

## Virtual Full Board Meeting Minutes

Beatriz Coronel, Chair

October 27, 2022 at 7:00pm

The meeting was called to order by the Chair Beatriz Coronel at 7:00 pm. The meeting opened with the chair thanking everyone for being on time and began highlighting the holidays are approaching and that the November meeting schedule would fall on Thanksgiving Day. Therefore, our upcoming meeting will be held on November 17<sup>th</sup> at 7:00pm. The chair also noted that meeting will be virtual as confirmed with the District Manager.

The chair also notes the concerns of virtual verses in person that it is important that we have our quorum which needs to be 14 members and at times we are not meeting our quorum. The chair emphasized being on time and to attend whether in person or virtual. We will also be virtual next month through the 22<sup>nd</sup>. If anything changes the chair noted she would keep everyone informed.

### Public Gallery:

- Rose Williams retiree of NCNW Child development center would like to commend CB12's George Torres and Ursula Green for their role in the now new active traffic light that has been placed at 228<sup>th</sup> and White Plains Road.
- Vernice Riley homeowner for 10 years and noted she has made contacts already to both Council member Riley's office and the Bronx BP. She noted the illegal Trucks parking in the community and the law states that after certain hours there shall be no commercial vehicles parked in residential neighborhoods. Moped bikes riding in our community with person's riding without helmets on our sidewalks etc.  
The chair noted the concerns will be followed up with George and Ursula to see how to proceed with assistance for the concerns verbalized.
- The District Manager asked for privilege for the New City Comptroller Brad Lander to speak and then to resume Public Gallery.

### Brad Lander, Comptroller

- Property Tax concerns for community districts in the Bronx. He noted for Council District 11 ranking the 8<sup>th</sup> highest and Council District 12 ranking 5<sup>th</sup> highest and Council District 13 the 4<sup>th</sup> highest. He noted the disparity and that it should really be an instance of everyone across the city paying the same tax rate He noted the concern of working-class communities of color are paying 2-3 times higher than perhaps persons in Manhattan or, Brooklyn. He further noted this is a system that was created many years ago and that exemptions and caps have created a deep divide as property values went up for expensive homes. The Comptroller notes he has taken the lead in trying to get an equitable rate and he will be partnering with Council member Kevin Riley as he makes this push in Albany and City Hall.

There is a petition online that everyone is encouraged to sign as they continue with, they push for the property tax reform and to make it fair. The Comptroller thanked the Community Board for its work.

The Chair then thanked the Comptroller and resumed the agenda item of Public Gallery.

Public Gallery:

- Tony B wants the Board to be aware of the external renovations that are occurring at the Baychester motel. She noted the current concern is rising as they are unsure what is happening as they do not want a "brothel". The previous ownership had committed to not having said business but currently the ownership is new which again rises a concern not to have a pay by the hour establishment again in the neighborhood. She urges someone to address this as we would not like a business in the area that we do not care to have.

Tony B also noted the issue of the illegally parked trucks has been an issue for the last 47 years.

The Chair inquired to the District Manager if the Board had any information on the Baychester Motel.

The District Manager did not have any current information but he shared on the closure and moving of the women with children's shelter in two locations of our district and the new locations.

The District Manager confirmed at present the Department of Homeless services has no design on that property as he had reached out to them. He also noted that the purchase was under a LLC and that reporting is different under that status.

Tony B reiterated that since nothing has been filed on the renovation of the property and that the paper work that appeared on the fence is no longer there then the 35 rooms are still available.

Tony B ended by requesting the Community Board once information on that property is available to pass it along. The Chair confirmed that the District Manager would keep us informed.

- Diane Maines she noted she was not able to get on the Board's website. She has been a resident on Teiman Avenue for the past 30 years and the residents were just made aware of a development that will be a new construction at Teiman and Gunther and they were never notified. Her concern is the volume for sewage which will be generated from a new construction in that area. They already have an ongoing sewage concern. They are requesting a meeting with the District Manager and Council member Riley to discuss their concern with this development in their neighborhood. In addition, she noted the "ghost cars" and trucks are a further nuisance of the neighborhood.

