

**COMMUNITY BOARD NO. 8 BRONX  
MINUTES OF THE REGULAR BOARD MEETING  
HELD ON DECEMBER 9, 2008 AT  
RIVERDALE TEMPLE, 4545 INDEPENDENCE AVENUE**

**PRESENT:** R. Abbott, R. Bender, A. P. Cassino, A. P. Creaney, W. S. Dolny, T. Durham, A. Fana, R. Fanuzzi, B. Feinberg, A. Garbett Feldmeier, B. Fettman, P. Friedman, T. Giallorenzi, A. Goldman, J. Goris, M. Katzenstein, M. Khury, G. O. Koppell, I. Ladimer, V. Gray-Lewis, D. McShane, B. Maybury, C. G. Moerdler, R. Moll, K. O'Brien, J. M. Pilsner, C. Prentice, J. M. Reyes, S. Scheinbach, B. Trebach, E. Tossas Tucker, M. Wolpoff, H. Young

**ABSENT:** D. Bowden, T. Feerick, J. O'Reilly, K. Pesce, J. Plaza, T. Rubinstein, L. Spalter, I. W. Stone

**STAFF:** N. Stent – District Manager, CB 8  
D. Bay – Community Associate, CB 8  
P. Manning – Community Associate, CB 8

**GUESTS:** J. Dinowitz – Assemblyman  
R. Martos – Office of Assemblyman Dinowitz  
R. Press – rep. State Senator Efrain Gonzalez  
P. Caplan – rep. Borough President Adolfo Carrión, Jr.  
A. Toledo – rep. Borough President Adolfo Carrión, Jr.  
S. Alexander  
A. Barnes – NYC Economic Development Corporation  
J. Benfatti – Riverdale Yonkers Ethical Culture  
A. Cohen  
N. Danyluk – Department of City Planning  
A. M. Garti – Jerome Park Conservancy  
B. Healey - NYC Economic Development Corporation  
E. Helenka  
C. Giove – Riverdale Review  
E. Goodman  
J. Gordon  
K. Green  
N. Judd – Riverdale Press  
Captain A. Lindquist – Executive Officer, 50<sup>th</sup> Precinct  
P. Moerdler  
R. Murray – Riverdale Branch Library  
M. Perron – Van Cortlandt Park  
Detective L. Rodriguez – Community Affairs, 50<sup>th</sup> Precinct  
M. Rosen  
J. Sokolow  
J. Van Bramer

**Gallery Session**

A. Arlene Feldmeier advised of holiday donations for US soldiers. She recommended donations consist of phone cards, gift cards, and the like. She also advised of the coat drive at the 50<sup>th</sup> Precinct.

- B. Irving Ladimer made a presentation on the benefits of the Adult Day Activity Program (ADAP) which operates at Riverdale Senior Services that serves cognitively limited seniors facing memory loss, and those with potential dementia and Alzheimer's. He advised that the Department for the Aging (DFTA) would eliminate funding for ADAP by the end of December 2008. He reported on his recent testimony before the City Council requesting funding. He added that members of the Board consider private monetary contributions to ADAP to maintain its viability.
- C. Rosemary Murray, Librarian, Riverdale Branch, advised that there would be no cuts to library hours. The library will be closing at 5 PM on the eves of Christmas and New Years.
- D. Jane Sokolow reported that she gave testimony at the Design Commission's hearing to oppose the new footprint proposed for the Mosholu's Golf Course parking lot. While there was preliminary approval, another opportunity for review will occur.
- E. John Benefatti, Ethical Culture Society, advised of the Mayor's changes to the homeless shelters that would result in the closing of Ethical Culture's shelter which operates one night weekly. To date, over 6,000 petition signatures have been submitted opposing the plan and he asked that Community Board 8 give its support as well.
- F. Margot Perron, Van Cortlandt Park, announced the "Solstice Boats" event for December 21<sup>st</sup> in the Park's lake; and invited the community to participation in the "Mulch Fest."
- G. Anne Marie Garti advised that no hearings on gas drilling have been held in New York State/City; and that if a plan is approved as proposed, a \$30,000 plant will be built. Thus far 45 City/State officials have signed on for hearings. She urged full support for hearings.

1. Approval of regular Board Minutes of November 12, 2008

The minutes were approved unanimously.

2. Discussion of Executive Board Minutes of December 3, 2008

The minutes were accepted as written.

