



Ruben Diaz, Jr.
Borough President

BRONX COMMUNITY BOARD No. 10

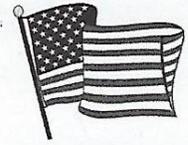
3165 East Tremont Avenue • Bronx, New York 10461

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

E-mail: bx10@cb.nyc.gov

Facebook.com/BronxCommunityBoard10

Website: www.nyc.gov/bronxcb10



Joseph Russo
Chairperson

Matthew Cruz
District Manager

**MINUTES OF PUBLIC HEARINGS
and
COMMUNITY BOARD #10 MEETING
October 17, 2019 at 7:00 P.M.
Riverbay Corporation
2049 Bartow Avenue, Room 31
Bronx, New York 10475**

PRESENT: T. Accomando, R. Baez, R. Barbarelli, R. Bieder, P. Cantillo, M. Caruso, T. Chambers, Col. W. Chin, A. Chirico, L. Council, M. Davila, T. Franklin, I. Guanill, D. Krynicki, J. Marano, M. Morris, D. Noble, L. Popovic, J. Robert, J. Russo, T. Smith, J. Thomas, M. Velazquez, (total # present = 30)

ABSENT: H. Acampora, D. Hunt, M. Johnson, J. McQuade, M.J. Musano, J. Onwu, C. Papastefanou, N. Rosario, N. Sala, A. Salimbene, P. Sullivan, S. Woods (total # absent 12 =)

Community Liaisons: Darcel Clark, Bronx County District Attorney
John Collazzi, Office of Assemblyman Michael Benedetto
Leon Tulton, Office of Assemblyman Michael Benedetto
Maryann Joyce, Office of State Senator Alessandra Biaggi
Krystle Cajas, Office of State Senator Luis Sepulveda
Farrah Rubin, Office of City Council Member Mark Gjonaj
Marcus Bedinger, Office of Congressperson Alexandria Ocasio-Cortez
Ishrael Gonzalez, Office of Bronx Borough President

Board #10 Staff: Matt Cruz, District Manager
Susan Duffy

Chairman Joseph Russo began the meeting at 7:00 p.m. with the Pledge of Allegiance.

A **PUBLIC HEARING on 2021 CAPITAL AND EXPENSE BUDGET PRIORITIES (CEBP)** was held. Members of the Bronx Community Board #10 community were encouraged to bring forth ideas/suggestions for the Board's 2021 Capital and Expense Budget Priorities and present them at this public hearing.

Public Participation for 2021 Capital and Expense Budget Priorities:

- 1 – C. Swett, City Island Resident: Ms. Swett asked for funding to secure a permanent Harbor Patrol Unit with staff assigned to the North East Bronx and asked the Board to include it in the 2021 CEBP.
- 2 – M. Angel, City Island Civic Association: Mr. Angel asked for funding to secure a permanent Harbor Patrol Unit with staff assigned to the North East Bronx and asked the Board to include it in the 2021 CEBP.
- 3 – D. Roff, President Edgewater Park Cooperative: The Cooperative’s main road, which is used by the MTA buses and school buses, is in serious need of repair asked the Board to include it in the 2021 CEBP.

The Public Participation session for the 2021 Capital and Expense Budget Priorities ended with the following resolution:

“Resolved...at the recommendation of the Executive Board of Bronx Community Board #10 that the District Manager submit the annual District Needs Statement for Fiscal Year 2021 to the Mayor of the City of New York and Department of City Planning as part of our annual Charter requirement and that this be forwarded to the Full Board for its approval.”

A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Accomando with the following vote: unanimous by all (29) members present. **The Resolution passed.**

A motion to close the Public Hearing on 2021 Capital and Expense Budget Priorities was made by Mr. Bieder, seconded by Mr. Popovic, with all members in favor.