The District Manager noted he was in that area this past week and had taken some pictures of the new site. He noted it is an "As of Right Development" and explained the terminology. He noted the abilities of the Community Board and its role as advisory. The District Manager also did some explanation of the zoning allowances. Diane Maines inquired further on the developers addressing the sewage issue. The District Manager noted the developer would have to connect to the city's current lines in the construction. He noted a lot of the current issues we face are because of previous infrastructure concerns of not proper pitch in sidewalks etc.

Sheree Braxton also from the same neighborhood also noted the same concern of the new construction and sewage. She also reiterated the request of a meeting with the District Manager. The District Manager also noted again he is willing to meet but the developers can choose not to meet and again there are limitations to what the Community Board can do.

The Chair Beatriz responded by identifying herself and noted that she herself is a homeowner and that the concerns resonate with her. She also noted that again at the Community Board meetings representatives are usually present from our elected official's offices and are able to address the concerns brought forward. The Chair then acknowledged Council member Dinowitz who was present and inquired if he would like to speak and noted not only are staffers available but they themselves are also present but when they are not the staffers do bring the concern back to them. The Council member then noted the District Manager did address the concern quite accurately as "as of right and euler properties". The Council member noted he had just gotten on to the meeting and confirmed that the discussion was related to water consumption in the buildings. He noted a lot of the "Bills" he sponsors are environmental and that today one of them was a "Greenway Master Plan" Having a master plan for the city of Green Space and green infrastructure. In this plan, are the creation of bicycle routes and alternative modes of transportation. The Council member also noted the issue of rain and sewage and the impact on our homes that this plan will address all those concerns. In addition, he also noted there is the push to reduce greenhouse gases which is a more long-term plan.

The Council member also with approval of the Chair asked to address 2 other Wakefield related issues. The first was the redistricting which he spoke on at the last meeting with the first preliminary maps which were drawn a few months ago. Wakefield was drawn out of his district which is district 11. He noted that several educational and Bronx-wide events were held. He noted he co-chairs the Bronx delegation and the meetings were held on several different platforms and they were translated into 7 languages and that the people were able to voice their opinions and disclosed how they felt voting down the plan and new maps were drawn. The maps of district 11 have a little more of Wakefield than it previously had. He noted that he was looking forward to representing all those who falls in his district of 11 once the lines have passed. The second issue of the Asylum seekers. The Council member noted he had informed the schools of the possibility of Asylum seeker children entering the schools. He reported he had reached out to the Principals, the Department of Education and Department of Social Services. He noted how he was able to expedite the service of attaining an additional ESL teacher to address the student needs. The students at the shelters were able to get their own bus stop and that they even addressed an alternative way to food pantry distribution. The Council also stated with the success of this model they had the opportunity to meet with the school chancellor. He also noted the collaborated effort of working with other elected officials such as council member Riley, The Bronx BP Miss Gibson, Assembly member Dinowitz, Assembly Speaker Carl Heastie and State Senator Bailey. He stated they all work together especially when our community is hit with an influx of people and noted they are working hard for the communities of Woodlawn and Wakefield which is community board 12.

Public Gallery:

Jahvid M noted his concern at East 241<sup>st</sup> Street and Furman Avenue there is a large broken sidewalk that is being obstructed by trees from a neighboring building. This obstruction causes for persons to have to walk in the street and conditions are even worst when it rains. He noted he had spoken to Ursula Green in regards to this issue and that a report was made and that he had seen some improvements however the issues isn't fully corrected so he just wants the continued effort in addressing the owner of that property.

