



**Ruben Diaz, Jr.**  
*Borough President*

## **BRONX COMMUNITY BOARD No. 10**

*3165 East Tremont Avenue • Bronx, New York 10461*

*Tel: (718) 892-1161 • Fax: (718) 863-6860*

*E-mail: [bx10@cb.nyc.gov](mailto:bx10@cb.nyc.gov)*

*Facebook.com/BronxCommunityBoard10*

*Website: [www.nyc.gov/bronxcb10](http://www.nyc.gov/bronxcb10)*



**Martin A. Prince**  
*Chairperson*

### **Public Hearing: Housing & Zoning & Health & Human Services Fort Schuyler House**

**3077 Cross Bronx Expressway Bronx, NY 10465**

**June 13, 2017 7:00PM**

**Present:** H. Acampora, T. Accomando, R. Barbarelli, B. Bieder, J. Boiko, P. Cantillo, Col. W. Chin, A. Chirico, L. Council, T. Franklin, I. Guanill-Elukowich, M. Johnson, R. Lifrieri, D. Lock, J. Marano, J. McQuade, M. J. Musano, A. Ponder, L. Popovic, M. Prince, J. Robert, N. Rosario, N. Sala, P. Sullivan

**Absent:** M. Davila, V. Gallagher, D. Hunt, K. Lynch, J. Misiurski, J. Onwu, C. Papastefanou, R. Rodriguez, J. Russo, A. Salimbene, R. Sawyer, N. Semaj-Williams, M. Velazquez, S. Woods

**Staff:** M. Cruz, S. Duffy, K. Lozada

**Guests:** D. Hogle – Office of Senator Klein, P. Rocchio – Bronx Times Reporter, K. Kalb – NYC Department of Transportation, J. Kidder – NYC Department of Transportation Division of Bridges, C. Camilleri, NYC Planning.

The meeting opened with the Pledge of Allegiance.

The Board began the Public Hearing on ULURP # C 160253 MMX, Map Change on modification of legal grades on Westchester Avenue between Waters Place and the Hutchinson River Parkway East Service Road. Mrs. Kidder from DOT Bridges led a discussion on the matter: amending the grade of the bridge to provide additional clearance under the bridge. The current clearance is 10 ft. 2; however the legal minimum is 12 ft. 6. The grade change will provide elevation to 12 ft. 6 which is the legal minimum. There should be no commercial traffic, even though there is at times. The state has asked DOT to place a beam southbound across the front so the bridge will not be struck and suffer any damage in the event commercial vehicles travel on the bridge and cause damage. There are fines if people with commercial vehicles strike the bridge as well as a summons. The ULURP is required because of City Planning changes.

There was a discussion on how long traffic will be affected during the bridge construction. Subway service will be interrupted at times and there will be 15 minute intermittent closures due to lifting beams in and out. DOT Bridges is working with Transit Authority now to figure out bus and transportation issues. The construction will last 4 years. Most of the construction will take place at night. There will be lane closures during each phase of work. Active construction will begin in July.

The Board moved onto the Public Participation Session.

Mr. Sementilli – There are no established signs for the bridge by Lehman High School and hardly any signs near Waters Place.

Mr. Bieder made a Motion to approve the ULURP; it was seconded by Mrs. Locke and unanimously approved by all.

**“Resolved...** at the request of Bronx Community Board #10 that ULURP # C 160253 MMX, Map Change on modification of legal grades on Westchester Ave between Waters Place and the Hutchinson River Parkway east service road be forwarded to the full Board for approval.”

The Board moved onto the Public Hearing on ULURP # N170425ZRY: NYC Planning proposes a zoning text amendment to require a CPC Special Permit for new self-storage facilities within Designated Areas in M districts, which New York City’s most active industrial areas, to promote the future availability of siting opportunities for industrial, and more job intensive uses.