A second public hearing on the **Land Use Review Application 200088ZMX** by New York City Department of City Planning for a zoning map amendment to rezone Block 5141 Lots 101, 102 and a portion of Lot 110 in Co-op City in Bronx Community Board #10 followed. The land that constitutes the proposed rezoning area is all privately-owned, and the zoning map change proposes a district change from C7 to C8-2.

Ms. Camilleri of the NYC Department of City Planning (DCP) showed a power point presentation, which is available in the Board Office. DCP met with the Housing & Zoning Committee on October 2, 2019 and presented the project. C7 allowed for amusement parks when this site was originally mapped in early 1960’s. C8-2 are for commercial district.

Public Participation for **Land Use Review Application 200088ZMX**:

- 1 – J. Nevis, resident of Riverbay: Mr. Nevis lives across street from signage on Baychester Avenue. He is concerned with the illumination from the signage on the monopole which affects cooperative owners’ quality of life.

Mr. Cruz informed the community and board members that the monopole issue is currently in court. The NYC Department of Buildings will need to assess and make a recommendation. At present, lighting is permissible because c7 zoning allows for the lighting. Mr. Cruz will reach out to the owner

with a request that the lighting be dimmed to not adversely affect the cooperatives closest to the light. He added that this hearing is only for the zoning change.

- 2 – L. Peterson, resident of Riverbay: Ms. Peterson was present at the original hearing which ruled against the property and it is now being appealed in court; case is still active.
- 3 – A. Fields, resident of Riverbay: Mr. Fields attended the Board of Standards and Appeals hearing in 2018; developer never engaged the community with the mono sign; DOB said regulation would be revisited at hearing.

Ms. Camilleri from DCP said the signage issue is still in discussion; she did a brief overview of different zoning designations.

- 4 – R. Saunders, resident of Riverbay: Mr. Saunders objects to C-8 zoning because of the potential use groups.
- 5 – N. Thomas, resident of Riverbay: Ms. Thomas discussed the zoning change.

There was some discussion among board members concerning a request to the owner to shut off one side of the signage; lighting was supposed to be dimmed at 9:00 p.m.; if signage is grandfathered in; if other zoning designation(s) were considered other than c8; ensuring that the NYC Department of Buildings is part of the conversation, etc. Concerns were raised over the monopole and signage. It was noted that this hearing is not about the monopole and signage – it is a hearing to change the zoning from C7 to C8-2.

The Public Participation session for Land Use Review Application 2000088ZMX was closed with the following resolution:

“**Resolved**...at the recommendation of the Housing and Zoning Committee and Bronx Community Board #10 that the application for a zoning map amendment to rezone Block 5141 Lots 101, 102 and a portion of Lot 110 in the neighborhood of Baychester in Bronx Community Board #10 be approved with the recommendation forwarded to the New York City Department of City Planning, Office of Bronx Borough President and the NYC14th District Council Members Office.”

A motion to accept the Resolution was made by Mr. Marano, seconded by Mr. Bieder with the following vote: twenty-five (25) in favor, four (4) no, one (1) abstention by R. Baez. **The Resolution passed.**

A motion to close the Public Hearing on Land Use Review Application 200088ZMX was made by Mr. Bieder, seconded by Mr. Popovic, with all members in favor.

The full Board meeting began immediately after the Public Hearings with the Public Participation session.

PUBLIC PARTICIPATION SECTION:

- 1 – L. Brown, Librarian, Baychester NYPL: Encouraged community to read more and to contact the library for outreach services/events in which NYPL can participate. Contact lbrown@nypl.org for additional information.
 - 2 – C. Cebek, City Island Civic Association: Ms. Cebek attended the Parks and Recreation Committee meeting on Hart Island. Ms. Cebek feels that an incorrect vote was recorded at that meeting; concerned that the full Board will not be voting on the issue at tonight's meeting. City Island does not want Hart Island transferred from Department of Corrections to Parks and Recreation.
- Board member T. Smith requested a correction to the Parks and Recreation committee minutes with respect to attendance and a "no" vote on the Hart Island transfer.
- 3 – C. Swett, City Island Civic Association: Ms. Swett is concerned that local people were not afforded sufficient time to speak at the Parks Committee meeting; requested that the four new City Council bills concerning Hart Island be addressed in committee.
 - 4 – C. Revelo, manager of Mamajuana: Mr. Revelo said the establishment is following up with recommendations made at the Economic Development meeting such as new security training, adding late night food, written log book noting all incidents; walkie talkie policy with staff members.
 - 5 – J. Levino – passive owner of Mamajuana: told the Board that if the license is denied, forty-two employees and families will be affected; acknowledged several incidents and noted the thousands of patrons that support the establishment.
 - 6 – B. Jaen, President, President of Throggs Neck Merchants Association: Mr. Jaen is in support of Mamajuana, noted that it was one of the first to have licenses checked for entrance; encourages board to vote in favor. He also spoke in support of the Merchants Association and Mamajuana's contribution to the community. He noted that according to NYPD Captain Fraser, there are no outstanding current issues with Mamajuana.

District Attorney Darcel Clark visited the Board meeting and praised the community and board. D.A. Clark noted the public safety accomplishments to the criminal justice system and said her office is still reorganizing and will continue to do so. She instituted more streamlined case management in that ADA's now handle a case from start to finish. She invited the community to a domestic violence outreach event to be held at Bronx Community Board 12 at 6:00 p.m. on October 23, 2019.

John Collazi, Chief of Staff for Assemblyman Michael Benedetto: Mr. Collazi informed the community of a letter received from OASAS, denying the application of Miracle City to administer drugs at 2800 Bruckner Boulevard.

Leon Tulton, Office of Assemblyman Michael Benedetto: Breast Cancer Walk on Saturday at Orchard Beach, contact office to join and make a \$20 donation. Also noted that this week is Male Breast Cancer Week. Upcoming outreach by the Assemblyman's office will be at 120 Casals Place,

170 Dreiser Loop, call the office for dates and times. On October 21, 2019 the office will be closed for training. October 26, 2019 will be the Halloween Parade at the Little League Field in Throggs Neck.

Maryanne Joyce, Office of State Senator Alessandra Biaggi: Senator's office moved to Riverdale and is still looking for space on east side of Bronx. Contact office at 718-822-2049 for information about outreach events; one is upcoming at Bronx House and on the third Tuesday of each month from 11-4 at Bronx Community Board #10.

Krystle Cajas, Office of State Senator Luis Sepulveda: the Senator's office provides many different services, such as property tax assistance, legal services, etc. Contact the office for additional details.

Farah Rubin, Office of Council Member Mark Gjonaj: The Council Member's office is co-sponsoring the Halloween Parade with Assemblyman Benedetto; the following events are being scheduled, jobs fair for 2020 census positions, participatory budgeting, and senior services. Contact the office for additional information.

Marcus Bedinger, Office of Congressperson Alexandria Ocasio-Cortez: Informed the community of the service academy for Queens and Bronx in which high school students can be nominated for acceptance is to the several armed services; in addition, volunteers to assist with screening are welcomed. November 6 Town Hall in Pelham Bay, check the AOC Facebook page for details.

Ishrael Gonzalez, Office of Bronx Borough President: tour de Bronx 10/27/19 preregistration is required; BP hosting networking event for new fathers on Nov. 16; new community board orientation 10/21/19.

A motion to close the Public Speaking session was made by Mr. Marano and seconded by Ms. Velazquez with all in favor.

The minutes from the September 26, 2019 will be revised for Municipal Services and Parks & Recreation.

