bronxbp.nyc.gov).

8. Chairman invited Captain Kevin Burke to address the Board.

Captain Burke reported on the vehicular accident which resulted in the death of Arnold Hyman when struck while crossing the street at the intersection of Riverdale Avenue and West 259<sup>th</sup> Street on February 29, 2012. The driver was a 23 year old female who stated she did not see the victim. Rain was possible cause of obscured visibility. Investigation has been completed and there was no criminality uncovered. Precinct records show high rate of violations and accidents at that intersection. The Precinct has increased patrol at this location and is working with the Department of Transportation to improve safety at that intersection. A shooting occurred in the stairwell at 3353 Fort Independence Street, William McCaffrey, a known offender was arrested; the Shamrock Bar on West 242<sup>nd</sup> Street and Broadway has reopened following Nuisance Abatement padlocking. The Captain discussed the prostitution arrests and prior summonses issued at New Healing Touch Massage Parlor, 4685 Manhattan College Parkway. Captain Burke is advocating for shut down of business.

9. Chairman's Report

- Chairman Fanuzzi will attend the City Council's hearing on the Mayor's preliminary budget on March 29, 2012 and will give testimony for maintaining the community board's level of funding.
- Chairman thanked Senator Klein for conducting the Black History Month program in which he honored women of distinction in leadership positions. He congratulated Nicole Stent on being one of the honorees.
- Chairman thanked the Conservative Synagogue for hosting the Board meeting.

10. Treasurer's Report

P. Friedman referenced the report distributed. He noted that the Board's budget was operating in the black *before* the discretionary funding received from Councilman Cabrera. The councilman's \$3500 funding was a welcomed addition to the operating budget. Treasurer also confirmed that if the budget cuts proposed by the Mayor were to take effect, the effect on the Community Board 8 budget would be severe. M. Wolpoff asked if Chair was aware of Board resolution stipulating full Board members' involvement in any Board budget cuts. Chairman Fanuzzi responded that he was.

11. District Manager's Report

- N. Stent reported that a new water main project is scheduled to begin in the next few weeks on Corlear Avenue from West 230<sup>th</sup> to West 240 Streets. The job should be completed within 6 weeks and notification has been given to area residents. The crew will work on a block by block system whereby trenching will be refilled daily and there will be minimum disruption of parking. There will be water shut-downs and advance notification will be issued to area of impact. Repaving will be done in accordance with Department of Transportation regulations which stipulate that "protected streets" where street re-surfacing had occurred within the past 5 years, required curb to curb repaving. Other streets will receive restoration resurfacing of trenched areas only. Identification of streets resurfacing requirements is known at time of permit issuance.
- N. Stent took part in a tour arranged by Con Edison from West 232<sup>nd</sup> to West 261<sup>st</sup> Streets with the Department of Parks and Recreation (DPR). The tour assessed the problems with overhead wires and power outages caused by trees and limbs interference with power lines. More tours have been planned for future sites. Fifteen

trees were identified along the route with representatives from DPR examining and assessing trees for removal or trimming.

## 12. Committee Reports

### A. Aging – K. Pesce

1. The Committee will meet on March 27<sup>th</sup>, at Riverdale Senior Center, at 3:30 PM. Regina Wallace will be guest speaker and will discuss Hudson House at 3247 Johnson Avenue and its development by the Hebrew Home.

### B. Budget - B. Contant

Refer to report in Executive Board Minutes.

### C. Education – S. Alexander

1. Lori O'Mara, Principal of MS/HS 141 was guest speaker at the February meeting. Ms. O'Mara provided a good overview of the school's high performance: the High School received an A on the progress report and "proficient" on the School Quality Review for the last five years. This year nine Advanced Placement courses were offered in Biology, Psychology, Statistics, Calculus A and Calculus B, US History, Art, English Literature, and US Government class will be offered next year. Currently the school offers several languages: Spanish, Latin, and French. The High School had a 90% graduation rate in 2011 with 100% of those students being accepted into colleges of their choice. Each year averages of 30% of students are National Honor Society members. More details are included in the minutes. S. Alexander voiced disappointment with the light attendance at the meeting and the lack of publication on the school's successes.
2. The next meeting will be held on March 22<sup>nd</sup>.
3. T. Durham complimented Saint Gabriel's School 6<sup>th</sup> graders for their program on smoking cessation.