The District Manager asked Ursula Green to respond and she noted there are 2 issues over there but it is being followed up and she has the tracking number now to which she will keep abreast of the follow-up. She will also send Sanitation enforcement back to the area to issue a ticket

Ayad A noted he would like to follow-up on the discussion from Council member Dinowitz and complimented him on the addition of E&L teachers. Resident AA noted he is new to the neighborhood and his younger brother attends P.S 78 and surprisingly to him they do not have an after-school program due to a lack of funding. He noted that he reached out to Council member Riley who will be doing an upcoming walk through and he noted following up with the schools to know what the schools' needs are. He also discussed the concern of a needed traffic light on East 217 and reported that DOT still has not addressed the concern. He noted reckless driving and the stop sign is being ignored.

The District Manager thanked Ayad and noted the Chair and himself had attended a Borough Board meeting where they were able to get a contact for E&L in the Board of Education.

Leticia Stewart, Executive Director "I raise boys and girls international corporation and noted of the mental health services that this organization provides within the schools. She noted the integrative model that is provided by her services and expressed wishing to connect with the schools that were mentioned.

The Chair recommended that she reaches out on the board's chair on Education.

Assembly member Jeffrey Dinowitz first noted he was thankful for wonders of Webex and that his camera does not work. He noted within the past week he has visited 3 schools within his jurisdiction which included 2 of the schools in Community Board 12. He noted he was impressed by all 3 with their individual struggles. 2 of the schools had an influx of Asylum seekers but all 3 are getting their act together He also wanted to note that his office has been contacted about a truck that had been parked for months on 240<sup>th</sup> just past East of Matilda and that it has finally been removed. He also noted the ongoing issue of the trailers on the 238<sup>th</sup> street Bridge and that Sanitation was recently issuing ticket but maybe the fines need be increased and that might be more helpful. He also gave a reminder of early voting that would begin this upcoming Saturday and encouraged eligible voters to get out and vote. He also spoke of the proposals that would be on the other side of the ballot. He noted the Environmental Bond act and the impact on climate change and the issues for the other proposals. He encouraged constituents to read up on issues to make an informed vote. The Council member then acknowledged the chair in her new role.

Stephanie Rojas, Manager Eastchester Branch Library and PS 78 and any other school that does not have an after-school program. The Eastchester Library has an after-school program. Monday thru Thursday 3-6pm. Tutors on site and it is free and that is another resource no registration necessary.

The chair noted with no other raised hand she would close the Public Gallery Session.

Board Member Miss Benitez confirmed a quorum at this point to the chair.

**Elected Officials Report:**

Cynthia, Councilmember Riley's Office reminder of the office location 940 East Gun Hill Road, telephone number 718-684-5509 and our email District [12@council.nyc.gov](mailto:12@council.nyc.gov). She noted the upcoming free Halloween events and that constituents can reach out to the council member on social media for the details if the events. There will also be another Flood Barrel distribution and individuals can rsvp at [cit.ly](http://cit.ly). D12 Bar Nov 41. The trucks are a citywide issue and it has been noted in the statement of needs published by the Department of City Planning for fiscal year 2023 and 2024. They recognize that there needs to be space for the trucks to be stored and currently they are just being ticketed. They are currently looking for solutions working along with community board 12. There is also follow-up in addressing the drainage and actual collection of data of exactly where the issues are happening and they take all the 311 calls and over the summer the office had released a letter asking the city for a storm water study and resiliency plan. She also acknowledges the work of "I raise" and the work they are doing within the schools and that is one of the initiatives the Council member was able to fund in the city council's budget and she also acknowledged Ayad A and the concerns he raised as the office had some communication with him. She confirmed the office is planning the walk throughs of the schools to see how they can best assist in terms of the budget. She also confirmed that the office was aware that within the citywide budget there were cuts that had impact on our community. She noted the office tries to fill the gap with any discretionary funds that is available and works with their State partners to ensure the community stays whole.

The Chair thanked Cynthia for her responses to the earlier expressed concerns.

The Chair recognized Vernice from the public gallery if her concerns were completed earlier. Vernice expressed if the Board was able to assist with landlord tenant evictions. The District Manager noted currently he was not sure of the current moratorium however he would follow up with Vernice offline and she could also call 311.

