



**The City of New York**  
**Bronx Community Board Three**

1426 Boston Road, Bronx, NY 10456  
 Telephone No.:(718)378-8054 – Fax No.:(718)378-8188/8226  
 E-mail Address: [brxcomm3@optonline.net](mailto:brxcomm3@optonline.net)

DIAL	Government Services
311	& Information for NYC

Comm. Bd. Info go to: [bronxmall.com](http://bronxmall.com)

**RUBEN DIAZ, JR.**  
**BRONX BOROUGH PRESIDENT**

**GLORIA ALSTON**  
**CHAIRWOMAN**

**JOHN W. DUDLEY**  
**DISTRICT MANAGER**

**BOARD MINUTES**

Date: 2/11/14  
 Place: 1426 Boston Road  
 Time: 6:00 P.M.

**Members Present**

Gloria Alston  
 Xiomara Arriola  
 Valerie Bailey  
 Winifred Bama  
 Nicole Brown  
 Dea. Ernest Dawkins  
 Wanda Ellis  
 Gail Gadsden  
 Cordelia Gilford  
 Ernestine Graham Wright  
 Juanita Hamilton  
 Abdul Johnson  
 Allen Rey  
 Kathy Johnson-Morris  
 Rita Jones  
 Linda Kemp  
 Una Lawrence  
 Elizabeth Luciany  
 Marlon Molina  
 Jose Perez  
 Leslie Phipps  
 Edna Quinones  
 Rev. Bruce Rivera  
 Rafael Rivera  
 Deborah Terrell  
 Clyde Thompson  
 Joanne Webb-Dixon  
 Rev. Monte Witherspoon-Brown

**Staff Present**

Etta F. Ritter  
 John W. Dudley

**Members Excused**

Janet Bullock  
 Evang. Patricia Dyson-Johnson  
 Terrence Podolsky  
 Walter Thomas

**Members Absent**

Bawa Abourazakou  
 Rev. Joel M. Bauza  
 Michael Brown  
 Shirley Conyers  
 Ahmadou Diallo  
 Wilbert Tee Lawton  
 Latasha Lessington  
 Rev. Idus A. Nunn, Jr.  
 Dave Dominick Reid  
 Victor Rivera  
 John Watson

**Councilwoman Vanessa L. Gibson's Office**

Yves Filius

**Senator Gustavo Rivera's Office**

Latoya Matthew

**Guests**

Kenan Bigby, Trinity Financial  
 Hank Keating, Trinity Financial  
 Jim Keefe, Trinity Financial

**EXECUTIVE OFFICERS**

Rev. Bruce Rivera 1 <sup>st</sup> Vice-Chairperson	Dave Dominick Reid 2 <sup>nd</sup> Vice-Chairperson	Gail Gadsden Secretary	Juanita Hamilton Treasurer	Rev. Idus A. Nunn, Jr. Sgt.-at-Arms/Parliamentarian
---	--	---------------------------	-------------------------------	--

Paul Martinez, Wavecrest Management  
Captain Ortiz, 42<sup>nd</sup> Police Pct.  
P.O. Matt Rey, 42<sup>nd</sup> Police Pct.-CAB  
P.O. Ramos, 42<sup>nd</sup> Police Pct.-CAB  
P.O. Collazo, 42<sup>nd</sup> Police Pct.-Crime Prevention  
**All Other Guests Names on File**

Councilwoman Maria Del Carmen Arroyo's Office

Name illegible

Call To Order

Ms. Gloria Alston, chairperson at Bronx Community Board Three, called the meeting to order at 6:10pm.

Invocation

Rev. Bruce Rivera led us in prayer.

42<sup>nd</sup> Police Precinct Report-Update

At this time, Ms. Gloria Alston, chairwoman of Bronx Community Board Three, introduced Captain Ortiz, commanding officer at the 42<sup>nd</sup> Police Precinct, to the community at-large. Captain Ortiz came before the community at-large to provide an update on 1228 Southern Boulevard-Astra Medical Office, which provides pain management services and prescribes narcotic pain medication. A 15 month investigation has resulted in 26 employees including doctors and support staff, to be arrested and indicted before a federal grand jury. Those arrested are facing 20+ years to life sentencing.

