



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](mailto:bx10@cb.nyc.gov)

Facebook.com/BronxCommunityBoard10

Website: [www.nyc.gov/bronxcb10](http://www.nyc.gov/bronxcb10)



Peter J. Sullivan  
Chairperson

Matthew Cruz  
District Manager

**PUBLIC HEARING**  
and  
**BRONX COMMUNITY BOARD #10 MEETING**

**June 20, 2019 at 7:00 P.M.**

Fort Schuyler House  
3077 Cross Bronx Expressway  
Bronx, New York 10465

**PRESENT:** H. Acampora, 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. Kuhl, J. Marano, M. Morris, M.J. Musano, D. Noble, C. Papastefanou, L. Popovic, J. Robert, J. Russo, N. Sala, T. Salimbene, T. Smith, J. Thomas, M. Velazquez, S. Woods (total # present = 30)

**ABSENT:** D. Hunt, J. McQuade, J. Onwu, N. Rosario, P. Sullivan (total # absent = 5)

**Community Liaisons:** Tom Lucania – Office of Bronx Borough President R. Diaz Jr.  
Naureen Ahkter – Office of U.S. Congress Member A. Ocasio-Ortiz  
Leon Tulton - Office of Assembly Member M. Benedetto  
Mirian Torrado – Office of State Senator L. Sepulveda  
Farrah Rubin - Office of City Council Member M. Gjonaj

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

1<sup>st</sup> Vice Chair Guanill began the meeting at 7:00 p.m. with the Pledge of Allegiance.

First order of business was a **Public Hearing on BSA Calendar No. 90-91BZ**, 630-636 City Island Avenue, Bronx, New York 10464, Block 5636, Lot 19, filed pursuant to Sections 72-01 and 72-22 of the Zoning Resolution of the City of New York, as amended to request an amendment of the variance previously granted under BSA Calendar No. 90-91-BZ to permit changes to the previously-approved plans regarding the existing two-story mixed-use commercial and residential building located at the Premises, an extension of the term of the previously granted variance for an additional 20 years, and a waiver of the Board's Rules of Practice and Procedure to allow the filing of the extension of term application after the permitted filing period.

Ms. A. Iannotti from the firm of Sheldon Lobel Esq. discussed the project. The purpose is to request another twenty year extension. This matter was a topic of discussion at the May 14, 2019 Housing & Zoning Committee meeting which was unanimously approved at the Committee level. A discussion and questions were poised concerning parking at the rear of the property. The following resolution was presented:

“**Resolved**...at the recommendation of Bronx Community Board #10 that the following matter which is scheduled to go before the NYC Board of Standards and Appeals be forwarded to the full Board for approval: BSA Cal. No. 90-91BZ, 630-636 City Island Avenue, Bronx, New York 10464, Block 5636, Lot 19, filed pursuant to Sections 72-01 and 72-22 of the Zoning Resolution of the City of New York, as amended to request an amendment of the variance previously granted under BSA Calendar No, 90-91-BZ to permit changes to the previously-approved plans regarding the existing two-story mixed-use commercial and residential building located at the Premises, an extension of the term of the previously granted variance for an additional 20 years, and a waiver of the Board’s Rules of Practice and Procedure to allow the filing of the extension of term application after the permitted filing period.”

A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Chirico and voted on as follows: All in favor. **The Resolution passed.**

Next order of business was a **Public Hearing on DCA Application #6033-2019-ASWC**, an application for an unenclosed sidewalk café at 127 Westchester Square Restaurant LLC, D/B/A Shanghai Red, 127 Westchester Square, Bronx New York 10461-3515, consisting of seventeen tables and thirty four chairs.

Board members discussed times of operation and parking issues. The following resolution was presented:

“**Resolved**...at the recommendation of the Housing & Zoning Committee of Bronx Community Board #10 that an application for an unenclosed sidewalk café at 127 Westchester Square Restaurant LLC, D/B/A Shanghai Red, 127 Westchester Square, Bronx New York 10461-3515, DCA Application #6033-2019-ASWC, consisting of seventeen tables and thirty four chairs be forwarded to the full Board for approval.”

A motion to accept the Resolution was made by Mr. Popovic, seconded by Mr. Accomando and voted on as follows: two (2) in opposition, one (1) abstention, and a majority in favor. **The Resolution passed.**

A motion to close the Public Hearing session and proceed with the Public Participation session was made by Mr. Accomando, seconded by Mr. Cantillo and approved by all.

