

## BRONX COMMUNITY BOARD NO. 8

### MINUTES OF THE REGULAR BOARD MEETING HELD ON SEPTEMBER 11, 2013 AT FORT INDEPENDENCE COMMUNITY CENTER

**PRESENT:** S. Alexander, S. Balicer, B. Bender, A. Cohen, B. Contant, A. P. Creaney, L. Daub, M. Donato, R. Fanuzzi, A. Garbett Feldmeier, A. Fella, B. Fettman, P. Friedman, S. Froot, M. Galvin, R. Ginty, M. Goodman, M. Heller, M. Khury, G. O. Koppell, D. Kornbluh, I. Ladimer, D. Lennon, C. G. Moerdler, P. Mullen, D. Padernacht, L. Parker, K. Pesce, A. Piscitelli, R. Pochter-Lowe, R. Press, J. Rather, J. Reyes, X. Sanchez, G. Santiago, G. Singleton, A. A. Spett, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, H. Young, M. Zegarra-Soja

**ABSENT:** S. Catechis, P. Ellis, D. Kirksey-Floyd, T. Lim, S. Marquez, A. Moore, J. M. Pilsner, P. Reyes

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

**GUESTS:** J. Dinowitz - Assemblyman  
M. Blaustein - rep. State Senator Jeffrey Klein  
D. Johnson – Office of Assemblyman Jeffrey Dinowitz  
A. Sandler, Office of Councilman G. Oliver Koppell  
A. Toledo, rep. Bronx Borough President Ruben Diaz, Jr.  
J. Horstman – Bronx Department of City Planning  
E. Alicea  
J. Benfatti – Riverdale Yonkers Society for Ethical Culture  
E. Benson  
D. Burke  
H. Camacho – Riverdale Review  
A. Chapman - KHNIA  
M. Diaz  
D. Goren  
T. McMaster  
D. McShane  
P. Moerdler  
M. Odenthal  
C. Pena  
T. Rubinstein  
T. Shelton - KRV CDC  
G. Slade – KHNIA  
E. Spark  
T. Tureski – Spuyten Duyvil Library  
S. Trangle – Riverdale Press

Chairman Fanuzzi convened the meeting at 7:30 PM.

## 1. Gallery Session

- A. Damian McShane, representing the Broadway Community Alliance spoke in opposition of the 6469 Broadway senior housing proposal by Selfhelp. He discussed the negative community impact of such housing in an over saturated area that would include a population of persons with mental illness and no defined care proposal. He listed the facilities already along that corridor for persons with special needs. D. McShane assured that this opposition was toward saturation only. In response to a statement that the Riverdale Manor Adult Home, a facility in close proximity to the Selfhelp address, where special needs residents are a constant presence on the streets, and where the building itself is a complete eyesore, would be closing, he placed doubt over this ever materializing.
- B. Deirdre Burke expressed opposition to the development at 6469 Broadway. She stated that it was within the community's right to give input since public funding was being used. Further, the slated special needs residents will not have the needed support. D. Burke appealed to Community Board No. 8 to stop the project and have the developer go back to the drawing board to create an acceptable plan.
- C. Irving Ladimer announced the presentation of *Then and Now* in commemoration of the 226<sup>th</sup> Anniversary of the US Constitution. Robert Fanuzzi will be the featured speaker. The presentation will take place on September 16, 2013 at Riverdale Senior Services at 1:00PM. Musical presentations will be made by Harvey Bien, Betty Haddad and Robert Ackerson. The program was organized by Irving Ladimer and funded by Yes the Bronx.
- D. Tara McMaster thanked Community Board No. 8 for passing the resolution in regard to 6469 Broadway calling for withdrawal of public funds. She discussed problems with FECS facilities noting that the Riverdale Manor is under FECS operation and is not well managed.

Chairman Fanuzzi advised that the Board is undergoing a fact finding mission with respect to the Selfhelp project at 6469 Broadway.

- E. Todd Rubinstein discussed the new street closing measures in place in the Fieldston community. He provided a history of the Fieldston closings, and the once yearly closing as regulated by rules for maintaining private street status. However, he contends that closings have increased. He discussed the risk of emergency response delays due to the street closings. He referred to a New York Times article concerning private streets in communities that receive city service; and therefore argued that "private streets" in Fieldston relates to parking only.

