



Ruben Diaz, Jr.  
Borough President

## BRONX COMMUNITY BOARD No. 10

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Peter J. Sullivan  
Chairperson

Matthew Cruz  
District Manager

### BRONX COMMUNITY BOARD #10 MEETING

OCTOBER 19, 2017 at 7:00 P.M.

2049 Bartow Avenue, Room 31

Bronx, NY 10475

**PRESENT:** H. Acampora, T. Accomando, R. Baez, R. Barbarelli, J. Boiko, P. Cantillo, T. Chambers, A. Chirico, L. Council, G. Curbelo, T. Franklin, I. Guanill-Elukowich, M. Johnson, J. Marano, B. Martinez, J. Misiurski, M.J. Musano, D. Noble, J. Onwu, J. Ortiz, A. Ponder, L. Popovic, M. Prince, N. Rosario, R. Sawyer, N. Semaj-Williams, P. Sullivan, M. Velazquez, S. Woods (total # present = 29)

*The following Board members left early which did not have a negative impact on voting: L. Council and J. Misiurski.*

**ABSENT:** R. Bieder, Col. W. Chin, M. Davila, V.M. Gallagher, D. Hunt, C. Lotta, K. Lynch, J. McQuade, M. Morris, C. Papastefanou, J. Robert, R. Rodriguez, J. Russo, N. Sala, T. Salimbene (total # absent = 15)

**Community Liaisons:** Richard Fedderman – Office of U.S. Congressman Eliot Engel  
Dan Hogle - Office of State Senator Jeffrey Klein  
Ashley Meza – Office of State Senator Jamaal Bailey  
Leon Tulton - Office of Assemblyman Michael  
Kenneth Burgos - Office of Council Member Annabel Palma  
Patrick Rocchio - Bronx Times Reporter  
Mariela Salazar – Montefiore Health Systems  
Post Graduate Center for Mental Health – Kayla Richards  
Bronx 10 – CERT – Khalil Abdul-Wahhab

**Board #10 Staff:** Bharati Kemraj - Office of Bronx Borough President Ruben Diaz Jr.,  
Matt Cruz, District Manager  
Susan Duffy, Kristine Lozada

Chairman Peter Sullivan began the meeting at 7:00 p.m. with the Pledge of Allegiance.

The above Community Liaisons were introduced and thanked for coming.

**PUBLIC PARTICIPATION SECTION:**

- 1 – Linda Collins, Pres. Bldg. 9: Ms. Collins commended Mrs. N. Kilkenny of the Bronx CB #10 office for her assistance with constituent problems.
- 2 – Gretchen Hazel, 120 Alcott Place: Ms. Hazel addressed the garbage along the highways, traffic medians, in Co-op City.

Mr. Sullivan said this will be addressed by the Board and Ad Hoc Co-op City Committee.

- 3 – Steven Vega, VP of Bldg. 4 Assn.: Mr. Vega addressed the new LED lights which are inoperative as well as the street conditions throughout Co-op City esp. Carver Loop and Co-op City Blvd, which need re-milling and/or pothole repair.

Mr. Sullivan will ask DOT to survey the area and correct potholes; street lighting – will reach out to DOT for information.

- 4 – Peggy Diaz, 34A Debs Place: Ms. Diaz has complaints as a cooperative owner with Riverbay.

Mr. Boiko addressed Ms. Diaz concerns which she needs to discuss directly with Riverbay.

- 5 – Bernice Alexander, 140 Alcott Place: Ms. Alexander has complaints with the Riverbay management and would like to transfer to another apartment. Ms. Alexander also raised concerns about the stores coming into the Mall.

Ms. Chambers, CB #10 Board Member suggested that Ms. Alexander become active in her Building Association as well as attending meetings.

- 6 – Michele Marbury, 120 Bellamy Loop: Ms. Marbury has noted the lack of ADA compliancy throughout Co-op City in that pedestrian access is blocked by vehicles as well as missing signage.

