



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



Peter J. Sullivan
Chairperson

Matthew Cruz
District Manager

PUBLIC HEARING MINUTES BSA CALENDAR #2017-187-BZ and BRONX COMMUNITY BOARD #10 MINUTES

FEBRUARY 15, 2018 at 7:00 P.M.

Jeanne Jugan Residence
2999 Schurz Avenue
Bronx, NY 10465

PRESENT: H. Acampora, T. Accomando, R. Baez, R. Barbarelli, R. Bieder, J. Boiko, P. Cantillo, T. Chambers, Col. W. Chin, A. Chirico, L. Council, M. Davila, T. Franklin, I. Guanill-Elukowich, D. Hunt, M. Johnson, J. Marano, B. Martinez, J. Misiurski, M. Morris, M.J. Musano, D. Noble, J. Onwu, J. Ortiz, L. Popovic, A. Ponder, J. Robert, , N. Rosario, N. Sala, T. Salimbene, P. Sullivan, M. Velazquez, (total # present = 35)

The following Board members left early but it did not have a negative effect on voting: J. Misiurski, J. Onwu.

ABSENT: K. Lynch, J. McQuade, C. Papastefanou, M. Prince, R. Rodriguez J. Russo, R. Sawyer, N. Semaj-Williams, S. Woods (total # absent = 9)

Community Liaisons:

Jose Rodriguez- Office of State Senator Jeffrey Klein
Darden Gjonbalaj - Office of City Council Member Mark Gjonaj
Antirson Ortiz – Office of Comptroller Scott Stringer
Famod Konneh – Office of Mayor’s Community Affairs Unit
Bharati Kemraj - Office of Bronx Borough President Ruben Diaz Jr.
Patrick Rocchio - Bronx Times Reporter

Board #10 Staff:

Matt Cruz, District Manager
Susan Duffy, Kristine Lozada

Chairman Peter Sullivan began the meeting at 7:00 p.m. with the Pledge of Allegiance.

The above Community Liaisons were introduced and thanked for coming.

Ms. Irene Guanill-Elukowich, 2nd Vice Chair of Bronx Community Board #10, started the Public Participation Session.

PUBLIC PARTICIPATION SESSION:

- 1 – K. Daloia – Mr. Daloia is concerned with the traffic flow which will be affected by the two projects on Bruckner Boulevard: construction project at the Whitestone Cinema location and the reconstruction project of the Unionport Bridge. He wants DOT to be involved with monitoring and having traffic agents on site.
- 2 – D. Roff, Edgewater Park: commended the recruitment of younger persons to community boards.
- 3 – Z. Mills, Lower Eastside Ecology Center – Ms. Mills informed the community about the E-Waste event on March 17, 2018 from 10-4 on Randall Avenue at the I.S. 192 Campus.
- 4 – A. Ortiz, NYC Comptroller – informed the community about the ongoing work being undertaken by the Comptroller’s Office, specifically mentioning the lack of housing and the number of vacant lots in NYC that could be used to develop housing. Mr. Ortiz also commended former District Manager of Community Board #2 and current CB #10 member John Roberts and the influence Mr. Roberts had on him which led him to seek public service.

Two Board members asked about parking issues which need to be forwarded to NYPD for enforcement, and to DOT Commissioner and Mayor concerning renewal notification for senior parking placards.

- 5 – E. Olton, Equality Charter School – Mr. Olton informed the community about an adult education program open to all. For further information call 718-459-9597- x1112 or email errol.olton@equalitycharterschool.org.
- 6 – B. Bieder, Never Forget Foundation 9-11 Memorial Ceremony will take place on 4/7/18, 11 a.m. at the Redwood Club, 2680 Schurz Ave, donations are being requested.
- 7 – R. Kirsten, Local 3 member – Mr. Kirsten discussed the strike with Spectrum Cable (Time Warner) and its effect on workers who have been layed off; he’d like to see a public cable option which would lower costs; he wants support from the elected officials. He added that the franchise is up in 2020 and would like for it to not be renewed. He had a petition for signatures supporting local net neutrality and public cable option.

Mr. Sementilli suggested reaching out to the elected officials for support.