**Angela, Senator Biaggi's Office**

Upcoming food empowerment fair an annual event in November where turkey and fresh produce will be given out for those who might need some help. Saturday, November 19<sup>th</sup> at Huntington Library. She also gave the offer of anyone needing to speak with her, they can also private message her as she would be on for the rest of the meeting.

Carlos Torres, Crime Prevention Coordinator at the Bronx District Attorney's Office. He acknowledged everyone who joined the recent 5k walk run against Domestic Violence where they had over 500 plus participants. He further noted any concerns with safety you can reach out to him directly. Contact information contact information 718-822-2049 and email [constituentsservices@senatorbiaggi.com](mailto:constituentsservices@senatorbiaggi.com)

Alexis Ruiz of the Borough President's Office noted the latest BP's newsletter was recently sent out via email and if anyone is still not receiving it, they should feel to contact her. The recent Tour of the Bronx was completed and CB12's Alfredo Figueroa did an awesome job representing CB12 and that she looked forward to seeing others next year. She also noted in CB12 the upcoming event of "Trunk or Treat" with Council member Kevin Riley and The Halloween Parade on Saturday in Co-op City on Section 1's Greenway.

Harmony, Senator Bailey's Office sharing information on some events being hosted by the Senator's Office. The first is that they will be partnering with Braggs tomorrow at 825 East 233<sup>rd</sup> Street from 5-8pm. All are invited who would like some treats. They will also be announcing several Thanksgiving Turkey giveaways in the upcoming weeks. Please email the office or stay tuned to the Senator's social media.

The Chairperson's Report: The Chair noted that she really did not have a report however she just wanted to remind Board members of the importance of participating whether it is virtual or in person to be present. Also mentioned she has been in touch with chairpersons of committees and a lot of Board members who have signed up for committees have not been attending and it is very important and again she will be reaching out to new Board members to do committee assignments. She also reiterated the plan to condense committees so that we are meeting more effectively and she will be connecting on that soon.

**Financial Report:**

Board Treasurer Tolleyne again welcomed all new Board members and reported on the total funds of \$2,625. She noted this was all monies from the Sunshine Committee. She also noted her contact information is available in the chat and persons should feel free to reach out to her.

**Old Business:**

The Chair noted there were no old business

The District Manager noted that there were some votes needed on The Pratt Avenue retaining wall and also confirmed by Judith Benitez of votes on Economic Development. She noted the committee met last Thursday on 10/20 and the groups presented were "Mama G's Restaurant" for renewal and noted that the report for the 47<sup>th</sup> Precinct was good and that she would present them for renewal of their license. There was a condition that they get a letter of no objections and they have repairs done to their building. It was noted that since there was only one establishment being presented, we go ahead with the vote. The motion was made and seconded. The question was asked if it were possible for unanimous consent verses a roll call vote. The motion was made and seconded. The question was asked by Judith Benitez since were using this method was there anyone who were recusing themselves and Ivan Boris recused himself. It was also noted this was just to accept the report. She noted everyone else was affirmative. The next issue was for their license renewal. Ivan Boris abstained and Victor Brown. There was clarification for Robert Hall.

**Land Use Committee:**

Harry Singh made the report that they were approached for a rezoning and reconstruction of a retaining wall at Pratt Avenue and that the committee met on October 5<sup>th</sup> and voted unanimously to pass the motion approving the application and forwarding to the General Board for its approval.

A unanimous vote was taken after clarification. The District Manager made note that since this is a "Euler application there needed to be clear for any abstentions or recusals. Judith Benitez engaged Board members with the questions and affirmed all.

**New Business:**

Luke Sabados discussed the area of Burke Avenue and further discussed the ranking of CB12 and access to Parks. He brought the idea of making this area another Parkland and clarification was given for the directions needed to take and the need to approach the Commissioner on Parks.

