



COMMUNITY PLANNING BOARD #11, THE BRONX
2280 WALLACE AVENUE - ROOM 2
BRONX, NEW YORK 10467
(212) 653-0936

Solomon J. Lirtzman,
Chairman

Thomas J. Brown,
District Manager

MINUTES OF MEETING HELD SEPTEMBER 18, 1980

AT THE ACADEMY FOR GERONTOLOGICAL EDUCATION

AND DEVELOPMENT (A.G.E.D.)

The meeting was called to order at 7:45 P.M. by Solomon J. Lirtzman, Chairman.

1. GALLERY SESSION SPEAKERS

1. Otilie Fiealt, a member of the Van Nest Civic Association spoke on the need for a bus stop for the #17 bus at the Moshulu Gate of the New York Botanical Garden. Ms. Fiealt said that the bus stop would be very helpful to people using public transportation to reach the Botanical Garden easily and safely.

Ruth Bernstein asked that the Board look into whether this request was feasible before recommending it.

Belle Vogel stated that the Botanical Garden has wonderful courses, but that many people cannot attend them because of the lack of a bus stop. She stated that the guard at the gate told her it was not safe to walk through the grounds.

2. Judith Cariosia, the Vice President of the Chester Civic Association, asked why there was a Zoning change in this area from R3 to R5. She also said Wickham Avenue from Stillwell to Astor Avenue was broken up as was Gunther Avenue, but that while Gunther Avenue was repaved Wickham Avenue was not, and she asked why not. She then spoke about the Kennedy Home being taken over by Cerebral Palsy. She stated that this would cause a traffic problem for traffic going down Astor Avenue and Stillwell Avenue. She asked that the Stillwell Avenue gate be closed and another gate be set up on Pelham Parkway just before the grid. She felt that the increase in traffic would damage the homes surrounding the Kennedy Home.

3. Rita Bolstead spoke about the fact that Rosewood Manor was not taken over by the Bronx Developmental Center. She stated that now the Richmond Fellowship wants to buy this property and use it to house psychotics and others with deep emotional problems. Ms. Bolstead stated that the community is against this. She also said that there are adults now living in the Rosewood Manor, and while some are old, and one she knew of was past 80 and very rational, others have mental problems. Ms. Bolstead

asked if the Board could help them stop the bank from selling Rosewood Manor to the Richmond Fellowship. She then said that Lodovick Avenue was not paved and asked why the trees were not pruned. She also asked why Pelham Parkway east of Eastchester Road gets shrubs and care while Pelham Parkway west of Eastchester Road gets nothing. Ms. Bolstead also stated that people have been picnicking on the grass all summer even though there are "no picnicking" signs, and that cars are parking on the grass.

II. MINUTES

Motion by Bill Liblick - Second by Sylvia Firshein - That the minutes by accepted as received.

Accepted unanimously.

III. GUESTS

Sol Lirtzman announced that the scheduled guest could not attend due to another engagement.

IV. CHAIRMAN'S REPORT

Sol Lirtzman stated that since he took office as of July 1 he has tried to make several changes. He stated that while there were no Board meetings during the summer, he hoped that the publications that he had sent to Board members had been read. He said that he hoped for short informative meetings, and that meetings would start on time.

Sol then told the Board that the Borough Budget Consultations were attended by various committee chairpersons. He then spoke about the sessions with Police and Fire which he had attended. He said that there has been an increase in crime in the 43rd and 47th Precincts, and an increase in the particular 8 sectors that comprise the new 49th Precinct. He stated that while the crime rate has increased, the police patrols have not. He said that only the 45th Precinct has received extra patrols, and that it now has a decrease in crime. He said that the request for more patrols would be a #1 item on the Expense budget. He said that he hoped that the contracts for construction of the 49th Precinct would be registered by March or April and construction begun by June or July.

Sol told the Board that the meetings would begin at 7:45 P.M. with the gallery speakers; that the actual meeting would begin at 8:00 P.M., and that he hoped to end the meetings as early as possible. He thanked Bill Liblick for suggesting that the Board have gallery speakers.