### **PUBLIC PARTICIPATION SECTION:**

- 1 – Kevin Daloia: Mr. Daloia talked about bike sharing and the positives it brings into communities; he urged the Board to vote in favor of extending the JUMP Bike Program into CB #10.
- 2 – Robert Press: Mr. Press discussed his FOIL request sent to CB #10 as well as the subsequent request sent to the Borough President’s Office. In addition Mr. Press touched upon a variety of Board topics and mentioned his complaint against Mr. Bieder whom he would like to see terminated from the Board.

- 3 – Peter Del-Debbio: Mr. Del-Debbio represented the American Legion, who does not want Miracle City at 2800 Bruckner Boulevard. Mr. Del-Debbio is also against Carnegie Hill Institute.
- 4 – Joe Vaini: Mr. Vaini voiced his opposition to Miracle City.
- 5 – Judith Martinez: Ms. Martinez is a homeowner near 2800 Bruckner Boulevard and is opposed to 2800 Bruckner Boulevard/Miracle City. The facility does not belong in a neighborhood with 1 and 2 family homes.
- 6 – Anibal Vasquez: Mr. Vasquez lives near 2800 Bruckner Boulevard and is against Miracle City.
- 7 – Brianna Cohn: Ms. Cohn lives near 2800 Bruckner Boulevard and is against Miracle City. Added that the facility is too close to TOTS (These Our Treasurers School) and (4) local public and (1) parochial schools.
- 8 – Debbie Teska: Ms. Teska urged the community to come out and support the July 13, 2019 rally in front of 2800 Bruckner Boulevard against Miracle City.
- 9 – Daisy Fraguada.: Ms. Fraguada. is on the 2800 Advisory Board; she works with families and children; residents are sensitive to the plight of individuals dealing with substance issues, however the neighborhood is residential, it is too close to TOTS and local schools.
- 10 – Egidio Sementilli: Mr. Sementilli has held three rallies against Miracle City at 2800 Bruckner Boulevard; a fourth is scheduled for July 13, 2019. As requested Mr. Sementilli submitted documentation from the local elected officials in opposition of the treatment facility as well as letters from Throgs Neck Homeowners, TOTS, and the American Legion and the change.org petition. He requested that the Board submit its letter of opposition as well.
- 11 – Adam Powell, representing Made in Puerto Restaurant: Mr. Powell said the establishment wants to add an additional hour of operation to 3:00 a.m. Thursday-Saturday, and any Sunday before a holiday as well as adding karaoke and a DJ.

Mr. Sementilli interjected and talked about the residents' concerns with noise, etc. Mr. Accomando stated that the Board was not aware of problems because the residents did not contact the Board.

- 12 – Lou Rocco: Mr. Rocco is opposed to Miracle City; echoed sentiments of Mr. Sementilli and wants an opposition letter sent by the Board.

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

#### **Announcements from the Offices of Elected Officials:**

- Nauren Akhter, Office of U.S. Congress Member A. Ocasio-Cortez: Bronx staff is working out of the offices of NYS Assembly Woman Reyes until the Bronx office opens. Destiny Cruz is the representative. Call 718-930-2620, 1973 Westchester Avenue, 10462. Town Hall on Health Care, June 29, 2019, 2-4PM, Doors open at 1PM, 200 City Island Ave, register at [aoc.press@mail.house.gov](mailto:aoc.press@mail.house.gov). Ms. Akhter noted that legislation was passed as an amendment to fund

\$15 million for opioid crisis; Department of Labor grants are available for women in business, contact Ms. Cruz for details.

- Mirian Torrado, Office of NYS Senator L. Sepulveda: Ms. Torrado noted the following – green light law which allows undocumented individuals to obtain NYS drivers licenses was signed by Gov. Cuomo. On June 25, 2019 there will be a workshop on Social Security at 900 Rogers Place from 12-2. Summer reading program for children – [www.nyread.com](http://www.nyread.com).
- Farrah Rubin, Office of Council Member M. Gjonaj: Ms. Rubin noted the following events being sponsored by the Office - June 24, 2019 Rally at City Hall for small; Borough President R. Diaz 6/27 annual fireworks events, call 718-931-1721 for entrance bracelets; monthly free legal services.
- Leon Tulton, Office of Assembly Member M. Benedetto: No upcoming events to announce; wished all dads a belated happy Fathers' Day and a happy first day of summer.

A motion to accept the minutes from the May 16, 2019 Bronx Community Board #10 meeting was made by Mr. Chirico, seconded by Mrs. Acampora, and unanimously approved by all.