Bronx Community Board Three members and the community at-large thanked the 42<sup>nd</sup> Police Precinct for their untiring efforts in improving the quality of life within Community District Three.

Community Concerns/Exchange of Information

- Rev. Calvin Kendricks, director at one of the Early Learn Centers at the South East Bronx Neighborhood Centers, Inc. (SEBNC), requested community assistance in spreading the word regarding open enrollment at three of the Day Care Centers managed by SEBNC.
- Mr. Clyde Thompson, board member, thanked all the elected officials and Mr. John Dudley for attending the Town Hall meeting relating to gun violence. Mr. Thompson stated that the Town Hall Meeting was a success and he is looking to host more in the very near future.
- Ms. Linda Kemp, board member, raised a concern regarding the "Forever Young" transportation vans double and triple parking on East 164<sup>th</sup> Street and 3<sup>rd</sup> Avenue which is creating congestion along this corridor. The district manager requested that Ms. Kemp provide an exact address and if possible a contact person for communication and correspondence purposes. The DM will also send correspondence to the 42<sup>nd</sup> Police Precinct Traffic Enforcement Unit for monitoring.
- A community resident, Ms. Carolina Del La Cruz requested assistance with obtaining a police report from the 42<sup>nd</sup> Police Pct. for her son who was assaulted at school. At this time, Ms. Del La Cruz was instructed to speak with one of the community affairs officers who was in attendance.
- A community resident stated that at **3262 and 3280 3<sup>rd</sup> Avenue**, they have some undesirable tenants and she wanted to know can "Tenants Associations" have a legal right to say who lives in their buildings. The district manager stated that that he would inquire about this and get back to her.
- A concern was raised regarding a "poultry store" located on the corner of East 168<sup>th</sup> and 3<sup>rd</sup> Avenue, wherein large amounts of blood is scattered along the front portion of the building and the stench is unbearable. The DM requested an exact address and name of the shop and correspondence will be sent to the NYS Department of Agriculture and Markets for investigation.
- A community resident stated that the "**20<sup>th</sup> Annual Bronx Parks Speak Up!**" is scheduled for Saturday, February 22, 2014 from 11:00am-5:00pm

Time sensitive information was exchanged at this time.

Roll Call

Ms. Gail Gadsden, secretary, called the roll and a quorum was established.

Members Requesting to be Excused

Janet Bullock  
Evang. Patricia Dyson-Johnson  
Terrence Podolsky

---

**EXECUTIVE OFFICERS**

Rev. Bruce Rivera 1 <sup>st</sup> Vice-Chairperson	Dave Dominick Reid 2 <sup>nd</sup> Vice-Chairperson	Gail Gadsden Secretary	Juanita Hamilton Treasurer	Rev. Idus A. Nunn, Jr. Sgt.-at-Arms/Parliamentarian
---	--	---------------------------	-------------------------------	--

Walter Thomas

**Motion**

It was motioned and seconded to excuse the following member(s):

Janet Bullock  
Evang. Patricia Dyson-Johnson  
Terrence Podolsky  
Walter Thomas

All in Favor

Motion Carried

Amendments to the Agenda

There were no amendments to the agenda.

Approval of Minutes of Prior Meeting

**Motion**

It was motioned and seconded to approve the minutes of the prior meeting held on Tuesday, January 14, 2014 with the necessary corrections, if there be any.

All in Favor

Motion Carried

Presentation(s)

Rita Jones, CEO/Founder at Future Star Productions

---

Ms. Gloria Alston introduced Ms. Rita Jones, board member and CEO/Founder at Future Star Productions, to those in attendance. Ms. Rita Jones came before the general board to discuss briefly her attendance at the 2013 Citizens Police Academy Training Program. Ms. Jones stated that the training was very informative and detailed. The training offers civilians the opportunity to see first-hand what a police officer is faced with on a daily basis. Ms. Jones noted that it was awesome experience learning about kidnapping situations, challenges faced with dealing with a mentally ill person or persons and child abuse cases and so much more. Ms. Jones appealed to the community residents that if they had time one day a week for 13 weeks to get involved and get the training. Ms. Jones concluded that at the end of the training, there is a graduation ceremony and each participant receives a certificate of completion.

At this time, questions were entertained.

