



Ruben Diaz, Jr.  
Borough President

## BRONX COMMUNITY BOARD No. 10

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Peter J. Sullivan  
Chairperson

Matthew Cruz  
District Manager

**MINUTES OF PUBLIC HEARING  
and BRONX COMMUNITY BOARD #10 MEETING  
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, P. Cantillo, T. Chambers, Col. W. Chin, A. Chirico, L. Council, M. Davila, T. Franklin, D. Hunt, D. Krynicki, J. Kuhl, J. Marano, M.J. Musano, D. Noble, J. Ortiz, C. Papastefanou, L. Popovic, J. Robert, R. Rodriguez, N. Rosario, N. Sala, T. Salimbene, T. Smith, J. Thomas-Smith, P. Sullivan, M. Velazquez, S. Woods (total # present = 31)

**ABSENT:** M. Caruso, I. Guanill, M. Johnson, B. Martinez, J. McQuade, M. Morris, J. Onwu, A. Ponder, J. Russo (total # absent = 9)

**Community Liaisons:** Naureen Aknter – Office of U.S. Congress Member A. Ocasio-Cortez  
Christian Amato – Office of State Senator A. Biaggi  
Mirian Torrado – Office of State Senator L. Sepulveda  
Leon Tulton – Office of Assemblyman M. Benedetto  
Adam Bermudez – Office of Council Member A. King  
Antirson Ortiz – Office of NYC Comptroller  
Andy Toledo – Office of Bronx Borough President R. Diaz Jr.

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

Chairman Sullivan read the Standing Rule Policy for conduct at Board meetings and the Resolution.

“**Resolved**...at the recommendation of the Executive Board of Bronx Community #10 to enact and enforce Standing Rules during and after public speaking at all CB #10 meetings, 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. Cantillo with all unanimously in favor. **The Resolution passed.**

The Public Hearing began at 7:10 p.m. with the Pledge of Allegiance.

The following ULURP, known as Blondell Commons, was presented:

- C 170438 ZMX PUBLIC HEARING: IN THE MATTER OF an application submitted by Blondell Equities LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b: 1. changing from an M1-1 District to an R7A District property bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue; and 2. establishing within the proposed R7A District a C2-4 District bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue;
- N 170439 ZRX PUBLIC HEARING: IN THE MATTER OF an application submitted by Blondell Equities LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.
- C 170353 MMX PUBLIC HEARING: IN THE MATTER OF an application submitted by Blondell Equities LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: the elimination, discontinuance and closing of Fink Avenue between Blondell Avenue and Waters Avenue; and the adjustment of grades necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13141 dated December 13, 2017 and signed by the Borough President.

Mr. Palatnic presented the project to the Board. He stated that the presentation at the Housing & Zoning included erroneous information. It will be one building only, 228 units mixed income, affordable housing. Parking will be available to the public as well. A copy of the presentation is available in the Board Office. Questions were posed by Board members and answered by Mr. Palatnic such as noise studies, parking, - 225 at cellar level; developer is willing to look into converting the commercial space to classroom if an arrangement can be made with a local school. A property owner on Blondell Avenue is in favor and read a statement. The project's developer has spoken to the Westchester Square BID, who is in favor of the project.

**PUBLIC PARTICIPATION SESESSION for the Public Hearing:**

- 1 – M. LaCroce, resident of Blondell Avenue – against project
- 2 – C. Anderson, resident of Blondell Avenue – against project
- 3 – E. Sementilli, Pelham Bay Community Improvement & Safety, Inc. - against project
- 4 – L. Rocco, Westchester Square Civic - against project
- 5 – E. Gonzalez III - against project
- 6 – R. Delgado – against project
- 7 – M. Ali, Westchester Square Mosque – no position on speaker card, keep an open mind
- 8 – R. Schweizer, Bronx Park East Comm. Assoc. -against project

9 – Sandi Lusk, WSZIO – against project

10 – Carpenter’s Union, 7 members – in favor of project

After the public session, the following Resolution was presented:

“**Resolved** at the recommendation of Bronx Community Board #10 that the following ULURP matters be forwarded to the full Board for approval:

C 170438 ZMX PUBLIC HEARING: IN THE MATTER OF an application submitted by Blondell Equities LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b: 1. changing from an M1-1 District to an R7A District property bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue; and 2. establishing within the proposed R7A District a C2-4 District bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue;

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A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Accomando and voted on as follows: (12) twelve in favor, (18) against, (1) abstention. **The Resolution did not pass.**

IN FAVOR (12)	AGAINST (18)	ABSTAINING (1)
T. Accomando	H. Acampora	T. Chambers
R. Bieder	R. Baez	
P. Cantillo	R. Barbarelli	
T. Franklin	W. Chin	
J. Marano	A. Chirico	
J. Ortiz	L. Council	
C. Papastefanou	M. Davila	
L. Popovic	D. Hunt	
R. Rodriguez	D. Krynicki	
N. Rosario	J. Kuhl	
J. Thomas-Smith	M.J. Musano	
S. Woods	D. Noble	
	J. Robert	
	N. Sala	
	T. Salimbene	
	T. Smith	
	P. Sullivan	
	M. Velazquez	

A motion to close the Public Hearing was made by Mr. Bieder, seconded by Ms. Davila and unanimously approved by all.

The Bronx Community Board #10 meeting took place after the Public Hearing.

A motion to accept the minutes from the **December 3, 2018** Bronx Community Board #10 meeting was made by Mr. Bieder, seconded by Ms. Woods, and unanimously approved by all.

**PUBLIC PARTICIPATION SESSION for full Board meeting:**

- 1 – J. Black, 1<sup>st</sup> Light Energy: working to bring clean energy to NYS by year 2030; local solar energy specialist; contact information jblack@1stle.com
- 2 - Naureen Aknter, Deputy District Director for Congress Member Ocasio-Cortez: Ms. Aknter said the Congress Member is looking to find a location for a Bronx office. Her email address is [ocasio-cortez@house.gov](mailto:ocasio-cortez@house.gov).
- 3 Christian Amato, Office of State Senator Biaggi: The Senator was co-sponsor of numerous legislative bills – voting reform, closing llc loophole and other reforms. The office is temporarily located at the Hutchinson Metro Center in the offices formerly used by Senator Klein. Other areas for possible office sites are the East Bronx and another in Riverdale.
- 4 - Leon Tulton, Office of State Assemblyman Benedetto; call 718-892-2235 for information on an upcoming driver education program; the Assemblyman offered condolences to family/friends of Officer Tessler of PSA 8.
- 5 - Mirian Tirrado, Office of State Senator Sepulveda: housing clinic on 1/31 6-8 pm, 900 Rogers Place, 10459. Call 718-991-3161 for additional information.
- 6 - Adam Bermudez, Office of Council Member King: the Council Member work on and had a bill passed on school bus issues. His office is hosting a Valentine Party for seniors.
- 7 - Antirson Ortiz, Office of Comptroller Stringer: The Comptroller is working on sponsoring a bill for affordable housing units.

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

**BOROUGH PRESIDENT’S REPORT:** Andy Toledo

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

Mr. Toledo advised the Board Members that any reappointment to the Board is dependent upon completion of the Sexual Harassment Program before March 31, 2019.

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

Mr. Cruz waived his report for January.

## **COMMITTEE REPORTS**

### **EXECUTIVE COMMITTEE:** Mr. Sullivan

The Committee met on, January 15, 2019. The minutes are self-explanatory. One floor motion and two resolutions were presented at the meeting. The Committee was unanimous in forwarded them to the full Board.

a. **Floor Motion**

Adoption of Bronx Community Board #10 Grievance Policy:

**“Resolved...**at the recommendation of the Executive Board of Bronx Community Board #10 that the Grievance Policy be adopted by the full Board of Bronx Community Board #10.”

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

b. Adoption of Standing Rule Policy for Conduct at Bronx Community Board #10 meetings:

**“Resolved...**at the recommendation of the Executive Board of Bronx Community Board #10 to enact and enforce Standing Rules during and after public speaking at all CB #10 meetings, and that this be forwarded to the Full Board for its approval.”