Mr. Boiko noted that signage was originally installed by Riverbay and DOT put up NO STANDING signs. He urged Ms. Marbury to call NYC 311 with complaints, as well as reaching out to Sgt. Lawyer of the 45<sup>th</sup> Precinct.

Ms. Marbury expressed complaints about the #12 Bus in Co-op City, especially by the Mall. She also added that snow removal in Co-op City at the corners and bus stops needs addressing.

Mr. Sullivan said the Board will request a DSNY representative to meet with the Ad Hoc Committee to address this concern.

- 7 – Egidio Sementilli: Mr. Sementilli supports the resolution before the Board to request a pedestrian operated traffic light at Pelham Bay station. Mr. Sementilli questions the accuracy of the information presented at the Housing and Zoning meeting concerning the residents at Fort Schuyler House; he claims that seniors are being forced to sign on to Section 8 and are not guaranteed a housing voucher.

- 8 – Jewel Crawford, 100 Debs Place: Ms. Crawford has several traffic safety issues: At the Pear Tree Mall near the Municipal Credit Union, the street markings need refurbishing and stop signs need to be put in place. Carver Loop needs a traffic study.
- 9 – Marie Smith – VP Bldg. 29 Assn.: Section 5 needs lighting on the bicycle walkway path which is very dark; shrubbery is overgrown and obstructs view. Section 5 also needs more consistent cleanup along the highway and streets.

Mr. Sullivan said that the lighting along the bicycle has been a project that Mr. Prince has been working on and planning is in the works. He added that Parks will need to readdress the shrubbery. Mr. Misiurski said that the funding for lighting has continually been a part of the Capital and Expense Budget requests. An estimated cost for this project is \$198,000.

- 10 – Marie Stanford, President of Bldg. 29 Assn. Ms. Stanford echoed Ms. Marie Smith's comments about the lighting and overgrowth of shrubbery. She added that the streets in Section 5 near Co-op City Boulevard are buckling, especially Asch Loop.

Mr. Cruz advised Ms. Stanford that these streets were put in for repairs.

- 11 – Marlene Smith, 100 Benchley Place: Connor Street into Provost Avenue- needs resurfacing. In addition, the Carver Loop matter will be addressed by DOT.

Mr. Cruz will forward the Connor Street item to CB 12.

- 12 – Francine Reva Jones, Riverbay Board Director: Ms. Jones wants clean-up along Bartow Avenue done on a regular basis; in addition she added that the areas along the highway need consistent clean-up. Ms. Jones was also concerned about the proposed Baychester Square project, which did not pass through the City Council.

Ms. Cruz said that the Board will contact NYS DOT to discuss the highway clean-up concerns.

The Community Liaisons spoke next.

Mr. Leon Tulton, Office of State Assemblyman Benedetto: There are two offices, one in Co-op City at Dreiser Community Room #12, 718-320-2220 and the other at 3602 East Tremont Avenue, 718-892-2235. Mr. Tulton can be reached at [tultonl@nyassembly.gov](mailto:tultonl@nyassembly.gov)

Mr. Kenneth Burgos, Office of Council Member Annabel Palma: Contact the office for assistance on naturalization issues, legal consultation services, etc. at 1041 Castle Hill Ave; 718-792-1140.

Ms. Ashley Meza, Office of Senator Jamaal Bailey: Contact the office at 718-547-8854, 959 East 233 Street for additional information on upcoming events. On 10/25/17 there will be a domestic violence awareness event at the Bridgefield Civic League on Laconia Avenue between 6:00-8:00 p.m.; a Senior Walk on Friday October 27, 2017, 10:00 a.m.-2:00 p.m., Co-op City Section 1 Greenway; and a Halloween Harvest on Tuesday, October 31<sup>st</sup>, 4:00-8:00 p.m. at the District Office.

Mariela Salazar, Montefiore Health System: Montefiore is sponsoring a respiratory workshop on 11/28 in Co-op City, diabetes workshops in different locations throughout the Bronx in September, October, November and a chronic illness workshop. Contact 1-800-MD-MONTE for additional information.