**Kenan Bigby, Vice-President, Trinity Financial, Inc.**  
**Hank Keating, Vice-President of Design & Construction, Trinity Financial, Inc.**  
**Jim Keefe, President, Trinity Financial, Inc.**  
**Paul Martinez, Manager, Wavecrest Management**

---

Rev. Bruce Rivera, chairperson of the Housing, Land-Use & Economic Development Committee, introduced Mr. Jim Keefe, President, Mr. Kenan Bigby, Vice-President, Mr. Hank Keating, Vice-President of Design & Construction at Trinity Financial, Inc., and Mr. Paul Martinez, Manager at Wavecrest Management, to those in attendance. Mr. Kenan Bigby stated that Trinity Financial, Inc. has come before the general to discuss and request a letter of support for the proposed development of 3160 Park Avenue (Block 2419, Lots, 28, 30 & 36), 152 mixed-income units and mixed-use space, within Community District Three.

Mr. Bigby provided a brief synopsis on Trinity Financial, Inc. and its' efforts to develop properties in urban in-fill areas where they can revitalize neighborhoods. Trinity Financial, Inc's., portfolio spans half a dozen residential and commercial specialties, from multi-unit housing to transit-oriented development. Trinity's properties have demonstrated a high caliber of vision and attention to detail, which has set them apart ranging from architectural design and historic preservation, to smart growth and energy efficiency.

The proposed development is located within the Melrose Commons Urban Renewal Area (URA) and represents one of the last undeveloped vacant parcels. Trinity's plan to develop this site into a vibrant mixed-use and mixed-income building would complement the development that has been ongoing in the Melrose Commons URA since the Plan's inception. 3160 Park Avenue on East 161<sup>st</sup> Street will be an 11-story building and include

**EXECUTIVE OFFICERS**

Rev. Bruce Rivera 1 <sup>st</sup> Vice-Chairperson	Dave Dominick Reid 2 <sup>nd</sup> Vice-Chairperson	Gail Gadsden Secretary	Juanita Hamilton Treasurer	Rev. Idus A. Nunn, Jr. Sgt.-at-Arms/Parliamentarian
---	--	---------------------------	-------------------------------	--

152 residential units, 21,400 sq. ft. ground floor retail space and 38 below grade parking spaces. Mr. Hank Keating noted that the residential entrance will be on Park Avenue and the retail entrance will be on East 161<sup>st</sup> Street.

Trinity Financial discussed this design with the Borough President in July 2012 and from that meeting they increased the number of three-bedroom units from 6 to 27 and omitted the studio units, they also increased the number of non-LIHTC units from 16 to 57 (not including the Super's unit). It was noted that 40% of the units are proposed to be available to households earning between 60% and 100% AMI. Trinity also increased the income ceiling for the non-LIHTC units from 80% AMI to 100% AMI.

Apartment unit breakdown is as follows:

	40% AMI	60% AMI	80% AMI	100% AMI	Super	TOTAL	% of Total
Studio	0	0	0	0	0		0
One Bedroom	9	21	0	19		49	32%
Two-Bedroom	16	33	0	26	1	76	50%
Three Bedroom	5	10	0	12		27	18%
Total	30	64	0	57	1	152	100%
% of Total	20%	42%	0%	38%	1%	100%	

Mr. Keating stated that Trinity will pursue the incentives and comply with the NYSEDA Multi-Family Performance Program. The project is anticipated to exceed the Enterprise Green Communities Criteria and meet the NYC HPD Certification Overlay. The two primary green initiatives will be on HVAC system upgrades and envelope insulation. The project may certify under the LEED for Homes Multi-Family Midrise program.

The developer will be Trinity Financial, Inc., Newman Design will be the Architects, MEGA Contracting-General Contractor and the Wavecrest Management Team Ltd., will be the property managers. 3160 Park Avenue is fully permitted by the NYC Department of Buildings.

Mr. Ted Weinstein, director of Bronx Planning for the NYC Department of Housing Preservation and Development, stated that this type of mixed-use development within the Melrose Commons URA is needed within this corridor.