**BOROUGH PRESIDENT'S REPORT:** Mr. Lucania

Additional information can be found about the topics noted below on the Borough President's website: [bronxboropres@nyc.gov](mailto:bronxboropres@nyc.gov). Mr. Lucania mentioned the:

- cohosting with Borough President Diaz and Council Member Gjonaj the June 27 Annual Fireworks event in Orchard Beach
- reappointment letters have been mailed to community board members; new appointee letters to be sent week of June 24<sup>th</sup>
- Orchard Beach Pavilion rehab still under design

**DISTRICT MANAGER'S REPORT:** Mr. Cruz

- Dr. Golden has withdrawn selling 3134 East Tremont Avenue and rejected the proposal from Carnegie Hill Institute; he will remain at the location to continue serving the community for another five – ten years
- Miracle City principals visited and spoke with Mr. Cruz; they invited Board members to visit the facility and said they are willing to amend hours to accommodate bus schedule of area schools.
- Bronx Bus Redesign – June 19, 2019: Many community residents are against the BX24 traveling along Stadium Avenue, which was also opposed ten years ago.
- Co-op City's Bus Redesign Scoping Session will be June 27, 2019 at 2049 Bartow Avenue.
- District Needs Statement – capital and expense items for city agencies: Community is invited to submit requests to the Board Office. A hearing will be in October to discuss the items submitted. The Board does not meet in the summer unless a public hearing is scheduled.
- Projects:
  - I95 Corridor: Assemblyman Benedetto is working with NYS officials to provide a northbound exit from the Hutchinson River Parkway for Co-op City. State DOT will hold a hearing.
  - Sewer/Water main project Burr Avenue and surrounding streets in Pelham Bay

- Unionport Bridge -- temporary bridge to be in place this summer
- Throggs Neck Bridge – new decking work throughout the summer
- Traffic light approved for intersection of Crosby and Coddington Avenues
- St. Peters Episcopal Church – descendent of the Arnow Family, Jon Arnow, has provided information to the Church’s Archdiocese that proves the land on which they want to develop is a burial site for his family
- Mr. Cruz is speaking at the June 25, 2019 Throggs Neck Homeowners Association Meeting, 7:00 p.m. Villa Barone Manor
- Annual Fireworks Event at Orchard Beach: the Board will receive approximately 35 wrist bands. Board members should call the office to reserve.
- \$42,000 has been re-allocated to all community boards as was done last fiscal year; the Board used approximately half of the allocation to secure the services of FedCap.
- Mr. Cruz will continue to monitor all construction applications for compliance with parking.

## **COMMITTEE REPORTS**

### **EXECUTIVE BOARD:** Ms. Guanill

The Committee did not meet in May. Mr. Sullivan emailed the Board members a bullet point document which outlined the By Law changes. Ms. Guanill read the following resolution and made a motion to have it tabled to the next Executive Board. A motion to table the Resolution was made by Mr. Guanill, seconded by Ms. Caruso with the following vote: sixteen (16) in favor of tabling with eleven (11) opposed. **The Resolution did not pass** and will be tabled back to Committee.

“**Resolved...**at the recommendation of the Chair of Bronx Community Board #10 that the Grievance Policy and By-Law changes be submitted to the full Board for approval.

### **HOUSING/ZONING COMMITTEE:** Mr. Popovic

The Committee met on June 11, 2019. The minutes are self-explanatory. City Planning conducted two presentations: Baychester Avenue rezoning and zoning for coastal resiliency; information is contained in the minutes. Temple Beth El Synagogue is looking for a letter of support for the installation of an electric lift on the side of its property. The Committee voted in favor of the following resolution.

“**Resolved...**at the recommendation of the Housing & Zoning Committee of Bronx Community Board #10 that the request for a letter of support to be sent to the New York City Department of Buildings concerning the installation of a one-story handicap accessible electric lift on the side of 480 City Island Avenue be forwarded to the full Board for approval.”

A motion to accept the Resolution was made by Mr. Salimbene, seconded by Ms. Caruso with the following vote: unanimously in favor by all members. **The Resolution passed.**

### **ECONOMIC DEVELOPMENT COMMITTEE:** Mr. Accomando

The Committee met on June 4, 2019. The minutes are self-explanatory.

There were resolutions for renewal and new liquor licenses and a change in method of operation license.

**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments applying for a renewal license 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:"

Portofino Restaurant, 555 City Island Ave, 10464, between Bridge & Cross Sts, License #1140821, which expires on 06/30/19.

Sangria Café, 2085 Bartow Ave, 10475, between Co-op City Blvd & Asch Loop, License #1299476, which expires on 08/31/19.

Ohana Japanese Restaurant, 500 City Island Ave, 10464, between Cross & Beach Sts, License #1166692, which expires on 07/31/2019.