D. Padernacht informed that upon receiving the initial complaint concerning the closings he visited the site and the matter will be listed on the Traffic and Transportation Committee agenda for October 15, 2013.

## 2. Approval of Regular Board Meeting Minutes of June 11, 2013

The minutes were approved unanimously.

## 3. Discussion of Executive Committee Meeting Minutes of September 4, 2013

- B. Bender referred to page 3 and advised that the Parks & Recreation report was given by him, and not B. Fanuzzi.

- M. Khury referred to page 4 and made a clarification under the Economic Development report to advise that with regard to “job development” item, there is no subcommittee, but a “working group” led by her and P. Ellis.
  - The minutes were accepted as amended.
4. Chairman welcomed Assemblyman Jeffrey Dinowitz and invited him to address the Board.

The Assemblyman congratulated Board member Andrew Cohen on his primary election win for City Councilmember. He discussed the 6469 Broadway Selfhelp project issue and noted concerns with other facilities and properties in the immediate area, including the Riverdale Manor and its residents, and a motel in close proximity. He further discussed funding sources and criteria. Assemblyman Dinowitz proposes that a different plan be considered or there should be no development.

5. Chairman invited Councilman G. Oliver Koppell to address the Board.

The Councilman congratulated Board member Andrew Cohen on his successful primary election for City Councilmember, and congratulated the newly appointed members to Community Board No. 8. He listed the funded City Council budget items that included a new library at JFK High School; \$300,000 for new roof at Spuyten Duyvil Library; \$1.5 million to Kingsbridge Heights Community Center; grants to all public schools for computers; funding to Riverdale Neighborhood House and Riverdale Community Center; and substantial funding for parks was allocated. The budget avoided fire house closings and teacher lay-offs. The Councilman discussed the issue regarding 6469 Broadway. He first stated that the greatest need is provisions for supportive housing. He distributed a FAQ Factsheet in answers to some of the questions related to the development.

6. Report from the Office of the Bronx Borough President – A. Toledo

- Bronx Borough President Ruben Diaz, Jr. announced that his office has provided almost \$23 million in capital funding to worthy Bronx organizations as part of his FY2014 capital budget allocations. In total, Borough President Diaz has provided \$22,924,000 in capital funding to organizations across the Bronx, focusing on areas of education, housing, economic development, parks and other areas. Visit the Borough President’s website for full list of funding allocations.
- On August 21st, Council Member Peter F. Vallone Jr., Chair of the Public Safety Committee, and Bronx Borough President Ruben Diaz Jr. hosted a press conference announcing legislation which will be introduced at the Stated Meeting on August 22<sup>nd</sup>, making the City’s existing gun offender registry open to the public online and calling on the State to create a statewide registry.
- Bronx Borough President Ruben Diaz, Jr. is engaged in a fact finding phase regarding the plans for Selfhelp development, 6469 Broadway.
- Upcoming Event  
*“A Day of Remembrance”*  
Borough President Ruben Diaz Jr. and the Bronx Supreme Court invite you to join them as they pay homage to those lost on September 11, 2001 on Friday September 13, 2013 from 12 noon to 2pm at Lou Gehrig Plaza (161<sup>st</sup> Street between Grand Concourse and Walton Avenue).

## 7. Chairman's Report

- Chairman Fanuzzi called for a moment of silence in commemoration of 9/11.
- Congratulated Andrew Cohen on his successful run in the primary election for NYC Councilmember.
- Chairman announced his participation on behalf of Community Board No. 8 with the press conference called by Senator Jeffrey Klein to denounce the Courts favorable construction ruling for height of the LG Tower atop the Palisades in Englewood Cliffs New Jersey.
- Chairman reminded the committee chairs of their important responsibility to submit minutes of every meeting for the benefit of keeping the community up to date on important issues and community board members.
- Thanked Vice Chair Khury for taking the lead in making sure that the Board was properly represented at two community events where the Community Board banner was displayed: Riverdale Riverfest and the Marble Hill Family Day. M. Khury thanked the Board members who attended and engaged with constituents.
- Chairman Fanuzzi made a motion to amend the Board's Agenda to add a resolution for a Street Activity Permit. He introduced the motion stating that the Board's present procedure for SAPO reviews fails to account for summer Board meeting recess.