Chairwoman Alston opened the floor up for questions and concerns not limited to the following:

- Board members requested that employment opportunities be available to persons residing within the community. Trinity Financial will request that a **local preference be required by sub-contractors**.
- Prior to the application process, Trinity will look to partner with a **credit counseling agency to assist community residents in repairing their credit**.
- There will not be on-site security, however, they will have a **"virtual doorman"** installed. Cameras will be placed in common areas such as the entryway, lobby, elevator, community room, laundry room, gym and stairwells, etc. If a person is loitering in any of these areas for two long, the "virtual doorman" will tell them they have to move on and describe what they are wearing. If they do not leave the "virtual doorman" will call the police. The person or persons will be given at least two warnings before the police are called.
- Board members requested that a project update be provided as the Park Avenue project proceeds.
- Residents will be given a **"Tenant Handbook"**

At this time, Rev. Bruce Rivera requested that a motion be made to provide a letter of support approving the proposed development of 3160 Park Avenue (Block 2419, Lots, 28, 30 & 36), an 11-story building with 152 mixed-income units and 21,400 sq. ft. of mixed-use space, with a condition to provide updates as the Park Avenue project proceeds.

**MOTION**

It was motioned and seconded to approve the provide a letter of support approving the proposed development of 3160 Park Avenue (Block 2419, Lots, 28, 30 & 36), an 11-story building with 152 mixed-income units and 21,400 sq. ft. of mixed-use space, with a condition to provide updates as the as the Park Avenue project proceeds.

YES	ABSTAIN	NO
26	1	

**MOTION CARRIED**

**EXECUTIVE OFFICERS**

Rev. Bruce Rivera 1 <sup>st</sup> Vice-Chairperson	Dave Dominick Reid 2 <sup>nd</sup> Vice-Chairperson	Gail Gadsden Secretary	Juanita Hamilton Treasurer	Rev. Idus A. Nunn, Jr. Sgt.-at-Arms/Parliamentarian
---	--	---------------------------	-------------------------------	--

Chairwoman Alston instructed that John Dudley the district manager, prepare a letter of support to Trinity Financial, Inc. for 3160 Park Avenue within Community District Three.

### Ruben Diaz, Jr.-Borough President's Report

Mr. Andy Toledo, representative from the Bronx Borough President's Office, was not in attendance, however, Bronx Community Board Three is in receipt of the Bronx Borough President's February Report, which was distributed.

### State Senator Gustavo Rivera

Ms. Latoya Matthew, representative from State Senator Gustavo Rivera's office, stated that the Black History Month Celebration held "Honoring Outstanding Members" of our Community on Friday, February 7, 2014, was a success and will be an annual event. Ms. Matthew thanked everyone who came out and supported the program.

NYS Senator Gustavo Rivera launches a series of legal clinics on February 21<sup>st</sup> from 6:00-7:30pm at St. James Recreation Center; the Topic: "Know Your Rights: Focus on Stop and Frisk", February 26<sup>th</sup> from 6:00-7:30pm at 2311 Southern Boulevard; Topic: "Housing Court: Tenant Rights Legal Clinic"

### Councilwoman Vanessa L. Gibson

Mr. Yves Filius, chief of staff, distributed the following flyers:

- Councilmember Vanessa L. Gibson will be presenting a Black History Month celebration "Our History Facing the Future" on Thursday, February 27<sup>th</sup> from 5:30pm at the Bronx Museum of Arts located at 1040 Grand Concourse (corner of East 165<sup>th</sup> Street).
- Community Council Meeting dates and time

### Chairperson's Report

Ms. Gloria Alston was in receipt of a resignation letter from Rev. Milton Stubbs. Due to his work schedule, he will be unable to attend meetings at this time. In the future, if his work schedule permits, he will re-apply.

### District Managers Report

Mr. John Dudley, district manager, distributed a written report for the period January 2014 up to and including February 2014 as follows:

### WEBSTER AVENUE SELECT BUS SERVICE

Ms. Constance Moran, Bronx Borough Commissioner for the NYC Dept. of Transportation, will be placed on the agenda for the General Board meeting in March 2014 to provide an update on capital improvements associated with the Webster Avenue Select Bus service line in Bronx Community District Three. These improvements would relate to pedestrian islands, street neck bulbs and other capital related improvements to be implemented in addition to the already existent lane markings for this initiative.

Ms. Constance Moran, Bronx Borough Commissioner for the New York City Department of Transportation has informed Bronx Community Board Three that as a result of a partnership between DOT and the MTA New York Transit (NYCT) to implement improvements on the BX 41 bus route along the Webster Avenue corridor (E. 149 St. to White Plains Rd/E. Gunhill Road), proposed improvements aimed at increasing the reliability of this route and to make bus travel faster, are currently being implemented.