- 8 – J. Gilmore, Haskins Street resident: complaining about the debauchery from patrons leaving Made in Puerto Rico; he is against Made In Puerto Rico receiving a liquor license. Mr. Gilmore had brass knuckles, which he said were found two years ago at the Throggs Neck Auto Center on Haskins Street and asked Mr. Bieder to turn it in to the 45th Precinct.
- 9 – K. Bracer, Haskins Street resident - agrees in entirety with Mr. Gilmore concerning Made In Puerto Rico and is against the establishment receiving a liquor license.

- 10 – E. Sementilli: Mr. Sementilli is against the issuance of a liquor license for Made In Puerto Rico as well as the stated closing times and wants to see it close earlier. He said the Community Board dropped the ball on this one. He also discussed Vapor Lounge.

Mr. Cruz informed the community that New York State law states that establishments can close as late as 4:00 a.m. The Board can and does suggest earlier closings.

- 11 – C. Rosa, Throggs Neck resident – Ms. Rosa is in favor of the renovation project for McDonald's, 3660 East Tremont Avenue.

The following community liaisons spoke next.

Jose Rodriguez, Office of State Senator Jeff Klein - commended the securing of the Memorial 9-11; he outlined several of the efforts being undertaken by Senator Klein's Office.

Famoud Konneh, Mayor's Office of Community Affairs – thanked the attendees of the Mayor's State of the City address and is accepting reservations to attend the Black History Reception.

Deborah Roff, Edgewater Park Cooperative President – Ms. Roff expressed concern over the \$200K increase in cooperative property taxes which will be passed on to cooperative owners. Famoud Konneh said he will put her in touch with a representative from the NYC Department of Finance.

Mr. Sementilli and Ms. Roff discussed issues of DSNY services and the inconsistency in pickups; Mr. Konneh asked for specific locations.

Darden Gjonbalaj, Office of Council Member Gjonaj's Office – the office moved to 1478 Williamsbridge Road in Westchester Square. Office phone number 718-931-1721 remains the same. Discretionary funding window is still open until Feb. 20; contact the office for additional information.

A motion to close the Public Participation Session was made by Mr. Salimbene, seconded by Mr. Franklin, and unanimously approved by all.

A motion to accept the minutes of the January 18, 2018 Bronx Community Board #10 was made and unanimously approved by all.

Mr. Popovic, Chair of Housing and Zoning, proceeded with the Public Hearing, BSA Calendar # 2017-187-BZ : To allow for a special permit (sect 73-243) for an eating and drinking establishment (UG6)(McDonald's)with an accessory drive-through facility, contrary to ZR sect 32-15.C1-2/R5D zoning district.

Representatives from K&L Gates LLP presented revised plans. The reconstruction will be an improvement from the existing setup. Between 10 and 11 vehicles will be in a queue for the drive-thru and parking will be 12 spaces, down from the current 19. A study showed that 70% of clientele uses the drive-thru as opposed to the sit down. Hours of construction will be from 7 a.m. – 7:00 p.m. Monday-Saturday. Project length will be about eight months and is expected to start in late spring or early summer.

A motion was made to accept the application for McDonald's by Mr. Bieder, seconded by Mr. Salimbene and unanimously approved by all.

BOROUGH PRESIDENT'S REPORT: Ms. Bharati Kemraj

Additional information can be found about the topics noted below on the Borough President's website: bronxboropres@nyc.gov.

Reappointment applications are due. New members must attend a board meeting in order to be considered for appointment.

Borough President Diaz issued a statement on the Mayor's plan to replace NYCHA boilers, joined in with other elected officials to call on NYCHA to issue emergency declarations on the NYCHA heat crisis, testified before the NYC Council Committees on Public Housing and Oversight and Investigation re: NYCHA Heat and Hot Water Facilities. The Borough President hosted events in honor of African American Month, Sweetheart Celebration and Dominican Celebration.

DISTRICT MANAGER: - Matthew Cruz

Mr. Cruz informed the community of efforts to cleanup the service roads and under overpasses in and surrounding the Co-op City area have been successful. A lighting request sent to NYC Department of Transportation for additional lighting on St. Peters and Tratman Avenues has been approved. The Board will hold two public hearings, March 5 for a group home on City Island and March 8 on the Mayor's Response to the Capital and Expense Budget. There will be a seminar sponsored by the NYC Department of Finance at 3030 Third Avenue on February 26 at 6:00 p.m. with instructions on how to protest property assessments. Unionport Bridge reconstruction is starting on Thursday, traffic agents will be on site. The Board's website is under reconstruction and should be ready during the week of February 19, 2018. Two members of the Board have resigned, Ms. Gracemary Curbelo and Mr. Cirino Lotta.