Vote: 42 In Favor, 0 Opposed, and 0 Abstentions

In Favor –

S. Alexander, S. Balicer, B. Bender, A. Cohen, B. Contant, A. P. Creaney, L. Daub, M. Donato, R. Fanuzzi, A. Garbett Feldmeier, A. Fella, B. Fettman, P. Friedman, S. Froot, M. Galvin, R. Ginty, M. Goodman, M. Heller, M. Khury, D. Kornbluh, I. Ladimer, D. Lennon, C. G. Moerdler, P. Mullen, D. Padernacht, L. Parker, K. Pesce, A. Piscitelli, R. Pochter-Lowe, R. Press, J. Rather, J. Reyes, X. Sanchez, G. Santiago, G. Singleton, A. A. Spett, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, H. Young, M. Zegarra-Soja

The following resolution was presented:

**WHEREAS**, the Kingsbridge Heights Neighborhood Improvement Association submitted a street activity permit application for a block party proposal for a 2013 Health Fair on Reservoir Avenue between West 197<sup>th</sup> Street and University Avenue on September 21, 2013; and

**WHEREAS**, this event also occurred in 2012; and

**THEREFORE BE IT RESOLVED** that the Bronx Community Board supports the street activity permit application for a 2013 Health Fair.

Vote: 42 In Favor, 0 Opposed, and 0 Abstentions

In Favor –

S. Alexander, S. Balicer, B. Bender, A. Cohen, B. Contant, A. P. Creaney, L. Daub, M. Donato, R. Fanuzzi, A. Garbett Feldmeier, A. Fella, B. Fettman, P. Friedman, S. Froot, M. Galvin, R. Ginty, M. Goodman, M. Heller, M. Khury, D. Kornbluh, I. Ladimer, D. Lennon, C. G. Moerdler, P. Mullen, D. Padernacht, L. Parker, K. Pesce, A. Piscitelli, R. Pochter-Lowe, R. Press, J. Rather, J. Reyes, X. Sanchez, G. Santiago, G. Singleton, A. A. Spett, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, H. Young, M. Zegarra-Soja

#### 8. Treasurer's Report

- P. Friedman noted that the report had been distributed. In order to stay current and have more information on the Board's budget, he will be meeting with the District Manager in advance of the monthly Board meetings. However, the distribution of the Treasurer's report will be done on a quarterly basis.

#### 9. District Manager's Report

- N. Stent advised that her report was contained in the minutes of Executive Committee. She highlighted information on the new KHCC Play Street and Teen Green youth market that opened over the summer in Kingsbridge Heights.
- She reviewed the schedule for FY 2015 Bronx Borough Budget Consultations taking place on September 12<sup>th</sup>, 19<sup>th</sup> and October 4<sup>th</sup>. All committee chairs were previously notified of the date and are invited to attend.

#### 10. Report from the Department of City Planning – J. Horstman

- In response to a letter received from Chairman Fanuzzi on the matter of the development at 6469 Broadway, he reported that DCP cannot check into the inquiry about "fair share" of North Riverdale residents since New York State funding is involved but is pursuing inquiry into zoning to verify if the project meets regulation for "as of right" standards.

#### 11. Committee Reports

##### A. Land Use – C. Moerdler

1. Thanked R. Press for recording the minutes at the meeting held on September 9, 2013.
2. Relayed news that the Housing Development Corp. Board, of which he is a member, had voted to fund sorely needed repairs at NYCHA's Marble Hill and Ft. Independence Houses.
3. C. Moerdler presented the following resolutions passed by the Land Use Committee on September 9, 2013:
  - a. **RESOLVED**, that Community Board No. 8 Bronx approves authorizing Charles Moerdler and or Stroock Stroock & Lavan LLP to appear on behalf of Bronx Community Board No. 8 in the appellate proceedings in the Giles Place matter.