### D. Economic Development – S. Villaverde

1. The committee held a very good meeting at Riverdale Gardens. A. Feldmeier, Public Safety Chair, assisted with recommendations for the restaurant to implement to improve business and reduce quality of life complaints; i.e.; noise at that location.
2. Members of the North Riverdale Merchants Association attended the meeting to discuss the importance of maintaining the "Riverdale" on the Henry Hudson Parkway sign for neighborhood identification and for business. The Committee voted in support of retaining the sign and asked that the Traffic and Transportation Committee also support this request.
3. S. Villaverde informed the board that Chairman Fanuzzi had been working with Metropolitan Realty, the owner of the old Stella D'Oro site, to introduce the developer to Community Board 8. Metropolitan president Joseph Farkas has invited the board members for a walk-through tour in March. Chairman Fanuzzi advised that the particulars regarding the tour will be sent to board members immediately.
4. The next Committee meeting will be held on April 11<sup>th</sup>. Location to be announced.
5. Vice Chairperson M. Khury reported that she, Economic Development Committee Chair Villaverde and District Manager N. Stent attended a collaboration meeting with Community Board 7's District Manager and Economic Development Committee Chair. The new Kingsbridge Road Merchants Association was also participating. There will be a follow-up meeting on the expansion of the merchants association and economic development ideas for the area.

6. Minutes will be submitted.

E. Environment and Sanitation - R. Ginty

1. R. Ginty sent a letter to the Department of Environmental Protection to follow-up on the issue of noise complaints at the Hebrew Home as reported by Dr. Zappi. Also, Dr. Zappi has advised that the Hebrew Home has responded to his letter on the matter.
2. New York City is considering charging not-for-profit organizations for waste disposal. It will be a committee agenda item. There are 13,000 such organizations citywide.

F. Health, Hospitals and Social Services – S. Froot

1. Refer to minutes for report.
2. Announced the Borough President's Medicaid Rights forum and Disability Resource Fair being held on March 15<sup>th</sup>; American Diabetes Alert Day is March 27<sup>th</sup>.
3. The next meeting will be held on March 19<sup>th</sup>.
4. A thank you letter will be sent to Saint Gabriel's School for the presentation: "Reducing Youth Access to Tobacco Products."

G. Housing – T. Durham

1. Minutes have been submitted. The Fuel Conversion Forum was very successful and well attended. Information from panelists provided great guidance on the process. A second forum is being planned for April or May this year for further discussion.
2. The mandate requiring "empty nest" apartment dwellers to downsize will be addressed at the Committee meeting on March 26<sup>th</sup>, which will be held in Kingsbridge Heights Community Center.
3. It has been learned that 3882 Cannon Place is in tax arrears of \$54,000.

H. Land Use

The Land Use Committee will meet on March 14, 2012, at Conservative Synagogue.

I. Law, Rules and Ethics – I. Ladimer

1. I. Ladimer issued the a memorandum in response to a request to address rules and guidelines for board members political activity:

Many Board members may engage in campaign and some may run for elective office. The community boards Ethical Guidance Manual specifies how members may participate. Based on the rules of the Conflicts of Interest Board for New York City: Political Activity: A Board member may be involved in political activity and run for public office while continuing to serve on the Board. However, pursuant to Section 1115 of the City Charter, which prohibits individuals from holding more than one civil office, a Community Board member would have to resign from the Board upon assuming elective office. Fundraising must be undertaken separately and without reference to Community Board membership.

2. I. Ladimer proudly announced that the American Bar Association approved his application for a Democracy Academy. Alex Diacou, Yes Bronx, has produced the first demonstration entitled "Civics with Irving." A program and advisory committee will be set up shortly. He is looking forward to working with the community. He thanked the Board for its support and participation.
3. There will not be a Committee meeting in April.
4. R. Press asked that the Law, Rules and Ethics Committee address Board members meeting attendance. I. Ladimer informed that it is not an issue for the Committee.

## J. Libraries and Cultural Affairs – R. Abbott

1. R. Abbott discussed NYPL new initiatives concerning public schools merging into its catalogue and plans to include Community Board 8 schools in September 2012
2. A creative workshop for adults 55 or older for artistic work is going forward. Kingsbridge Library will be host site starting June 2012.
3. Refer to minutes.
4. Community Service Award Nominations are due by April 6<sup>th</sup>.