(Note: the March 5, 2018 public hearing is cancelled effective February 20, 2018 as the property was sold.)

COMMITTEE REPORTS

EXECUTIVE COMMITTEE: Mr. Sullivan

The Committee met on February 5, 2018 and discussed amendments to the By-Laws, CB#10 Grievance Policy and the Nominations and Elections Procedures. Proposed By-Law amendments will be e-mailed to the full Board by the end of next week. Clarification on attendance in order to be considered as a candidate for the Executive Board: all Standing Committees must meet a minimum of six times; members must attend at least five committee meetings. A Sergeant of Arms position was also discussed.

At the March Executive Board meeting a discussion will be held on the necessity and longevity of the two Ad-Hoc Committees: Over-Development and Co-op City.

PLANNING/BUDGET COMMITTEE: Mr. Misiurski

The Committee met on February 12, 2018. Minutes are self explanatory. There will be a public hearing in the Board Office on March 8, 2018 to discuss and review the responses to the FY 2019 Capital and Expense Budget Request. The 2018 internal budget will be reviewed by Ms. Velazquez with the goal of making it more user-friendly.

HOUSING/ZONING COMMITTEE: Mr. Popovic

The Committee did not meet in January. The next meeting is scheduled for Tuesday, February 27, 2018. The Public Hearing for McDonald's was held on February 15, 2018.

ECONOMIC DEVELOPMENT COMMITTEE: Mr. Accomando

The Committee met on February 6, 2018. The minutes are self explanatory. Mr. Michael Jones of the NY State Liquor Authority was present and addressed questions from Committee members. A discussion with the owner of Vapor Lounge was present who addressed the recent situation that was posted on social media. There were resolutions for renewal and new liquor licenses.

Latin Kitchen has been removed due to an issue with exterior signage. Once rectified, it will be added back for voting.

“**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments, who are applying for *renewals* of licenses, have agreed to comply with the best management practice standards contained in the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board's file:

*Wicked Wolf, 4029 E Tremont Ave, 10465, between Gerber Pl & Miles Ave, License #1200702, which expires on 04/30/18.

*Tony's Pier Restaurant, 1 City Island Ave, 10464, between Belden St & The Sound, License #1004057, which expires on 02/28/18.

*Ampere Fishing & Yacht Club, 1610 Bayshore Ave, 10465, between Outlook & Watt Aves, License #1003336, which expires on 02/28/18.

*Kai Asian Bistro, 1475 Williamsbridge Rd, 10461, between St. Raymond's Ave & Silver St, License #1276032, which expires on 02/28/18.

*Estrellita Poblana, 45 Westchester Sq, 10461, between Roberts & Ponton Aves, License #1291307, which expires on 02/28/18.

A motion to accept the Resolution was made by Mr. Sullivan, seconded by Ms. Chambers and was unanimously approved by all. **The Resolution passed.**

“Resolved...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishment, who is applying for a new license, has agreed to comply with the best management practice standards contained in the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board’s file:

*Made in Puerto Rico, 3363 E Tremont Ave, 10461, between Baisley Ave & Haskin St,
License #NEW.

Method of Operation: Music –Disc Jockey, Recorded Music, Karaoke

Indoor Hours of Operation: Sunday – 11:00 – 2:00 a.m., Monday, Tuesday, Wednesday – 11:00 a.m. – 12:00 a.m.; Thursday – 11:00 a.m. – 2:00 a.m.; Friday, Saturday – 11:00 a.m. – 4:00 a.m.

There have been no complaints recorded by the 45th Precinct and the establishment has been working with the Precinct. Some Board members feel that the Board should listen to the surrounding neighbors with regard to complaints about the previous license holder and the numerous problems with the establishment. Mr. Powell, who represents Made In Puerto Rico, noted that the 30-Day Notice has a discrepancy in that there will be live music (jazz) and remain open to 2:00 a.m. on a Sunday when it is a holiday weekend, otherwise MIPR will close at midnight on Sunday.

Note: Incorrect hours for Sunday were originally noted as 11:00 a.m. – 12:00 a.m. Information in bold are the correct hours. The establishment cannot close early and has to remain open as recorded in the signed Stipulations. This information has been provided to Mr. Powell.