**Vote:** 39 In Favor, 0 Opposed, 1 Abstention, and 2 Abstentions for Cause

In Favor –

S. Alexander, S. Balicer, B. Bender, A. Cohen, B. Contant, A. P. Creaney, L. Daub, M. Donato, R. Fanuzzi, A. Garbett Feldmeier, A. Fella, B. Fettman, P. Friedman, S. Froot, M. Galvin, R. Ginty, M. Goodman, M. Heller, M. Khury, D. Kornbluh, I. Ladimer, D. Lennon, P. Mullen, L. Parker, K. Pesce, A. Piscitelli, R. Pochter-Lowe, R. Press, J. Rather, J. Reyes, X. Sanchez, G. Santiago, G. Singleton, A. A. Spett, L. Spalter, S. Villaverde, M. Wolpoff, H. Young, M. Zegarra-Soja

Abstention –

I.W. Stone

Abstentions for Cause –

C.G. Moerdler, D. Padernacht

The following two corrected resolutions were presented for St. Patrick's Nursing home applications:

- b. **RESOLVED**, that Community Board No. 8 Bronx approves Department of City Planning application: Saint Patrick's Nursing Home for the Aged and Infirm, 66 Van Cortlandt Avenue - Application No. C 110102 ZSX, CEQR No. 11DCP043X, ULURP No. 110102ZSX for the grant of a special permit to allow a nursing home use within a proposed 4-story enlargement of an existing 8-story building to include parking space, new program and storage space, a recreation room and outdoor terrace.

**Vote:** 42 In Favor, 0 Opposed, and 0 Abstentions

In Favor –

S. Alexander, S. Balicer, B. Bender, A. Cohen, B. Contant, A. P. Creaney, L. Daub, M. Donato, R. Fanuzzi, A. Garbett Feldmeier, A. Fella, B. Fettman, P. Friedman, S. Froot, M. Galvin, R. Ginty, M. Goodman, M. Heller, M. Khury, D. Padernacht, D. Kornbluh, I. Ladimer, D. Lennon, C. G. Moerdler, P. Mullen, L. Parker, K. Pesce, A. Piscitelli, R. Pochter-Lowe, R. Press, J. Rather, J. Reyes, X. Sanchez, G. Santiago, G. Singleton, A. A. Spett, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, H. Young, M. Zegarra-Soja

- c. **RESOLVED**, that Community Board No. 8 Bronx approves Department of City Planning application: Saint Patrick's Nursing Home for the Aged and Infirm, 66 Van Cortlandt Avenue - Application No. C140051 ZSX, CEQR No. 14DCP011X, ULURP No. 140051ZSX for the grant of a special permit pursuant to Zoning Resolution Section 74-90 to legalize an existing nursing home use within an existing 8-story building.

**Vote:** 42 In Favor, 0 Opposed, and 0 Abstentions

In Favor –

S. Alexander, S. Balicer, B. Bender, A. Cohen, B. Contant, A. P. Creaney, L. Daub, M. Donato, R. Fanuzzi, A. Garbett Feldmeier, A. Fella, B. Fettman, P. Friedman, S. Froot, M. Galvin, R. Ginty, M. Goodman, M. Heller, M. Khury, D. Padernacht, D. Kornbluh, I. Ladimer, D. Lennon, C. G. Moerdler, P. Mullen, L. Parker, K. Pesce, A. Piscitelli, R. Pochter-Lowe, R. Press, J. Rather, J. Reyes, X. Sanchez, G. Santiago, G. Singleton, A. A. Spett, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, H. Young, M. Zegarra-Soja

- d. **RESOLVED**, that Community Board No. 8 Bronx approves Landmarks Preservation Commission application No. 14-5502 - 4503 Fieldston Road, Fieldston Historic District. A Tudor Revival style house built in 1927-28 and designed by Leo J. Fernschild. Application is to alter an addition.

**Vote:** 42 In Favor, 0 Opposed, and 0 Abstentions

In Favor –

S. Alexander, S. Balicer, B. Bender, A. Cohen, B. Contant, A. P. Creaney, L. Daub, M. Donato, R. Fanuzzi, A. Garbett Feldmeier, A. Fella, B. Fettman, P. Friedman, S. Froot, M. Galvin, R. Ginty, M. Goodman, M. Heller, M. Khury, D. Padernacht, D. Kornbluh, I. Ladimer, D. Lennon, C. G. Moerdler, P. Mullen, L. Parker, K. Pesce, A. Piscitelli, R. Pochter-Lowe, R. Press, J. Rather, J. Reyes, X. Sanchez, G. Santiago, G. Singleton, A. A. Spett, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, H. Young, M. Zegarra-Soja

4. C. Moerdler gave a full briefing and status on the proposed plans for 6469 Broadway. He advised that the work now going on is strictly related to preparation for the brown field cleanup and that construction had not begun. He stated his opposition to the plan as it stands now; however funding has already been committed for the development and he does not hold out hope for stopping the project but would like to work on changes with the plans, and the shut down of the Riverdale Manor Adult Home. There will be a meeting with the Borough President Diaz, Jr. on September 13<sup>th</sup>, 2013 with Selfhelp and Communitlife principals and Community Board 8 representatives. Following, the Land Use Committee will meet on October 3<sup>rd</sup>, 2013 and Selfhelp will be placed back on the agenda.