DISTRICT MANAGER'S REPORT: Mr.Cruz

Mr. Cruz noted the following projects in Community Board #10:

- Pelham Bay DDC watermain and sewer project will be presented at the November 13, 2019 Municipal Services Committee meeting.
- Throggs Neck Expressway watermain project moving quicker

In addition, he reminded the Board members that many still need to take the annual Sexual Harassment Training Program; the Board office can accommodate up to three members at a time. On Saturday, October 26, 2019 the Throggs Neck Halloween Parade will take place at the Little League Field. On Sunday, November 10, 2019 the Bronx Veterans Parade will take place on East Tremont Avenue.

At the end of October, a District Needs Statement will be forwarded to the Office of Management and Budget. Today's public hearing will accept those recommendations presented by the community include establishment of a Harbor Patrol Unit with staffing for Bronx Community Board #10 and reconstruction of the main road into and out of Edgewater Park. Additional submissions include additional officers for the 45th Precinct; Weir Creek Dredging; renovation of turf soccer fields at Ferry Point Park and renovation of turf fields at Pelham Bay Park; capital reconstruction study for the following locations: Wenner Place, Huntington Avenue b/t Miles and Sampson Avenues, Sampson Avenue b/t Calhoun and Quincy Avenues; expansion of CTE High School Internship Program to include real estate and law; amend NYC illegal dumping law to allow for video surveillance submissions; capital project for street, sidewalk curbs, storm drains on Pennyfield Avenue b/t Harding Avenue and Mitchell Place; creation of dog park space in Veterans Memorial Park and on Balcom and Schley Avenues; additional funding for forestry services including tree pruning, green street maintenance; addition of park personnel for Pearly Gates Park; funding for the oyster shell project.

COMMITTEE REPORTS

EXECUTIVE BOARD: Mr. Russo

The Committee met on October 15, 2019. The minutes are self-explanatory. There was a time sensitive resolution for a street activity permit application that was voted on unanimously and will be presented to the full Board on October 17, 2019.

“**Resolved**...at the recommendation of the Executive Board of Bronx Community Board #10 that the following street activity permit be forwarded to the full Board for approval:

Event ID: 511780, November 23, 2019, Church of New Vision/St. Barnabas Mobile Mammography Van, Einstein Loop N b/t Einstein Loop E and HRP East, 10475, setup/start – 9:00/10:00 a.m. breakdown/end 4:00/4:00 p.m., contact Loretta Scott”

Motion to accept the Resolution for Event ID 511780 was made by Mr. Bieder, seconded by Ms. Isales and was voted on as follows: unanimous in favor. **The Resolution passed.**

HOUSING & ZONING COMMITTEE: Mr. Popovic

The Committee met on October 2, 2019. The agenda item was the Baychester Avenue rezoning. The minutes are self-explanatory.

ECONOMIC DEVELOPMENT COMMITTEE: Mr. Accomando

The Committee met on October 1, 2019. There were resolutions for renewals and a new liquor license. One of the renewals was tabled to go back to committee and will be voted on in November. The minutes are self-explanatory.

Renewals

“**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments 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:

- Mamajuana Café, 3233 E Tremont Ave, 10461, between Waterbury & Whittemore Aves, License # 1258381, which expires on 11/30/19.

(Several incidents w/intoxicated patrons, several assaults, a few arrests, business inspection violations)”

Before a vote was taken the Board members held a discussion on the establishment. Mr. C. Revelo, manager of Mamajuana’s responded to questions. Concerns were raised about logging incidents on a cell phone; which will now be done in a log book. Mamajuana was serving Hookah without proper licensing and is no longer doing so because it was shut down by the NYC Department of Health & Mental Hygiene. It was stated that this establishment should not be penalized if 911 calls are made because it shows that the establishment was being proactive; discussion back and forth on this item. It was added that the NYSLA reviews all incidents before making any decision on a renewal. There were twenty-four incidents in nine months.