3. Chairman welcomed Assemblyman Jeffrey Dinowitz and staff member Randi Martos; Robert Press, representing State Senator Efrain Gonzalez; Paula Caplan and Andy Toledo representing Borough President Adolfo Carrión, Jr.; Nestor Danyluk, Department of City Planning; Captain Albert Lindquist and Detective Luis Rodriguez, 50<sup>th</sup> Precinct; Margot Perron, Van Cortlandt Park; Rosemary Murray, Riverdale Branch Library; Candice Giove, Riverdale Review; and Nick Judd, Riverdale Press.

4. Chairman invited Captain Lindquist, Executive Officer, 50<sup>th</sup> Precinct to address the Board.

The Captain reported that crime is relatively quiet at the Precinct. He provided an overall breakdown on the year's crime statistics which show a rise in grand larceny, mostly attributed to identification theft. Grand larceny auto theft is down, quality of life summonses are up in the parks, and graffiti arrests are up.

5. Chairman invited Assemblyman Dinowitz to address the Board.

Assemblyman Dinowitz reported that a meeting was held at Bronx Community Board 12 on the proposal regarding the Mosholu Golf Course parking lot issue. He advised of his opposition to tolls at West 225<sup>th</sup> and Broadway and discussed the impact of budget cuts.

6. Chairman's Report

- Refer to Executive Minutes for full report.
- The Board is moving to a more “paperless environment” using electronic distribution (email). Chairman made a motion for creation of a special committee to explore feasibility of establishing a fundraising arm for the Board. The members appointed are: J. Reyes, Chair, R. Moll, W. Stone, K. O'Brien, E. Tossas Tucker.

The motion was passed by a vote of 25 in favor, 4 opposed, and 2 abstentions

**In Favor –**

R. Abbott, R. Bender, A. P. Cassino, A. P. Creaney, W. S. Dolny, T. Durham, A. Fana, B. Feinberg, T. Giallorenzi, A. Goldman, J. Goris, M. Katzenstein, M. Khury, I. Ladimer, V. Gray-Lewis, D. McShane, B. Maybury, R. Moll, K. O'Brien, J. M. Pilsner, C. Prentice, J. M. Reyes, S. Scheinbach, B. Trebach, E. Tossas Tucker, M. Wolpoff, H. Young

**Opposed –**

T. Giallorenzi, A. Garbett Feldmeier, B. Fettman, P. Friedman

**Abstentions –**

R. Fanuzzi, C. G. Moerdler

7. Report from the Borough President's Office – A. Toledo

Applications for Community Board membership are now being accepted and available on the Borough President's website at: [www.bronxbp.org](http://www.bronxbp.org)

8. Report from Department of City Planning – N. Danyluk

The Ittleson Center application has been referred to the Community Board.

9. Chairman invited Councilman Koppell to address the Board.

Councilman invited all to his office Holiday Open House December 18<sup>th</sup>. He discussed the impact of the difficult budget cuts. While education cuts will not affect classrooms there will be reduction in administrative staffing, and his office is working with the Department of Education on its new five year plan, including the return of school in Whitehall Annex.

10. Treasurer's Report – J. Reyes

The fiscal year 2009 community board budget cut of \$5000 is still pending.

11. Committee Reports:

A. Land Use – C. Moerdler

C. Moerdler reported that the Committee met on December 2<sup>nd</sup> and the following resolutions were passed:

1. **WHEREAS**, the Land Use Committee of Community Board No. 8, Bronx, at its meeting held on December 2, 2008, reviewed the Landmarks Preservation Commission application, Docket No. 083595, for 311 West 245th Street, Fieldston

Historic District, the Sherman-Stein Residence in the Fieldston Historic District, for an interior renovation; and

**WHEREAS**, the only exterior alteration is to add a dormer window over the garage which is not visible from the street; and

**NOW, BE IT THEREFORE RESOLVED**, that Community Board No. 8, Bronx, approves the Landmarks Preservation Commission application, Docket No. 083595, for 311 West 245th Street, Fieldston Historic District, the Sherman-Stein Residence in the Fieldston Historic District, for an interior renovation

**Vote:** 31 in favor, 0 oppose, and 0 abstentions

**In Favor –**

R. Abbott, R. Bender, A. P. Cassino, A. P. Creaney, W. S. Dolny, T. Durham, A. Fana, R. Fanuzzi, A. Garbett Feldmeier, B. Fettman, P. Friedman, T. Giallorenzi, A. Goldman, J. Goris, M. Katzenstein, M. Khury, I. Ladimer, V. Gray-Lewis, D. McShane, B. Maybury, C. G. Moerdler, R. Moll, K. O'Brien, J. M. Pilsner, C. Prentice, J. M. Reyes, S. Scheinbach, B. Trebach, E. Tossas Tucker, M. Wolpoff, H. Young