B. Law, Rules and Ethics – R. Ginty

1. No meeting in September due to religious holiday.
2. The Committee will meet October 24<sup>th</sup>, 2013, at Riverdale Mental Health Association, at 7:00 PM.

C. Libraries and Cultural Affairs – M. Goodman

1. The Committee will hold its first meeting October 10<sup>th</sup>, 2013.

D. Parks and Recreation – B. Bender

1. Refer to Executive Committee minutes for report.
2. There will be a DEC Public Hearing on the Putnam Trail on September 23<sup>rd</sup>, at Lehman College, at 6:00 PM.
3. The next meeting will be held on September 30<sup>th</sup>, 2013 and the location has been moved to Manhattanville Health Care Center due to a presentation being given by Parks on Ewen Park's renovation plans.

E. Public Safety – A. G. Feldmeier

1. The Committee will meet on September 23<sup>rd</sup> due to a religious holiday on its regular date.
2. D.I. Burke has been transferred to the World Trade Command, and the 50<sup>th</sup> Precinct's new Commanding Officer is Capt. Paul Rasa.

F. Traffic and Transportation – D. Padernacht

1. The next meeting will be held on September 17<sup>th</sup>, 2013, at the Board office, at 7:30 PM.
2. A report was issued on movement of the Cannon Place retaining wall. The Department of Design and Construction is on the job and has removed parking from the side of the wall. Work will start this fall.
3. Riverdale Crossing project met with the Committee in June regarding the truck traffic route.
4. The Committee will look at the request from SAR for a stop sign and cross walk at West 259<sup>th</sup> Street near the school.

G. Youth – L. Parker

1. L. Parker announced that the Youth Golf Day event went very well with over 120 children participating from the community centers in the neighborhood. He thanked the Board staff for assisting and Vice Chair Khury for attending.
2. Due to September's religious holiday on the regular meeting date, the Committee will hold its next meeting on October 23<sup>rd</sup>, 2013, at Ft. Independence Community Center, at 1:00 PM. The agenda will include planning for a "Come Back Kid" award competition and a youth job fair.

H. Aging

No report.

I. Budget – B. Contant

1. The Board's Statement of District Needs has been submitted and is available on the website.
2. The Board's Public Hearing on the Capital/Expense Budget Requests for Fiscal Year 2015 will be held at the next board meeting on October 8<sup>th</sup>, 2013.

J. Economic Development – S. Villaverde

1. The Committee will not meet in September. The next meeting will be held October 1<sup>st</sup>, 2013, at Yo Burger, at 7:30 PM.
2. There are reports of businesses receiving excessive violations from the Department of Consumer Affairs; and a lawsuit over the “Not Guilty” plea no longer being plausible.
3. Vice Chair Khury met with the Equity One Jobs Bank working group. There will be a review to consider new advertising of resumes. P. Friedman is also involved with suggestions for job developments.

K. Education – S. Alexander

1. Refer to minutes for report.
2. No September meeting due to religious holiday.

L. Environment and Sanitation – S. Marquez

1. The Committee will meet on September 18<sup>th</sup>, 2013, in Marble Hill, at Water of Life Church, at 7:00 PM.

M. Housing – S. Balicer

1. Advised that a Press Conference will be held to announce installation of the security cameras in NYCHA Housing.

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

1. The Committee will meet on September 18<sup>th</sup>, 2013, at the Board office, at 7:30 PM.
2. An underage drinking forum is being planned for October 21, 2013.
3. Provided information on free flu shots for children of ages three and older at St. Barnabas Ambulatory Care Center.

Meeting adjourned 9:38 PM.

Respectfully submitted,

Patricia Manning  
Community Associate

Reviewed by,  
Robert Fanuzzi  
Chair