Oishi, 3799 E Tremont Ave, 10465, between Schley & Randall Aves, License #1269320, which expires on 08/31/19.

A motion to accept the Resolution for a new license was made by Mr. Bieder, seconded by Mrs. Acampora with the following vote: unanimously in favor by all members. **The Resolution passed.**

**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishment applying for a renewal license 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:"

Coconut Palm Bar & Grill, 2407 Westchester Ave, 10461, between Zerega Ave & Rowland St, License #1166169, which expires on 08/31/2019.

**(2019-1 Criminal Mischief, 1 Assault)**

**(2018-1 Knife Arrest, 2 Assault, 2 Larceny, 2 Intoxications)**

A motion to accept the Resolution for a new license was made by Mr. Bieder, seconded by Ms. Baez with the following vote: five (5) against, majority of members in favor. **The Resolution passed.**

**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishment applying for a new license 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:"

Caridad Williamsbridge Corp, 1436 Williamsbridge Rd, 10461, between Blondell & St Raymonds Ave, License #NEW. **(Formerly Caridad Restaurant)**

Hours:	Sun	Mon	Tues	Wed	Thur	Fri	Sat
	10 AM-10 PM						
Music:	Recorded						

A motion to accept the Resolution for a new license was made by Mr. Bieder, seconded by Mr. Salimbene with the following vote: unanimously in favor by all members. **The Resolution passed.**

“**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishment applying for a change in method of operation 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:”

Made in Puerto Rico, 3363 E Tremont Ave, 10461, between Baisley Ave & Haskin St, License #1309317, which expires on 06/30/20.

**(Change in Hours-From 2 AM to 3AM-Thur-Sun) (Adding DJ & Karaoke)  
(2019-1 Assault, 2 Disputes, 4 Loud Music) (2018-3 Loud Music, 1 Assault)**

Board members opened a dialogue. It was felt by many that the request was premature and the establishment should wait until one year has passed. In addition, information became available about an incident with the staff. Security was also discussed. There are no cameras on the exterior and security staff are not doing a good enough job. A community individual claimed to have spoken with residents on Haskins Street about disturbances, but none of these individuals reached out to the Board.

A motion to accept the Resolution for a change in method of operation was made by Mr. Accomando, seconded by Mr. Bieder with the following vote: six (6) in favor, twenty (20) against, one (1) abstention. **The Resolution did not pass.**

A motion was made to split the resolution into two, one for extension of hours and another for the DJ and karaoke, was made by Mr. Popovic, seconded by Mr. Russo with the following vote: eight (8) in favor, eighteen (18) against. **The Resolution did not pass.**

**YOUTH & EDUCATION COMMITTEE:** Mr. Bieder

The Committee met June 17 and May 27, 2019. Minutes are self-explanatory. The Committee drafted a resolution to send a letter to DOE Superintendent Carranza:

“**Resolved**...at the recommendation of the Youth & Education Committee of Bronx Community Board #10 that a letter be written to Commissioner Richard Carranza and signed by the Chair of the Youth & Education Committee concerning the May 2019 District Science Fair and that this be forwarded to the full Board for approval.”

A motion to accept the Resolution was made by Mr. Accomando, seconded by Mr. Marano, with the following vote: unanimous in favor by all Board members. **The Resolution passed.**

**MUNICIPAL SERVICES COMMITTEE:** Ms. Baez and Mr. Russo

The Committee met on June 12, 2019. The meeting was chaired by Ms. Baez. The minutes are self-explanatory. The following street activity permits were voted on favorably by the Committee. There is one addition time sensitive street activity permit that was presented at the full Board:

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

Event ID: 484910 – United We Can Make A Difference – Health Fair, Saturday, July 27, 2019, 11:00 AM – 4:30 PM, setup 9:30 AM, breakdown 5:00 PM, Boller Avenue between Stillwell and Hunter Avenues, contact Marcos Sanchez

Event ID: 485315 – Ferry Point Civic Association Block Party – Saturday, August 17, 2019, 2:00 PM – 9:00 PM, setup: 1:00 PM, breakdown: 10:00 PM, Rohr Place between Brush Avenue and Hutchinson River Parkway, contact JoAnn Sohmers

Event ID: 485678 – 1<sup>st</sup> Annual Block Party – Saturday, August 3, 2019, 12:00 PM – 8:00 PM, setup 11:30 AM, breakdown 8:30 PM, Edwards Avenue between Latting Street and Waterbury Avenue, contact Jennifer Batista