The Board after some conversation decided to pursue the idea of the property to Parkland. Board member Denise Bond noted it makes good sense for a green space. It was also noted if

the homeowners in that space would have some say into to initiation of a park in that space. It was noted how the space appears now is undesirable.

It was suggested referencing to the Parks Committee. The District Manager had some input for clarification of the request. In addition we should also include the newly formed Tieman Avenue Block Association.

Good and Welfare:

Nothing mentioned

Board member Alfredo Figueroa noted that the "as of right" rule should not exempt Developers from coming to the Community Board. This is part of the problems that arises with these new developments in our community.

Constituent Miss Allen spoke and noted that it was her first meeting and that her issues were mentioned by other constituents and encouraged the Board to be more involved in the concerns such as over crowding in the schools and thanked the Board for their involvement in issues.

The Chair adjourned the meeting at 9:12pm.



# ATTENDANCE SHEET

Date October 27, 2022

BOARD MEMBER	PRESENT	ABSENT	EXCUSED	VIRTUAL
BENITEZ, JUDITH	X			
BENNETT, EGERIA			X	
BOND, DENISE	X			
BORRAS, ANTHONY IVAN	X			
BORSOTTI, CARLA	X			
BROMFIELD-ARMSTRONG, MICHELLE	X			
BROWN, VICTOR	X			
BROWNE, DEACON EDWARD		X		
BRYAN, NORBET		X		
CAMPBELL, DESIREE	X			
CAMPBELL, SADIE	X			
CLODD, JOAN			X	
DEVONE, CHRIS	X			
CORONEL, BEATRIZ	X			
DICKERSON, TOLLYNE	X			
EICHELBERGER, KEVIN	X			
FIGUEROA, ALFREDO	X			
GOFF, JOHNNIE	X			
HALL, ROBERT	X			
HAYES, LISA		X		
ISAAC, JOHN	X			

BOARD MEMBER	PRESENT	ABSENT	EXCUSED	VIRTUAL
AMES, THEODORE	X			
AGO, MARTIN KEISHA	X			
MARTIN, LUCILLE	X			
MOORE, SHANEQUA	X			
TYKE, CLINTON	X			
ORTIZ, CARMEN	X			
ANIAGUA, QUEENIE	X			
SEID, ANTHONY			X	
AMUELS, DR SHERRY	X			
INGH, HARI	X			
TRICKER, KARL	X			
UBAIR, GBENGA <i>Ubar</i>	X			
ZABADOS, LUKE	X			
VALKER, DEBORAH	X			
VALTERS, RYAN		X		
TRADO, DEBRA		X		
EMMER, ASTERE	X			

**VOTING SHEET**  
**COMMUNITY BOARD 12, THE BRONX**

DATE October 27, 2022

MOTION NUMBER	1	2	3	4	5	6
BENITEZ, JUDITH	A	A	A	A	A	
BENNETT, EGERIA	Excused					
BOND, DENISE	A	A	A	A	A	
BORRAS, IVAN ANTHONY	Abs	A	Abs	A	A	
BORSOTTI, CARLA	A	A	A	A	A	
BROMFIELD-ARMSTRONG MICHELLE	A	A	A	A	A	
BROWN, VICTOR	A	A	N	A	A	
BROWNE, DEACON EDWARD	NP	NP	NP	NP	NP	
BRYAN, NORBERT	NP	NP	NP	NP	NP	
CAMPBELL, DESIREE	A	A	A	A	A	
CAMPBELL, SADIE	A	A	A	A	A	
CLODD, JOAN	Excused					
DEVONE, CHRIS	A	A	A	A	A	
DICKERSON, TOLLYNE	A	A	A	A	A	
EICHELBERGER, KEVIN	A	A	A	A	A	
FIGUEROA, ALFREDO	A	A	A	A	A	
GOFF, JOHNNIE	A	A	A	A	A	
HALL, ROBERT	NP	NP	A	A	A	
HAYES, LISA	NP	NP	NP	NP	NP	
ISAAC, JOHN	A	A	A	A	A	
JAMES, THEODORE	A	A	A	A	A	
LAGO-MARTIN, KEISHA	A	A	A	A	A	
MARTIN, LUCILLE	A	A	A	A	A	
MOORE, SHANEQUA	A	A	A	A	A	