This Resolution was voted on unanimously in favor at the beginning of the January 17, 2019 meeting. **The Resolution passed.**

c. Amendment to the By-Laws – Article VI – Officers, Changing the Month of Election of Officers of the Board, which was presented March 2018:

**“Resolved. . .**at the recommendation of the Executive Board of Bronx Community Board #10 to move the Board’s elections to January starting in 2021 and thereafter, 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. Marano and unanimously approved by all. **The Resolution passed.**

It should be noted that this Resolution has been amended to 2021, instead of 2020. The Executive Board members who are elected as Officers will serve an (18) eighteen month term, from July 2019 – January 2021.

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

The Committee met on January 7, 2019. The minutes are self-explanatory. Two projects were discussed: the development of a parcel of land at 2500 Westchester Avenue for St. Peter's Episcopal Church and the Blondell Commons Project.

**ECONOMIC DEVELOPMENT COMMITTEE:** Mr. Accomando

The Committee met on January 8, 2019. The minutes are self-explanatory. There were resolutions for renewal, new liquor licenses and change in method of operation licenses.

**Renewals**

**“Resolved...**at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments who are applying for a renewal license have agreed to comply with the best management practice standards contained within the original 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:”

\*Julesruby Lounge, 135 Westchester Sq, 10461, between Commerce Ave & Ferris Pl, License #1267534, which expires on 12/31/18. **(1 Robbery Complaint in Front of Premises)**

\*Chirping Chicken, 3048 Buhre Ave, 10461, between Hobart & Jarvis Aves, License #1112721, which expires on 01/31/2019 **(1 Menacing Complaint)**

\*White Cross Fishing Club, 750 Clarence Ave, 10465, between Philip & Randall Aves, License #1003345, which expires on 02/28/2019. **(1 Fireworks Complaint)**

\*Sam Young Post #620, 1530 Hutchinson River Pkw, 10461, between Wellman & Zulette Aves, License #1003323, which expires on 01/31/2019.

\*Redwood Pleasure Club, 2680 Schurz Ave, 10465, between Graff & Buttrick Aves, License #1003341, which expires on 02/28/2019. **(2 Loud Music Complaints)**

\*Harlem Yacht Club, 417 Hunter Ave, 10464, between City Island Ave & the Bay, License #1003334, which expires on 02/28/2019.**(2 Reports of Criminal Mischief)**

\*Manhem Club, 658 Clarence Ave, 10465, between Randall & Schley Aves, License #1003340, which expires on 02/28/19.

\*T N Memorial Post #1456, 1456 Shore Drive, 10465, between Barkley & Layton Avers, License #1003343, which expires on 02/28/2019. **(Complaints-1 Noise, 1 Assault, 1 Criminal Mischief)**

\*D A Beach Club, 665 Shore Drive, 10465, between Barkley & Lafayette Aves, License # 1003338, which expires on 02/28/19.

\*Pelham Bay Café, 1738 Edison Ave, 10461, between Crosby & Roberts Aves, License #1268107, which expires on 02/28/19.

\*Icehouse Café, 140 Reynolds Ave, 10465, between Harding & Prentiss Aves, License #1172658, which expires on 02/28/19. **(Complaints-1 Assault, 1 Harassment)**

\*Marina Del Rey, 2894 Schurz Ave, 10465, between E Tremont & Revere Aves, License #1002291, which expires on 02/28/19.

\*Bronxonia Yacht Club, 518 Ellsworth Ave, 10465, between Schley Ave & the Sound, License #1003337, which expires on 02/28/19.

\*Morris Yacht & Beach Club, 25 City Island Ave, 10464, between Belden St & the Sound, License #1003332, which expires on 02/28/19.

\*Leonard Hawkins Post #156, 550 City Island Ave, 10464, between Cross St & City Island Rd, License #100331, which expires on 02/28/19.

A motion to accept the Resolution was made by Mrs. Acampora, seconded by Ms. Chambers and approved by a majority of members with (1) one abstention. **The Resolution passed.**

**New Licenses**

**“Resolved...**at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishment has applied for a new license and 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:”

\*El Fagon, 1368 Castle Hill Ave, 10462, between Westchester Ave & Lyon Aves, License #NEW **(Formerly Canoa) (Violation for Serving Liquor w/o a License—Under Former Owner’s License)**

Hours: Sun Mon Tues Wed Thur Fri Sat  
7AM-11PM 7AM-11PM 7AM-11PM 7AM-11PM 7AM-11PM 7AM-2AM 7AM-2AM  
MOP: Juke Box

\*Brew Bar Café, 2939 Wilkinson Ave, 10461, between Westchester & Hobart Aves, License #NEW.