Christine Camilleri from NYC Planning led a discussion on self-storage. The Mayor’s Office and City Council created a 10-point Industrial Action Plan that targets NYC’s Industrial Business Zones (IBZs) as areas for employment growth and industrial innovation. The purpose is to protect industrial neighborhoods and incentivize development by limiting personal storage in IBZs to support economic growth. Self-storage might be appropriate in an IBZ or existing building in the IBZ if it is not in a truck route or if a person applies to convert said existing building.

The Board moved onto the Public Participation Session.

Mr. Sementilli – The Board did not properly notify residents and there is a lack of transparency, but he does not oppose the ULURP.

Mr. Cantillo made a Motion to approve the ULURP. It was seconded by Mr. Accomando and the vote is as follows: 24 yes and 1 abstention. It was approved.

**“Resolved...** at the request of Bronx Community Board #10 that ULURP # N170425ZRY in which NYC Planning proposes a zoning text amendment to require a CPC Special Permit for new self-storage facilities within Designated Areas in M districts, which represent New York City’s most active industrial area, to promote future availability of siting opportunities for industrial, more job intensive uses, be forwarded to the full Board for approval.”

Dr. Ponder thanked the District Manager and the staff on behalf of the Nominations Committee. He encouraged the Board members to attend Thursday’s full Board meeting to vote.

The Board went onto the Public Hearing on Proposed Group Home at 2717 Gifford Avenue, Bronx NY 10465.

Unique People Services is a 27 year old housing agency that houses individuals that have special needs and cannot house themselves. Yvette Brisset-Andre is the Executive Director/CEO. The agency had clients speak with the Board and community members about their daily life and the ability to live close to family members due to Unique People Services’ placement.

2717 Gifford Avenue will be a residence for 6 young women who are 2015 graduates and have aged out of school and need a place to live. The agency develops these homes close to their families to reunite them. It is the same for all 5 boroughs. The agency offers day programs as well.

The Board raised the topics of issues about parking and a high water table in the neighborhood, and safety issues. Mr. Prince invited UPS to the District Services Cabinet meetings. Managers of sites are required to

attend meetings as well. There will be some marginal renovations to bring it up to code. The young individuals who would move in do not have a physical disability.

The Board opened the Public Participation Portion.

Mrs. Panagiosoulis – Resident of Gifford Avenue, concerned about the craftsmanship of the house at 2717 Gifford Avenue. She urged the agency to not hasten their decision in choosing this site. There is a serious flooding issue in the area.

Mrs. Panagiosoulis – Resident of Gifford Avenue, applauded the agency for what they do but sees it as a quality of life concern. Parking is also a concern.

Mr. Sementilli – Applauded the agency and the residents.

OPWWD – They would not allow the agency to develop if they were not up to standards and cannot allow people to visit the homes of these individuals.

The only way to stop a group home from being placed on Gifford Avenue is via Padavan Law, which is when a location is over saturated with group homes. However, the Board can suggest another site. The agency wants to address every need and advocate for the individuals to become more independent. If another site is found, the agency is willing to discuss alternatives. Another site needs to be found because the individuals are phasing out and the 40 day notice is within the Padavan Law.

There was a Motion to approve the proposed group home by Mr. Cantillo and seconded by Mr. Accomando. The vote is as follows: 4 yes, 17 no, and 3 abstentions. It did not pass.

There was a Discussion with K.L. Gates LLC regarding 3660 East Tremont Avenue. This is the location of the McDonalds franchise. There are plans for a complete demolition including new sidewalks to take as much traffic off of Phillip Avenue as possible. There would be a one way from East Tremont Avenue into the parking lot and or line for the drive thru.

Mr. Sullivan requested that the Board members write requests and give them to the Housing & Zoning committee to be sent over to help the business with the plans. The suggestions need to be in by June 26, 2017.

There was a Motion to adjourn. It was seconded and unanimously approved.

Respectfully submitted by Kristine Lozada.