Richard Fedderman, Office of U.S. Congressman Engel: Contact the Co-op City office for assistance in veterans affairs, immigration, etc. Location is Dreiser Room 3, Wednesday, Thursday and Friday. On December 10, there will be a Town Hall in Auditorium A. Call 718-320-2314 for additional information.

K. Abduhl, CERT (Certified Emergency Readiness Team) in Co-op City: Our mission is to help the community be resilient in times of emergency, before the emergency occurs – planning, etc. [bronx10cert@gmail.com](mailto:bronx10cert@gmail.com). Presentations available if requested throughout the CB#10 community.

A motion to close the Public Participation Session was made by Bishop Rosario, seconded by Ms. Velazquez and unanimously approved by all.

A motion to accept the minutes from the October 19, 2017 Bronx Community Board #10 meeting was made by Bishop Rosario, seconded by Ms. Velazquez, and unanimously approved by all.

**BOROUGH PRESIDENT’S REPORT:** Ms. Kemraj

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

On October 22, 2017, the Tour de Bronx will start at 164<sup>th</sup> Street and Walton Avenue; it is a 25 or 40 mile bicycle ride through-out the Borough with a final destination at the Botanical Gardens. On October 31 there will be a Pumpkin Fest at Kipps Bay on Balcom Avenue.

If you have any questions, concerns, contact Ms. Kemraj at 718-590-2653 or by email at [BKemraj@bronxbp.nyc.gov](mailto:BKemraj@bronxbp.nyc.gov).

**DISTRICT MANAGER REPORT** – Mr. Cruz

Mr. Cruz held a moment of silence in honor of A. King Jr., father of Council Member King who recently passed away.

Mr. Cruz met with Ms. L. Berk, Mr. N. Ellison and Mr. J. Boiko of Riverbay concerning the maintenance of the jersey barriers along Killer Curve which will be repaired and repainted by the end of October. Mr. Cruz is scheduling meetings with DSNY and State DOT concerning the clean-up of medians, roadways, highways, etc. throughout Co-op City. The refurbishing of street markings in Co-op City is scheduled for January 2018. He is also meeting with NYS Thruway and NYS DOT to address the clean-up at Bartow and Edson Avenues.

On Saturday October 21, 11:00 a.m.-1:00 p.m. a workshop with DCP for property owners living in flood zones will be conducted at SUNY Maritime.

Mrs. D. Lock, a long time Board member recently resigned from the Board. She is relocating to Westchester County.

## **COMMITTEE REPORTS**

### **PLANNING & BUDGET** – Mr. Misiurski

On October 4, 2017, a public hearing on the Capital and Expense Budget Requests were held, followed by a Planning and Budget Committee meeting. Each item in the FY 2019 Capital and Expense Budget Priorities was reviewed. One item, Capital #11 will be amended to reflect lighting from Westchester Square to Castle Hill Avenue.

A Floor Resolution was presented to the Board:

“**Resolved...** at the request of Bronx Community Board 10 that the FY 2019 Capital and Expense Budget Requests, attached, which were prepared and presented by the Planning and Budget Committee of Bronx Community Board 10, be approved.”

A motion to accept the Resolution was made by Mr. Cantillo, seconded by Mr. Accomando and was unanimously approved by all. **The Resolution passed.**

### **EXECUTIVE COMMITTEE:** Mr. Sullivan

The Committee did not meet in October and will meet in November.

### **HOUSING/ZONING COMMITTEE:** Mr. Popovic

The Committee met on October 10, 2017. Minutes are self-explanatory. Mr. Popovic said the Committee had an informative meeting with Deacon Murphy of Fort Schuyler House. He added that the Committee posed good questions and were assured that no resident would lose his or her residency whether or not a voucher was secured.

### **ECONOMIC DEVELOPMENT COMMITTEE:** Mr. Accomando

The Committee met on October 3, 2017. There were resolutions for renewal, new liquor licenses and change in method of operation licenses.