Hours: Sun Mon Tues Wed Thur Fri Sat  
6AM-10PM 6AM-10PM 6AM-10PM 6AM-10PM 6AM-10PM 6AM-12AM 6AM-12AM  
MOP: Recorded Music”

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

**Change in Method of Operation**

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

\*PARQ, 4005 E Tremont Ave, 10465, between Sampson Ave & Gerber Pl, License #1509967, which expires on 09/30/2020. **(Adding Karaoke &Juke Box--D J and Recorded Music already listed) (1 Noise Complaint)**

\*Man Overboard, 247 City Island Ave, 10464, between Carroll & Schofield Sts, License #1300496, which expires on 09/30/2020. **(Change of Hours)**

<b>Old Hours:</b>	<b>Sun</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>
	12PM-10PM	10AM-10PM	10AM-10PM	10AM-10PM	10AM-1AM	10AM-1AM	10AM-1AM
<b>New Hours:</b>	<b>Sun</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>
	9AM-11PM	10AM-1AM	10AM-1AM	10AM-1AM	10AM-1AM	10AM-3AM	10AM-3AM”

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

**YOUTH SERVICES/EDUCATION COMMITTEE:** Mr. Bieder

The Committee will meet on January 28, 2019. Mr. Bieder attended a Community Education Council meeting for School District 8; the new superintendent for District 8 is Erica Tobia.

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

The Committee met on January 9, 2019 and it was a joint meeting with the Parks & Recreation Committee. The New York City Departments of Transportation, Design & Construction, and Environmental Protection discussed the problems with Shore Road and asked for community input in identifying the problem areas. Resolutions for multi and single day street activity permits were voted on. The minutes are self-explanatory.

**“Resolved...**at the recommendation of the Municipal Services Committee and Parks & Recreation Committee that the following three requests for multi-day and single street activity permits be forwarded to the full Board for approval:

**ID 456794:** Annual Feast of St. Theresa, Street Festival, Wednesday, 6/19/19 – Sunday, 6/23/19, 5:00 PM - 10:00 p.m., including setup and breakdown 3:00 -11:00 p.m., St. Theresa Avenue between Westchester Avenue and Hutchinson River Pkwy., Pilgrim Avenue from Buhre to Wilkinson Avenues, Church of St. Theresa, Fr. Thomas Derivan

**ID 447824:** Throgs Neck Little League Summer Street Festival, Thursday, 5/16/19 thru Sunday, 5/19/19, 5:00 PM – 10:00 PM, breakdown 11:00 PM, Throgs Neck Boulevard between Harding and Schurz Avenues, Throgs Neck Little League, Frank Eisele”

**ID 456233:** Bangladesh-American Heritage Festival, Block Party, Sunday, 6/16/18, 2 PM – 9 PM, including setup and breakdown 1 PM – 10 PM, Waterbury Avenue between Zerega and Seabury Avenues, Nazrul Haque.”

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

**PARKS/RECREATION COMMITTEE:** Mr. Franklin

The Committee jointly met with Municipal Services on January 9, 2019. See Municipal Services report for details.

**HEALTH/HUMAN SERVICES:** Bishop Rosario

The Committee will meet on January 31, 2019.

**OLD BUSINESS:**

Chairperson Sullivan noted that the Document Group will be continuing work on the grievance policy, nomination election proceedings, and the change in the month in which elections will take place and the effect on term limits.

Mr. Bieder noted that funding has been secured for a Beacon program at Truman High School.

District Manager Cruz thanked the Board for the conduct at tonight’s hearing.

**NEW BUSINESS:**

Motion to close the January 17, 2019 Community Board #10 meeting was made by Mr. Marano, seconded by Mr. Bieder and unanimously approved by all.

Respectfully submitted by Susan Duffy.

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This is to certify that the foregoing minutes reflect the information that was discussed at the full Board meeting of January 17, 2019.

  
PETER CANTILLO  
Secretary, Bronx Community Board #10

Dated: January 24, 2019