2. **WHEREAS**, the Uniform Land Use Review Procedure (ULURP) is a standardized procedure whereby applications affecting the land use of the city are publicly reviewed; and

**WHEREAS**, the ULURP application process requires Bronx Community Board No. 8 (the Board) to conduct a public hearing which was announced in The City Record, November 28, 2008 and other local newspapers and was held on December 2, 2008 with 23 Board members in attendance, and

**WHEREAS**, the New York City Economic Development Corporation and Kingsbridge West 230th Street, LLC are the applicants and seeking the approval of the Board under the ULURP process for :

- a. ULURP Application # 090146ZMX - Zoning Map Amendment from R6/C2-3 to C4-4 for Block 3266, Lots 13, 21, 23, 155, 159, p/o lot 11 and Kimberly Place, to be demapped; bounded by West 230<sup>th</sup> Street, Broadway, Verveelen Place and the centerline of the Major Deegan Expressway, and
- b. ULURP Application # 090147PPX - Disposition of City-owned property (Block 3266, Lot 13) by the Department of Citywide Administrative Services pursuant to zoning.
- c. ULURP Application # 080014MMX – Department of City Map Amendment demapping and closing the 50-foot wide Kimberly Place from Broadway to 100 feet east of Broadway.

**WHEREAS**, a letter with assurances from the applicants must be furnished on or before December 9, 2008 to the Board, which shall unequivocally represent and include the following:

- a. that the applicant will meet with the Board's Economic Development Committee once a tenant is secured or a letter or letters of intent or other agreement is signed with a tenant or tenants for some or all of the premises for the purpose, inter alia, of reviewing such tenancy ; and

- b. An agreement to provide a public benefit for the Community and the City, including a firm undertaking of employment opportunities for Bronx residents generally and the Board's residents specifically; and
- c. An unequivocal undertaking to periodically and on appropriate notice and request of the Board's Traffic and Transportation Committee to meet and review the traffic conditions in the affected area, including the necessity and appropriateness of additional traffic lights, traffic light synchronization and/or other means to deal with traffic problems that may be generated by the applicant's proposed facility; and
- d. An unequivocal undertaking that, if, at the end of one year of operation, the parking facility for the proposed premises has additional capacity beyond the direct and immediate needs of the Broadway Plaza, the parking garage or a designated segment thereof may be made available for general public use on reasonable terms.

**NOW, THEREFORE BE IT RESOLVED**, that subject to the receipt by Community Board No. 8 on or before December 9, 2008 of a written unequivocal undertaking by the applicants, on their own behalf and on behalf of any successors or assigns, incorporating each of the above four conditions, Bronx Community Board No. 8 recommends approval of the ULURP applications.

**VOTE:** 30 in favor, 0 opposed, and 1 abstention

**In Favor –**

R. Abbott, R. Bender, A. Cassino, A. Creaney, W. S. Dolny, T. Durham, A. Fana, R. Fanuzzi, A. Garbett Feldmeier, B. Fettman, P. Friedman, T. Giallorenzi, A. Goldman, M. Katzenstein, M. Khury, I. Ladimer, V. Gray-Lewis, B. Maybury, D. McShane, B. Maybury, R. Moll, K. O'Brien, J. M. Pilsner, C. Prentice, J. M. Reyes, S. Scheinbach, B. Trebach, E. Tossas Tucker, M. Wolpoff, H. Young

**Abstention –**

C. G. Moerdler

3. **WHEREAS**, the Uniform Land Use Review Procedure (ULURP) is a standardized procedure whereby applications affecting the land use of the city are publicly reviewed; and

**WHEREAS**, the ULURP application process requires Bronx Community Board No. 8 (the Board) to conduct a public hearing which was announced in The City Record, November 28, 2008 and other local newspapers and was held on December 2, 2008 with 23 Board members in attendance, and

**WHEREAS**, Section 384(b)4 of the New York City Charter gives the Mayor the authority to dispose of City-owned property through New York City Economic Development Corporation (NYCEDC) with the approval of the Borough Board; and

**WHEREAS**, the New York City Economic Development Corporation and Kingsbridge West 230<sup>th</sup> Street, LLC are the applicants seeking the approval from the Board for the disposition of City-owned property (Block 3266, Lot 13 and the demapped portion of Kimberly Place) by the Department of Citywide Administrative Services to the New York City Economic Development Corporation for further disposition to a private developer selected via a request for proposals pursuant to the New York City Charter