“**Resolved...** at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments applying for a **renewal** liquor license, 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, along with the Resolution and the vote, and copies placed in the Board’s file:

\*Pines Bar & Grill, 1634 Eastchester Rd, 10461, between Williamsbridge Rd & Blondell Ave, License # 1003976, which expires on 10/31/17.

\*Applebee's, 2276 Bartow Ave, 10475, between, Co-op City Blvd & Hutchinson River Pkwy, License #1004241, which expires on 11/30/17.

\*Chipotle's, 815 Hutchinson River Pkwy, 10465, between Lafayette Ave & Wenner PL, License #1289465, which expires on 10/31/17. ”

A motion to accept the Resolution was made by Mr. Boiko, seconded by Mr. Chirico and was approved unanimously. **The Resolution passed.**

“**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments applying for a **new** liquor license, 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, along with the Resolution and the vote, and copies placed in the Board's file:

\*H K Kitchen Corp, 3599 E Tremont Ave, 10465, between Sullivan & Scott Pls, License #NEW.

**(Formerly Throggs Neck Clipper)**

**Indoor Hours of Operation:** Sunday – Saturday 10:00 a.m. – 4:00 a.m.

**Method of Operation:** Recorded Music, Live Acoustic Music

A motion to accept the Resolution was made by Mrs. Acampora, seconded by Mr. Marano and was approved by a majority of Board members with one (1) abstention. **The Resolution passed.**

***The Economic Development Committee Chair advised applicant that the Use of Outdoor Space must go through the Housing and Zoning Committee and has to be filed as an application with the Department of Consumer Affairs as an Unenclosed Sidewalk Café. This is not being voted on.***

“**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments applying for a **new** liquor license, 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, along with the Resolution and the vote, and copies placed in the Board's file:

\*Paddy's on the Island, 288 City Island Ave, 10464, between Fordham & Hawkins Sts, License # NEW.

**(New Owner)**

**Hours of Operation:** Sunday – Saturday 10:00 a.m. – 4:00 a.m.

**Method of Operation:** Juke Box Music and Outdoor Patio/or Deck

A motion to accept the Resolution was made by Mrs. Acampora, seconded by Mr. Marano and was approved unanimously. **The Resolution passed.**

“**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishment applying for a **new** liquor license 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, along with the Resolution and the vote, and copies placed in the Board’s file:

\*Shanghai Red, 127 Westchester Ave, 10461, between Ferris Pl & E Tremont Ave, License #NEW.  
**(Formerly Akshar)**

**Hours of Operation:** Sunday-Thursday 11:00 a.m.-1:00 a.m.; Thursday-Saturday 11:00 a.m.-3:00 a.m.  
**Method of Operation:** Music – Disc Jockey, Recorded Music”

A motion to accept the Resolution was made by Ms. Velazquez, seconded by Mrs. Guanill-Elukowich Marano and was unanimously approved. **The Resolution passed.**

“**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishment is applying for a **change in method of operation** to its liquor license, 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, along with the Resolution and the vote, and copies placed in the Board’s file:

\*Turtle Cove Golf Center, 1 City Island Road, 10464, between Shore Road & Park Drive, License #NEW

**Change in Method of Operation:** From Seasonal to Year-Round License”

A motion to accept the Resolution was made by Mrs. Acampora, seconded by Bishop Rosario and was unanimously approved. **The Resolution passed.**

**YOUTH SERVICES/EDUCATION COMMITTEE:** Mr. Bieder

The Committee will meet on October 23, 2017.

**MUNICIPAL SERVICES COMMITTEE:** Mr. Boiko for Mr. Russo

The Committee met on October 11, 2017. The following resolutions were presented to the full Board:

**FLOOR RESOLUTION – amendment to Municipal Services Resolution**

“**Resolved**...at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that the request from DSNY for alternate side street parking beginning at 12 a.m.- 3:00 a.m., Monday and Tuesday, on Ferris Place from Butler Place to Westchester Avenue, Butler Place from Ferris Place to Rowe Street, Rowe Street from Butler Avenue to Seabury Avenue and Seabury Avenue from Westchester Avenue to Waterbury Avenue be forwarded to the full Board for approval.”