Event ID: 489450 – Reed Place Block Party – Saturday, August 10, 2019, 2:00 PM – 9:00 PM, setup 1:00 PM, breakdown 9:30 PM, Reed Place between Country Club Road and Spencer Drive, contact Vincent Leone”

A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Accomando with the following vote: unanimously in favor by all Board members. **The Resolution passed.**

**The following Street Activity Permit was entered into the system after the Municipal Services Committee meeting in June and is being presented as a floor motion. It is time sensitive because the Committee and Board is not scheduled to meet until September at this time.**

“**Resolved**... that the following street activity permit be forwarded to the full Board for approval:

Event ID: 492123 – Lyons Avenue Annual Block Party – Sunday, August 18, 2019, 1:00 PM – 8:00 PM, setup 12:30 PM, breakdown 8:30 PM, Lyon Avenue between Glebe Avenue and Castle Hill Avenue, contact Juana Enriquez

A motion to accept the Resolution was made by Mr. Accomando, seconded by Mrs. Acampora, with the following vote: unanimously in favor by all Board members. **The Resolution passed.**

## **JUMP Bike Program**

“**Resolved**...at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that a letter of support be sent to the Commissioner and Deputy Commissioner of the New York City Department of Transportation supporting the expansion of the JUMP Bike program into Community Board #10 and that this be forwarded to the full Board for approval.”

A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Smith, with the following vote: (5) five opposed, (1) conflict of interest recusal, and a majority of Board members in favor. **The Resolution passed.**

A floor motion was presented at the full Board meeting for a street overlay request.

“**Resolved**...at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that a letter of support to Council Members Mark Gjonaj and Ritchie Torres for a street overlay on East Tremont Avenue between Ericson Place and Little League Place, in honor of Principal Robert Leder who served our community for twenty-seven years as principal of Lehman High School, be forwarded to the full Board for approval.”

A motion to support the Resolution was made by Mr. Bieder, seconded by Ms. Baez was voted on favorably by a majority of Board members with one (1) conflict of interest recusal. **The Resolution passed.**

**PARKS & RECREATION COMMITTEE:** Mr. Franklin  
The Committee did not meet in June.

**HEALTH & HUMAN SERVICES:** Mr. Bieder and Mrs. Musano for N. Rosario

The Committee met on May 30, and June 18, 2019. Mrs. Musano went over the June 18 minutes in detail. The Committee met with the Carnegie Hill Institute concerning a program for individuals suffering with substance abuse which may be housed at 3134 East Tremont Avenue. At tonight’s meeting, Mrs. Musano noted that Dr. Golden, who owns the property at 3134 East Tremont, withdrew the property from the market.

The following two Resolutions were unanimously approved in Committee:

“**Resolved**...at the recommendation of the Chairperson of Bronx Community Board #10 to write a letter to our state officials asking them to draft legislation, similar to that of adult zoning resolution entertainment venues, that will prohibit the opening of substance abuse treatment facilities near all schools and public parks and that this be forwarded to the full Board for approval.”

Board members discussed the wording of the Resolution. It was determined that the Resolution must be voted on as written; a floor motion can then be made to make any amendment.

A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Accomando, with the following vote: six (6) in favor, twenty (20) against. The Resolution did not pass and will be tabled back to Committee for discussion in September.

**“Resolved...**at the recommendation of the Chairperson of Bronx Community Board #10 to write a letter of objection to the State Department of Health with regard to Miracle City’s operation at 2800 Bruckner Boulevard as Mr. Sementilli has submitted the necessary information to the Health and Human Services Committee and that this be forwarded to the full Board.

A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Accomando with the following vote: a majority of Board members were in favor, with one (1) opposed. The Resolution passed.

**ELECTION REPORTING:**

See the attached tally sheets for specific information on voting. There are four spreadsheets –ballot # 1 for all positions; ballots # 2 and #3 – final for 1<sup>st</sup> Vice Chair. The following are the results of the June 20, 2019 election for Executive Board positions:

Chairperson – **Joseph Russo**

1<sup>st</sup> Vice Chair – **Denise Noble**

Note: voting on this position was conducted three times; first vote = tie; second vote = no majority and third vote = majority.

2<sup>nd</sup> Vice Chair – **Peter Cantillo**

Secretary - **Taisha Chambers**

Treasurer - **Mary Jane Musano**

**OLD BUSINESS:** None

**NEW BUSINESS:** None

Motion to close the June 20, 2019 Community Board #10 meeting was made by Mr. Marano, seconded by Ms. Baez 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 June 20, 2019.



PETER CANTILLO  
Secretary, Bronx Community Board #10  
Dated: June 26, 2019