Proposed changes to the BX 41 will make allowances for parking along the curb except at bus stops, provide for the installation of bus bulbs or extensions of the sidewalk out to the bus lane at Select Bus Service stations creating additional space for bus riders and pedestrians to stand, provide for curb extensions, pedestrian safety islands and medians to make intersections safer, provide for dedicated bus and right turn lanes as well as Transit Signal Priority which allows for buses to get an extended green light at certain intersections, reducing stop time at red lights.

This initiative will also provide for new bus shelters, fare collection machines which allow customers to pay their fare at the SBS stop before they board, shortening the time that buses are stopped and local bus stops which would be located on the same block as SBS stops whenever possible.

DOT had informed Bronx Community Board Three that since August 2012, the project team surveyed 158 businesses within the vicinity of the BX 41 limited bus stops and determined that over eighty five percent (85%) of businesses rely on curb space along Webster Avenue for their deliveries. DOT will be guided by this information in improving curb regulations to improve service delivery space for such businesses along the corridor while discouraging double parking.

---

### EXECUTIVE OFFICERS

Rev. Bruce Rivera 1 <sup>st</sup> Vice-Chairperson	Dave Dominick Reid 2 <sup>nd</sup> Vice-Chairperson	Gail Gadsden Secretary	Juanita Hamilton Treasurer	Rev. Idus A. Nunn, Jr. Sgt.-at-Arms/Parliamentarian
---	--	---------------------------	-------------------------------	--

The SBS has been implemented on the BX 12 route (2008), the M15 route (2010) and the M34/34A route (2011), as well as the S79 route (2012). The benefits include:

- 15% to 20 % faster trips
- 33% reduction in wait time at bus stops
- 10% reduction in overall travel time
- 95% customer satisfaction
- 10% ridership increase on the entire route, including SBS and local

Final design and implementation of the SBS Webster Avenue route is expected by the end of 2014.

### **3262 AND 3280 THIRD AVENUE**

Bronx Community Board Three has been in meetings with the tenants association and office of NYS Senator Ruben Diaz Sr., to review issues involving apparent irregularities in billing practices conducted by Bronx Power and Lighting, the current utility (gas and electric) for such properties. Residents had expressed concerns regarding excessive billing rates per kilowatt hour for utility services at said properties resulting in circumstances where resident rent payments were compromised to meet utility payments of an ESCO formed by the legal ownership entity for buildings 3462 and 3480 Third Avenue..

The district manager has asked Con Edison (governmental affairs unit) for information on active Con-Edison resident and commercial account holders for these properties and is working in concert with NYS Senator Ruben Diaz Sr. to enlist the assistance of the NYS Public Service Commission in reviewing these allegations. Currently, through the involvement of WeStay/Nos Quedamos, a local not-for profit in the area, an effort will be made to petition all residents who have experienced concerns in this regard for reporting to the NYS PSC.

### **828 COURTLANDT AVENUE**

Bronx Community Board Three has facilitated lines of communication and dialogue with Mr. Harry Fried, COO of Housing Bridge, currently under contract with DHS to provide transitional housing support services for 16 families referred by DHS and the Courtlandt Avenue Homeowners Association. As a result of a meeting held in January 2014, at the request of the board, homeowners have been briefed on issues involving the referral process, code of conduct for residents, security measures at the facility, as well as having obtained key contact information for follow up on quality of life concerns involving garbage disposal practices, loitering and resident referral and transport practices. At the request of the HOA, this matter has been tabled due to on-going progress with the operator.

This status has been conveyed to Ms. Lisa Black, of DHS Government and Community Relations.

### **NYC COMMUNITY FELLOWS PROGRAM**

Bronx Community Board Three has furthered its efforts to monitor and oversee completion of the Melrose neighborhood study aimed at improving commercial use activation in the Melrose area, improving streetscape conditions along E. 161 St., improving the aesthetics and conditions at the Metro North Melrose Station as well as the NYCHA developments (Morrisania Air Rights) through the involvement of a Columbia University intern.

A preliminary presentation will be made to the Fund for the City of New York in February 2014 and the final report will be available in May 2014.