A motion to accept the Resolution was made by Mr. Accomando, seconded by Mr. Marano, with the following vote: fifteen (15) in favor, ten (10) against, three (3) abstentions. **The Resolution passed.**

“**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments 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:

- Pine Bar & Grill, 1634 Eastchester Rd, 10461, between Williamsbridge Rd & Blondell Ave, License #1003976, which expires on 10/31/19.

A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Chirico, with the following vote: twenty-six (26 in favor), one (1) abstention. **The Resolution passed.**

NEW

“**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishment 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:

- Edge Lounge, 2260 Tillotson Ave, 10475, between DeLavall & Merritt Aves, License #NEW (Formerly The Garage)”

	Sat	Sun	Mon	Tues	Wed	Thur	Fri
Hours:	12 PM-12 AM	Closed	4 PM-12 AM	4 PM-12 AM	4 PM-4 AM	12 PM-4 AM	12 PM-4 AM
Music:	Recorded, D J, Live Music, Karaoke”						

A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Popovic, with the following vote: twenty-four (4) in favor; three (3) abstentions. **The Resolution passed.**

YOUTH & EDUCATION COMMITTEE: Mr. Bieder

The Committee will meet on October 28, 2019. The RFB for the Beacon Program at Truman High School has been extended to the end of the month. Mr. Bieder encouraged merchants to use the NYC Department of Education’s high school internship program.

MUNICIPAL SERVICES COMMITTEE: Ms. Velazquez

The Committee met on October 7, 2019. The minutes are self-explanatory.

A Resolution for a street overlay for Mr. Joseph Oddo was unanimously approved in Committee.

“**Resolved.** . .at the recommendation of the Municipal Services Committee that a street overlay renaming in honor of Joseph Oddo at Crosby Avenue and Coddington Avenue be approved and forwarded to the Full Board.”

A motion to accept the Resolution was made by Mr. Bieder, seconded by Ms. Baez, with the following vote: unanimous, twenty-nine (29) in favor. **The Resolution passed.**

PARKS/RECREATION COMMITTEE: Mr. Franklin

The Committee met on October 10, 2019. The minutes are self-explanatory.

A discussion on reaffirming the Board’s May 2015 Resolution concerning the transfer of Hart Island resulted in a Resolution:

“**Resolved.** . .at the recommendation of the Parks Committee to affirm the Bronx Community Board #10 resolution supporting the transfer in jurisdiction of Hart Island from the Department of Corrections to the Department of Parks and Recreation and that this be forwarded to the full Board for approval.”

A motion to table the vote to the next committee meeting on November 24 was made by Mr. Bieder. A roll call vote to table was taken twice with identical results: fifteen (15) in favor of tabling, nine (9) against, two (2) abstentions. The matter will be tabled to November 24, 2019.

HEALTH/HUMAN SERVICES: The Committee will meet on October 24, 2019.

OLD BUSINESS: None

NEW BUSINESS: None

Motion to close the Public Hearings and full Board meeting of October 17, 2019 was made by Mr. Bieder, seconded by Mr. Barbarelli 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 17, 2019**.

A handwritten signature in black ink, appearing to read 'Taisha Chambers', is written over a light blue rectangular background.

Taisha Chambers
Secretary, Bronx Community Board #10
Dated: October 24, 2019

Popovic, Louis		✓	✓	✓	✓	✓	✓	✓	No	No
Robert, John		✓	✓	✓	✓	✓	✓	✓	✓	✓
Rosario, Bishop Nancy	A									
Russo, Joseph		✓	✓	✓	No	✓	✓	✓		✓
Sala, Nick	A									
Salimbene, Anthony	A									
Smith, Tom		✓	✓	✓	✓	✓	✓	✓	✓	✓
Sullivan, Peter	A									
Thomas, Janine		✓	✓	✓	✓	✓	✓	✓	No	No
Torres, Angela		✓	✓	✓	✓	✓	✓	✓	Abstain	Abstain
Velazquez, Marjorie		✓	✓	✓	No	✓	✓	✓	✓	✓
Woods, Stephanie	A									