## K. Parks and Recreation – B. Bender

1. Refer to minutes.
2. The next meeting will be held on March 28<sup>th</sup>, Board Office, at 7:00 PM.
3. Budget priorities will be discussed.
4. May 19<sup>th</sup> is “It’s My Park Day’ and there will be a clean-up event in Fort Four Park.
5. Referred to report in the Executive Board minutes concerning Green Jobs for Youth – This program is open for 15 students this summer who receive a college credit and wages. Students can apply at the Van Cortlandt Park Conservancy website: [vcpark.org](http://vcpark.org). Students must have completed the 10<sup>th</sup> grade and two regents level science courses receiving a “B” or better grade by the end of December 2011. Students must have an 80 or above academic average and must meet eligibility guidelines.
6. Earth Day is April 22<sup>nd</sup>. Laura Spalter, Vice Chair of the Parks Committee and the Riverdale Temple will be working together at Endor Gardens on West 253<sup>rd</sup> Street and Fieldston Road.

## L. Public Safety – A. Feldmeier

1. The next meeting will be held on April 19<sup>th</sup> and there will be a speaker from the Bureau of Public Safety, Department of Education.
2. A letter from the committee was sent in support of shutting down Healing Touch Lounge, 4685 Manhattan College Parkway.
3. There is a dangerous debris condition under the Promenade Apartments building. The Fire Department has been notified. T. Durham has been working on this issue.
4. To address the quality of life complaints stemming from the Riverdale Garden Restaurant and Bar, A. Feldmeier has suggested enhancing the street to improve the environment. The owner would like to have an unenclosed sidewalk café. This should produce more of a “restaurant” type atmosphere.
5. The following resolutions were presented:

**RESOLVED**, Bronx Community Board No. 8 approves the following **RENEWAL APPLICATIONS** for liquor licenses:

- Jay’s Place, LLC - 5782 Mosholu Avenue
- Blue Bay Restaurant - 3533 Johnson Avenue

**Vote:** 38 in favor, 0 opposed, and 0 abstentions

R. Abbott, S. Alexander, R. Bender, A. Cohen, E. Corcino, A. P. Creaney, T. Durham, R. Fanuzzi, A. G. Feldmeier, B. Fettman, D. Kirksey-Floyd, P. Friedman, S. Froot, R. Ginty, M. Ginzburg, M. Goodman, N. Graham, M. Khury, I. Ladimer, R. Pochter Lowe, D. McShane, A. Moore, P. Mullen, D. Padernacht, L. Parker, K. Pesce, A. Piscitelli, R. Press, J. Reyes, P. Reyes, X. Sanchez, G. Santiago, L. Spalter, A. A. Spett, I. W. Stone, S. Villaverde, M. Wolpoff, H. Young

**RESOLVED**, Bronx Community Board No. 8 approves the following **NEW APPLICATION**:

- Taqueria Rancho Escondido Mexican Restaurant, Inc. –  
257 West 231<sup>st</sup> Street

**Vote:** 38 in favor, 0 opposed and 0 abstentions

R. Abbott, S. Alexander, R. Bender, A. Cohen, E. Corcino, A. P. Creaney, T. Durham, R. Fanuzzi, A. G. Feldmeier, B. Fettman, D. Kirksey-Floyd, P. Friedman, S. Froot, R. Ginty, M. Ginzburg, M. Goodman, N. Graham, M. Khury, I. Ladimer, R. Pochter Lowe, D. McShane, A. Moore, P. Mullen, D. Padernacht, L. Parker, K. Pesce, A. Piscitelli, R. Press, J. Reyes, P. Reyes, X. Sanchez, G. Santiago, L. Spalter, A. A. Spett, I. W. Stone, S. Villaverde, M. Wolpoff, H. Young

M. Traffic and Transportation – D. Padernacht

1. MTA representatives presented to the committee on bus service and headway.
2. A letter will be sent regarding maintaining the Riverdale signage on Henry Hudson Parkway.
3. The Committee will address the Safe Route to Transit program at its next meeting.
4. The Department of Design and Construction will discuss Palisade Avenue Retaining Wall project.

N. Youth Services – A. Cohen

No report.

The Committee will meet on March 28<sup>th</sup>, Board Office, at 1:00 PM.

Meeting adjourned 9:40 PM.

Respectfully submitted,

Patricia Manning,  
Community Associate