### **SOUTH BRONX COLLECTIVE IMPACT STUDY**

Since the Fall of 2013, the Children's Aid Society and Phipps Housing Services, are in receipt of a grant from JP Morgan Chase to further a long term planning objective aimed at organizing leadership and other institutions for the purpose of assisting outreach to youth to fulfill their educational potential from cradle to college. In this vein, both organizations have met with educational institutions, organizations and other local stakeholder groups, within the Morrisania and Melrose communities of Bronx Community District Three, in a multi-sector community partnership and listening tour. The purpose of the grant is to assist in identifying an accountability or governance structure to develop a strategy of efficiency for the academic success of youth from formative years to adulthood.

The focus area involves youth attending 58 school target area in Morrisania and Melrose.

Phipps/CAS will be planning a full day symposium in Feb. 2014 toward this end.

---

#### **EXECUTIVE OFFICERS**

Rev. Bruce Rivera  
1<sup>st</sup> Vice-Chairperson

Dave Dominick Reid  
2<sup>nd</sup> Vice-Chairperson

Gail Gadsden  
Secretary

Juanita Hamilton  
Treasurer

Rev. Idus A. Nunn, Jr.  
Sgt.-at-Arms/Parliamentarian

## Committee Reports

### By-Laws and Membership Committee

Ms. Valerie Bailey, chairperson of the By-Laws and Membership Committee, stated that the By-Laws and Membership Committee recommends the removal of Bawa Abourazakou, Michael Brown and Victor Rivera, due to their having missed three consecutive unexcused absences from board and/or committee meetings. In accordance with the By-Laws, Article III, Sec. 4-4C, which governs the necessary actions in removing appointed members, action is being taken for their removal..

Correspondence was sent via registered mail to these individuals on January 15<sup>th</sup>, requesting that they contact the board regarding this action. Said members did not contact Bronx Community Board Three regarding their removal process.

At this time, Ms. Bailey requested that the following motion be considered:

### MOTION

It was motioned and seconded to approve the removal of Bawa Abourazakou, Michael Brown and Victor Rivera due to three consecutive unexcused absences from board and/or committee meetings in accordance with the By-Laws, Article III, Sec. 4-4C, which governs the necessary actions in removing appointed members.

YES	NO
27	0

ALL IN FAVOR

MOTION CARRIED

### C-Ball – Update

Mr. Abdul Johnson, member of the Parks and Recreation/Youth Services Committee, stated that the C-Ball event which took place on Saturday, February 1, 2014, at the Madison Square Boys and Girls Club on East 173<sup>rd</sup> and Hoe Avenue, was well attended. Mr. Johnson stated that events will be held on the first Saturday of each month and the next regularly schedule event will take place on Saturday, March 1<sup>st</sup> at the PAL on Webster Avenue. A fund-raising event will take place on March 22<sup>nd</sup> and the donation will be \$4.00. Children's Circle Day Care Center has offered to provide a fundraising "Breakfast" in the very near future for C-Ball.

### New Business

A representative from the American Cancer Society (ACS) was in attendance and distributed a flyer regarding the "Bowling for Life" event scheduled for Saturday, February 14, 2014, at Van Nest Lanes located at 1756 Bronxdale Avenue from 2:00pm-5:00pm. Tickets are on sale for \$15.00 in advance and \$30.00 at the door.

### Birthday/Sickness and Distress

Ms. Juanita Hamilton distributed get well cards to Ms. Valerie Bailey and Rev. Idus Nunn along with sympathy cards to Ms. Janet Bullock whose sister passed and Ms. Gloria Alston whose husband passed.

Ms. Hamilton requested that all those born in the month of February stand and be acknowledged. The committee members sang Happy Birthday to the February Babies.

### Benediction

Rev. Monte Witherspoon-Brown led us in prayer.

### Adjournment

There being no further business to discuss, this meeting was adjourned at approximately 8:30 p.m.

---

#### EXECUTIVE OFFICERS

Rev. Bruce Rivera 1 <sup>st</sup> Vice-Chairperson	Dave Dominick Reid 2 <sup>nd</sup> Vice-Chairperson	Gail Gadsden Secretary	Juanita Hamilton Treasurer	Rev. Idus A. Nunn, Jr. Sgt.-at-Arms/Parliamentarian
---	--	---------------------------	-------------------------------	--