MYKE, CLINTON	A	A	A	A	A	
ORTIZ, CARMEN	Abs	A	A	A	A	
PANIAGUA, QUEENIE	Abs	A	A	A	A	
REID, ANTHONY	Excused					
SAMUELS, DR SHERRY	A	A	A	A	A	
SINGH, HARI	A	A	A	A	A	
STRICKER, KARL	Abs	A	A	A	A	
<sup>Subair</sup> SUBAR, GBENGA	A	A	A	A	A	
SZABADOS, LUKE	A	A	A	A	A	
WALKER, DEBORAH	Abs	A	A	A	A	
WALTERS, RYAN	NP	NP	NP	NP	NP	
TIRADO, DEBRA	NP	NP	NP	NP	NP	
YEMMER, ASTERE	Abs	A	A	A	A	
CORONEL, BEATRIZ	A	A	A	A	A	

A = AYE  
N = NAY  
NP = NOT PRESENT  
ABS = ABSTAINED  
R = RECUSE

3 Excused

23	29	28	30	30
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
35	35	35	35	35
3	3	3	3	3
38	38	38	38	38

**DATE:** October 27, 2022

**MOTIONS:**

1.	to approve board minutes for September 22
2.	to accept report of the Economic Development Committee
3.	to grant Mama G. African Kitchen request for Renewal of Liquor License
4.	to accept report of the Land Use Committee
5.	to vote on HWX PRATT (Ullup) Pratt Avenue Retaining Wall
6.	
7.	
8.	
9.	

**District Manager's report:  
See Below**

**District Manager's Report October 27, 2022**

**Good evening Board Members and Happy Thursday. I would like to address some housekeeping issues first. As you may have noticed we are back to being all virtual. Mayor Eric Adams extended the emergency order another 30 days allowing us to remain virtual. This is significant because next month meeting will be held on November 17th at 7PM. We are moving the meeting up one week because of the Thanksgiving holiday. That meeting will be held virtually because it falls before the current 30-day extension of Adam's order on virtual meetings. Looking forward to December, I would like to announce that we will host a holiday gathering on Thursday, December 15th at 7PM. If I recall, the first year of the pandemic, we went with a virtual ugly sweater contest that was not well attended and last year we did not have anything. For the sake of planning purposes Ursula will be reaching out to Board Members to follow-up and get a headcount so we know how much food to order. As we have always done, this year's gathering will be a potluck and we want Board Members to make their favorite dishes to bring to the party. If you are not inclined to cook, we also take donations to help defray the cost of the event.**

**Housekeeping aside, November will be a busy month as we have some very important housing initiatives heading to committee. We have the Wakefield Village development coming to our Land Use Committee on November 10th at 7PM. I think we are looking to hold this meeting jointly with the Housing Committee. There are several requests for Letters of Support for the Housing Committee to vote on. Our Transportation Committee will be busy with several one-way conversion requests to deal with. Additionally, the Board was notified about DOT's roll out of the Carshare program. DOT is in the last meetings of the Gun Hill Road Bus Plan. I encourage every Board Member to attend these committee meetings as that is the venue for discussion and debate about the merits of each initiative up for a vote.**

**Conclusion**

**Today marks my 2,643rd day as your District Manager or 7-years, 2 month, and 25th day of my tenure here. I am grateful for each and every day at the Board.**

**Thank you for your patience and Good Night.**

**Approval of the September meeting minutes Motioned to accept the minutes with any necessary corrections made by 2<sup>nd</sup> VP John Isaac and seconded by Board member Keisha. This was followed by a roll call for approval led by Judith Benitez. The minutes was approved by majority vote.**