Section 384(b)(4), a disposition needed to permit the private development of the proposed project; and

**WHEREAS**, a letter with assurances from the applicants must be furnished on or before December 9, 2008 to the Board, which shall unequivocally represent and include the following:

- a. that the applicant will meet with the Board's Economic Development Committee once a tenant is secured or a letter or letters of intent or other agreement is signed with a tenant or tenants for some or all of the premises for the purpose, inter alia, of reviewing such tenancy ; and
- b. An agreement to provide a public benefit for the Community and the City, including a firm undertaking of employment opportunities for Bronx residents generally and the Board's residents specifically; and
- c. An unequivocal undertaking to periodically and on appropriate notice and request of the Board's Traffic and Transportation Committee to meet and review the traffic conditions in the affected area, including the necessity and appropriateness of additional traffic lights, traffic light synchronization and/or other means to deal with traffic problems that may be generated by the applicant's proposed facility; and
- d. An unequivocal undertaking that, if, at the end of one year of operation, the parking facility for the proposed premises has additional capacity beyond the direct and immediate needs of the Broadway Plaza, the parking garage or a designated segment thereof may be made available for general public use on reasonable terms.

**NOW, THEREFORE BE IT RESOLVED**, that subject to the receipt by Community Board No. 8 on or before December 9, 2008 of a written unequivocal undertaking by the applicants, on their own behalf and on behalf of any successors or assigns, incorporating each of the above four conditions, Bronx Community Board No. 8 recommends approval of the disposition of City-owned property through New York City Economic Development Corporation (NYCEDC) under Section 384(b)4 of the New York City Charter.

**VOTE:** 30 in favor, 0 opposed, and 1 abstention

**In Favor –**

R. Abbott, R. Bender, A. Cassino, A. Creaney, W. S. Dolny, T. Durham, A. Fana, R. Fanuzzi, A. Garbett Feldmeier, B. Fettman, P. Friedman, T. Giallorenzi, A. Goldman, M. Katzenstein, M. Khury, I. Ladimer, V. Gray-Lewis, B. Maybury, D. McShane, B. Maybury, R. Moll, K. O'Brien, J. M. Pilsner, C. Prentice, J. M. Reyes, S. Scheinbach, B. Trebach, E. Tossas Tucker, M. Wolpoff, H. Young

**Abstention –**

C. G. Moerdler

**B. Libraries & Cultural Affairs – R. Abbott**

1. Free English speaking classes are offered at Branch Libraries. Classes begin at Mosholu January 13<sup>th</sup>.

2. Bronx Council on the Arts' 20<sup>th</sup> annual contest "Bronx Recognizes Its Own" is underway. Applications are due by January 23<sup>rd</sup>. 25 awards of \$3,000 will be issued.

C. Parks & Recreation – B. Bender

1. The following resolution was presented:

**WHEREAS**, Bronx Community Board No. 8 has expressed concerns with the Croton Filtration Plant since its inception;

**WHEREAS**, the current plan offered by the NYC Department of Environmental Protection (DEP) for expanding the parking facilities at the Mosholu Golf Course was not included in the original Environmental Impact Statement (EIS);

**WHEREAS**, this parking proposal creates more spaces than were previously provided at the Mosholu Golf Course and locates the parking lot outside the alienation area in the park;

**WHEREAS**, parkland is a precious limited commodity for the residents of the area and the Bronx;

**THEREFORE, BE IT RESOLVED** that Bronx Community Board No. 8 opposes the proposal by the DEP to use any parkland not identified in the original EIS or not included in the original alienation area.

**Vote:** 31 in favor, 0 opposed, and 0 abstentions

**In Favor -**

R. Abbott, R. Bender, A. P. Cassino, A. P. Creaney, W. S. Dolny, T. Durham, A. Fana, R. Fanuzzi, A. Garbett Feldmeier, B. Fettman, P. Friedman, T. Giallorenzi, A. Goldman, J. Goris, M. Katzenstein, M. Khury, I. Ladimer, V. Gray-Lewis, D. McShane, B. Maybury, C. G. Moerdler, R. Moll, K. O'Brien, J. M. Pilsner, C. Prentice, J. M. Reyes, S. Scheinbach, B. Trebach, E. Tossas Tucker, M. Wolpoff, H. Young

2. Next meeting January 28<sup>th</sup>.

D. Public Safety – A. Garbett Feldmeier

1. EMS/Fire statistics were received and on file in Board Office. Battalion 27 will return to its quarters on Briggs Avenue sometime during the month of December.
2. Detective Luis Rodriguez, Community Affairs, 50<sup>th</sup> Precinct, has been promoted to Detective 2<sup>nd</sup> Grade.