A motion to accept the Resolution was made by Mr. Misiurski, seconded by Mr. Bieder with the following vote: (18) In Favor, (16) Against, (1) Abstention. **The Resolution passed by one vote.**

See vote tally by membership at the end of this document.

“Resolved...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishment, who is applying for a new license, has agreed to comply with the best management practice standards contained in the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board’s file:

*Vistamar Restaurant, 565 City Island Ave, 10465, between Cross St & City Island Rd,
License #NEW.(Formerly Don Coqui)

Method of Operaton: Music – Juke Box, Disc Jockey, Recorded Music, Karaoke

Indoor Hours of Operation: Sunday – 12:00 p.m.-12:00 a.m;
Monday, Tuesday, Wednesday, Thursday – 3:00 p.m. – 12:00 a.m.;
Friday, Saturday – 3:00 p.m. – 2:00 a.m.

Outdoor Hours of Operation: Sunday – 12:00 p.m. - 11:00 p.m.;
Monday, Tuesday, Wednesday, Thursday – 3:00 p.m. – 11:00 p.m.;

Friday, Saturday – 3:00 p.m. – 11:00 p.m.

A motion to accept the Resolution was made by Mr. Sullivan, seconded by Mr. Bieder with the following vote: (32) In Favor, (3) Against. **The Resolution passed.**

YOUTH SERVICES/EDUCATION COMMITTEE: Mr. Bieder

The Committee met on January 22, 2018. Minutes are self-explanatory. Mr. Bieder announced the winners of the Yankee Youth Leadership Scholarship Award. The Committee is waiting for a Scholars At Work final report. The Committee will meet again on February 26, 2018.

MUNICIPAL SERVICES COMMITTEE: Mr. Boiko for Mr. Russo

The Committee met on February 8, 2017. Minutes are self-explanatory. The following resolutions resulted from the meeting:

“**Resolved**...at the request of the Municipal Services Committee of Bronx Community Board #10 that the following multiday event be forwarded to the full Board for approval:

Event Id 387497, Throgs Neck Little League Summer Festival, location is Throgs Neck Boulevard between Harding and Schurz Avenue, setup date 5/17/2018 @ 3:00 p.m., start date 5/17/2018 @ 5:00 p.m., end date 5/20/2018 @ 5:00 p.m., breakdown date 5/20/2018 @ 10:00 p.m., sponsor is Frank Eisle.

A motion to accept the Resolution was made by Mr. Cantillo, seconded by Bishop Rosario and unanimously approved by all. **The Resolution passed.**

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

Event Id 392211, Section 2 Fun Day Block Party, location is Cooper Place between Carver Loop and Casals Place, setup date is 6/30/2018 @ 10 a.m., start date 6/30/2018 @ 12:00 p.m., end date is 6/30/2018 @ 6:00 p.m., breakdown date is 6/30/2018 @ 7:00 p.m., sponsor is Gail Sharbaan.

A motion to accept the Resolution was made by Mr. Sullivan, seconded by Bishop Rosario and approved by a majority of members with one abstention. **The Resolution passed.**

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

Event ID 395999, Free Electronic Waste Recycling Event, Randall Avenue between Hollywood Avenue and Throgs Neck Expressway (Piagentini and Jones School) Curb Lane Only, setup date 3/17/2018 @ 9 a.m., start date 3/17/2018 @ 10 a.m., end date 3/17/2018 @ 4:00 p.m., breakdown date 3/17/2018 @ 5:00 p.m., sponsor Zoe Mills, Lower East Side Ecology Center.

A motion to accept the Resolution was made by Mr. Sullivan, seconded by Mr. Chirico and unanimously approved by all. **The Resolution passed.**

The Committee reviewed the minutes from the Ad-Hoc Co-op City Committee of December and January. A floor resolution was presented to the full Board for approval:

“**Resolved.** . . at the recommendation of the Municipal Services Committee that the Board submit a letter of opposition to the Board of Standards and Appeals on Application 2016-434329A" for 500 Baychester Avenue, 10475 and that this be forwarded to the full Board for approval.”

A motion to accept the Resolution was made by Mr. Sullivan, seconded by Dr. Hunt and approved by a majority of members with one abstention. **The Resolution passed.**

Dr. Ponder questioned as to why there was no report by the Ad-Hoc Committee and why is there a joint meeting of the Municipal Services and Ad-Hoc Committee. It was pointed out that the Ad-Hoc Committee report would be up next. Mr. Boiko added that it was important to have a joint meeting in Co-op City because a great number of issues are primarily municipal service ones.