A motion to accept the Resolution was made by Mrs. Acampora, seconded by Mr. Chirico was unanimously approved. **The Resolution passed.**

“**Resolved**...at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that the request to remove street markings on East Tremont Avenue pointing towards a turn onto Maclay Avenue be forwarded to DOT after a vote by the full Board.”

A motion to accept the Resolution was made by Mr. Cantillo, seconded by Mr. Accomando was approved by a majority of Board members with one recusal due to a conflict of interest. **The Resolution passed.**

“**Resolved**...at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that a request to extend no parking on the Home Depot side of Brush Avenue from Bruckner Boulevard to Lafayette Avenue as well as putting in new and refurbished street markings to delineate vehicles turning from/onto Bruckner Boulevard be forwarded to DOT after a vote by the full Board.”

A motion to accept the Resolution was made by Mr. Marano, seconded by Mr. Cantillo was approved by a majority of Board members with one recusal due to a conflict of interest. **The Resolution passed.**

“**Resolved**...at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that the request for a speed hump on the 600 block of Vincent Avenue be forwarded to DOT after a vote by the full Board.”

A motion to accept the Resolution was made by Mr. Sullivan, seconded by Mr. Accomando was approved by a majority of Board members with one recusal due to a conflict of interest. **The Resolution passed.**

“**Resolved**...at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that a request to change the existing traffic signal at the intersection of Burr Avenue and Westchester Avenue at Pelham Bay Station, into a pedestrian button-operated one be forwarded to the Bronx Borough Commissioner of DOT after a vote by the full Board.”

A motion to accept the Resolution was made by Mr. Chirico, seconded by Mrs. Acampora was approved by a majority of Board members with one recusal due to a conflict of interest. **The Resolution passed.**

**AD HOC CO-OP CITY COMMITTEE:** Mr. Boiko

Mr. Boiko went over the minutes from the October 16, 2017 meeting. Future meetings will be held in Riverbay on 11/13/17, 12/11/17, and 1/8/18. There were several items as a result of this meeting which will be forwarded to the Municipal Services Committee.



**PARKS/RECREATION COMMITTEE:** Mr. Lynch

The Committee will meet on October 24, 2017. Bronx Borough Commissioner Iris Rosa-Rodriguez will attend.

**HEALTH/HUMAN SERVICES:** Bishop Rosario

The Committee will meet on October 26, 2017. There will be a discussion with Owners/Manager of 2800 Bruckner Boulevard concerning planned services as well as a discussion with Peter Semczuk, Executive Vice President and Executive Director, Montefiore Hospital, Moses Campus.

**VETERANS SERVICES:** Mrs. Guanill-Elukowich for Mr. Salimbene

Mrs. Guanill-Elukowich went over the minutes which are self-explanatory.

Mr. Famoud Konneh, Bronx Borough Director of the Mayor's Office of Community Affairs introduced himself to the Board. His goal is to create a better relationship between the Bronx Community Boards and the NYC Agencies.

Mr. Sullivan asked Mr. Konneh for a contact for the Ad-Hoc Co-op City Committee to work with on the proposed waterfront park.

**OLD BUSINESS:**

Mrs. Krynicki thanked Mr. Cruz for his assistance in securing the property near Santa Maria Church.

**NEW BUSINESS:**

Mrs. Acampora said that there was an incident at St. Peter's Shelter. Mr. Cruz will reach out to the shelter for information.

Mr. Marano asked about the incident at Lehman High School on Tuesday, October 14, 2017. Mr. Cruz will contact either NYPD or the school.

Motion to close the October 19, 2017 Community Board #10 meeting was made by Mr. Marano, seconded by Mr. Accomando and unanimously approved by all.

Respectfully submitted by Susan Duffy.

This is to certify that the foregoing minutes reflect the information that was discussed at the full Board meeting of October 19, 2017.

A handwritten signature in black ink, consisting of several overlapping loops and strokes, positioned above a horizontal line.

PETER CANTILLO  
Secretary, Bronx Community Board #10  
10/27/2017