E. Traffic and Transportation – A. P. Cassino

1. The City has not yet frozen the suspect parking tickets issued by Inspector T. Flight. Investigation will be a year long.
2. 252<sup>nd</sup> Street Bridge re-opened for two way traffic November 26<sup>th</sup>. Work on Henry Hudson Parkway service roads is being done by Con Ed.

3. The next meeting will be held on December 16<sup>th</sup>, and a speaker from Access-A-Ride will attend. Elimination of parking for new buildings will be discussed.

F. Youth – C. Prentice

No meeting was held in November. The next meeting is December 16<sup>th</sup>.

G. Aging

In the absence of K. Pesce, A. Creaney presented a resolution regarding the Department for the Aging Request for Proposal for re-organizing senior centers. Discussion ensued and amendments were adopted. A vote was called on the following resolution:

**WHEREAS**, Bronx Community Board No. 8 has a very high concentration of older adults with various functioning levels; and

**WHEREAS**, Bronx Community Board No. 8 existing neighborhood senior centers serve a multitude of ethnicities with well established and meaningful programs specific to the needs of the community; and

**WHEREAS**, in November 2008 the Department for the Aging (DFTA) issued a Request for Proposals (RFP) seeking vendors to provide Congregate Programs for Older Adults; and

**WHEREAS**, under the RFP, a substantial number of senior centers across the city will be centralized and possibly closed; and

**WHEREAS**, under the RFP, the centralized senior center model fails to meet specific local needs of seniors in their particular community; and

**WHEREAS**, the RFP will not improve transportation opportunities for seniors to access centralized senior centers and will deprive older adults access to nearby services and programs and potentially promote the decline in use of more distant sites by fragile older adults; and

**WHEREAS**, the reduction of these senior centers, services, programs and transportation will put the senior community at risk, creating serious health, social and economic difficulties and may aggravate existing conditions, create new undesirable conditions and increase costs for older adults; and

**NOW, THEREFORE BE IT RESOLVED**, that Bronx Community Board No. 8 recommends the Department for the Aging issued Request for Proposals be withdrawn or revised to assure the identification of local and specific community needs and to ensure transportation to nearby services and resources by older adults.

**Vote:** 31 in favor, 0 opposed, and 0 abstentions

**In Favor –**

R. Abbott, R. Bender, A. P. Cassino, A. P. Creaney, T. Durham, A. Fana, R. Fanuzzi, B. Feinberg, A. Garbett Feldmeier, B. Fettman, P. Friedman, T. Giallorenzi, A. Goldman, J. Goris, M. Katzenstein, M. Khury, I. Ladimer, V. Gray-Lewis, D. McShane, B. Maybury, C. G. Moerdler, R. Moll, K. O'Brien, J. M. Pilsner, C. Prentice, J. M. Reyes, S. Scheinbach, B. Trebach, E. Tossas Tucker, M. Wolpoff, H. Young

H. Budget – K. O'Brien

No report.

I. Economic Development – R. Fanuzzi

1. Jobs are available with the US Census. Call 646-233-2406.
2. The Committee discussed the Broadway/230<sup>th</sup> development application by Ceruzzi which is co-sponsored by Economic Development Corporation.
3. Attendance is urged at the next Committee meeting for discussion on a community Greenmarket.

J. Education

The next meeting will be held December 18<sup>th</sup>. Representatives from AmPark School will make a presentation.

K. Environment & Sanitation – S. Scheinbach

The Office of Emergency Management addressed their plan for responding to chlorine leaks.

L. Health, Hospitals and Social Services – M. Katzenstein

1. Next meeting December 15<sup>th</sup>.
2. Retention of the EMS stocking station at the 50<sup>th</sup> is in jeopardy.

M. Housing – T. Durham

1. Next meeting December 29<sup>th</sup>. Discussion will include properties at 3882 Cannon Place, 3620 Oxford Avenue (Tulfan Terrace) and homeless shelter closings.
2. T. Durham announced his plans to participate in the count of homeless on January 6<sup>th</sup>.
3. Refer to minutes for full report.

Meeting adjourned 9:50 PM.

Respectfully submitted,  
Patricia Manning  
Community Associate