AD-HOC CO-OP CITY: Bishop Rosario

Meetings were held in December and January. There will be a joint meeting of the Municipal Services and Ad-Hoc Co-op City committees at 177 Dreiser Loop, Auditorium A on March 7, 2018, 7:30 p.m.

PARKS/RECREATION COMMITTEE: Mr. Lynch

The Committee meeting for February has been postponed to March 29, 2018.

HEALTH/HUMAN SERVICES: Bishop Rosario

The Committee met on January 25, 2018. Minutes are self-explanatory. The Committee will meet on February 22, 2018 with Montefiore Health Systems to discuss conditions at the Moses and Einstein campuses. The Committee wants to hold a Town Hall meeting with electeds and surrounding CBs in April to discuss the conditions. On March 5, 2018 the Committee will hold a public hearing on a group home.

Ms. Musano said complaints should be forwarded to the regulatory agencies that govern Montefiore. Bishop Rosario said the electeds are the ones that need to speak to these agencies. Dr. Hunt said patients are given information at the hospital to file complaints.

VETERANS SERVICES:

The Veterans Services Committee meeting on Friday, February 23, at 7:30 p.m. and is open to all. It is anticipated that a discussion will be held in the future with the Mayor’s Office on Veterans Affairs. It is also hoped that the PTSD Study, which has shown a 90% success rate without drugs training the brain to react under different situations will eventually come to the V.A. Hospital in the Bronx.

OLD BUSINESS: None

NEW BUSINESS:

Mr. Sullivan reminded the Board Members and community that there was a petition by a member of the public circulating and that, if interested, all can sign.

On February 24, 2018 at Lehman College's Music Building, the Bronx Parks Speak Up which conducts workshops and encourages individuals to get involved in local parks.

The HHS and YE committees would like to see the Board's committees review and address the safety of schools within Community Board #10. Mr. Boiko noted that the 45th Precinct has a School Safety Division.

Motion to close the February 15, 2018 Community Board #10 meeting was made by Mr. Salimbene, seconded by Ms. Velazquez and unanimously approved by all.

Respectfully submitted by Susan Duffy.



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Made in Puerto Rico 1P - 16

COMMUNITY BOARD #10 Roll Call Voting

Date: 2/15/2018

MEMBER	Public Hearing	Yes	WC				
Acampora, Hannah			✓				
Accomando, Thomas	✓						
Baez, Raquel	✓						
Barbarelli, Robert			✓				
Bieder, Robert	✓						
Boiko, Joseph			✓				
Cantillo, Peter	✓						
Caruso, Maria				✓			
Chambers, Taisha	✓						
Chin, Col. William	10		✓				
Chirico, Andrew			✓				
Council, Lauren	✓						
Davila, Michele	✓						
Franklin, Terence	✓						
Guanill-Elukowich, Irene			✓				
Hunt, Deborah	✓						
Johnson, Monique			✓				
Krynicky, Dorothy	✓						
Lynch, Kevin							
Marano, John	20		✓				
Martinez, Brian	✓						
McCarrick, Brendan			✓				
McQuade, James							
Misiurski, Julian	✓						
Morris, Martin			✓				
Musano, Mary Jane			✓				
Noble, Denise			✓				
Onwu, Joseph	✓						
Ortiz, Jesalyn	✓						
Papastefanou, Christos	50						
Ponder, Alvin	✓						
Popovic, Louis	✓						
Prince, Martin							
Robert, John	✓						
Rodriguez, Ruben							
Rosario, Bishop Nancy			✓				
Russo, Joseph							
Sala, Nick	✓						
Salimbene, Anthony			✓				
Sawyer, Reginald	40						
Semaj-Williams, Naita							
Sullivan, Peter			✓				
Velazquez, Marjorie			✓				
Woods, Stephanie							

46 = Members 24 = Quorum 2/14/2018 10:21 AM
 44 23

18 – In favor
 16 – Against
 1 – Abstention

RESOLUTION passes by one vote.

This is to certify that the foregoing minutes reflect the information that was discussed at the full Board meeting of February 15, 2018.

A handwritten signature in black ink, appearing to read 'Peter Cantillo', written over a horizontal line.

PETER CANTILLO
Secretary, Bronx Community Board #10

Dated: February 22, 2018