ATTENDANCE SHEETS

Frank Muccioli told the Board that all members must sign in and out, and that the attendance sheets would be checked to see who leaves before they should. He will have attendance sheets during the meeting.

BOROUGH BOARD

Frank reported on the Borough Board meeting which he attended on July 28, 1980. He stated that there were five items on the agenda.

1. Application by Transport of New Jersey to operate Omnibus Service routes from Atlantic City to points in the Bronx. Denied, because the Board felt that the Borough of the Bronx would not profit by this application in regard to employment of residents of same.

2. Application from Domenico Bus Service for a franchise to operate express buses from the Bronx to Atlantic City. Denied, because the Board felt that the Borough of the Bronx would not profit by this application in regard to employment of residents of same.

3. Franchise request by Riverdale Corp. to add certain streets to Routes BX M-1, 2, 3, and to authorize the company with respect to Routes BX M-1, 18, and 19 to pick up and discharge passengers in Inwood. Denied.

4 & 5. Applications from Cable Television System in Boards 1 and 6, and Cablevision Corp. in Boards 1-12 to offer their services to these 12 Boards. Applications approved.

V. DISTRICT MANAGER'S REPORT

Tom Brown stated that there were two Cabinet meetings during the summer, and that the minutes of the first had been mailed to all Board members, while the minutes of the second would be distributed tonight. He stated that several street activity permits were processed through the officers as the Board does not meet during the summer. Tom told the Board that the 12-14 mobile units allocated to the Board had been distributed to various groups in the Board area. Among them were community organizations and Zimmerman Playground, etc. He said that all but one went well. He also said that he was able to get a couple of band concerts for the senior citizens at 2424 Boston Road until the money ran out. He stated that there was a Filmobile shown at Pelham Parkway Houses. He said that there were 12 buses supplied by the Youth Board, and that was because we had a Summer Youth Employment Program. Tom told the Board that while there were some problems which he had to deal with, most of the program was handled well by Deborah DeMaio, the Project Director.

Tom said that the Budget Process has begun. He hoped that those who spoke tonight would attend the Public Hearing and voice their complaints and suggestions.

Tom then spoke about the Bronx Truck Study. He said that this is an attempt to update some of the old standards for trucks, take into account the existence of new roads which can handle trucks, and make truck routes realistic with what truck transportation has to be today. He cited the Cross-Bronx Expressway, New England Thruway, and Major Deegan Expressway as examples of roads that are not listed as truck routes due to the fact that they were not constructed when the current truck routes were originally designated. He said that maybe when the truck study is completed, traffic might be lessened by the fact that trucks would not be allowed to use some of our streets. He felt that there was no need for trucks to be allowed west of the New England

Thruway on Pelham Parkway with the exception of those having local stops and trucks moving people in or out.

VI. COMMITTEE REPORTS

1. Land Use Committee

Simeon Goldstein reported on the two items the Land Use Committee discussed.

- a. A request for a bus franchise, U.L.U.R.P. C790110GXY

Motion by Simeon Goldstein - Second by Abe Pereira - That Community Board #11 take no position on the application on the grounds that this does not materially affect our district.

Unanimously approved.

b. Proposed changes in Zoning Resolution regarding establishments which accomodate dancing - The committee recommends that this be held over for further study until the October meeting. He told the Board that anyone who wanted to study this proposal could get a copy from the Board office.

2. Community Development and Budget Priorities

Motion by Ruth Bernstein - Second by Elizabeth Brown - That a letter be sent to Denise Scheinberg at C.L.U. and to O.M.B. stating that the Borough Consultations were well organized and well planned and served a good purpose.

Unanimous.

Ruth Bernstein stated that being distributed now was a copy of last year's budget priorities. She said that she hoped the Board would study them and be better prepared for the next two stages of the budget process. She said that even though we are in Fiscal Year 81, which began on July 1, the budget process for Fiscal Year 82 begins now. Ruth said that there are two budgets: a Capital Budget and an Expense Budget. She said that the Board is mandated to hold a Public Hearing to hear requests for priorities, recommendations and suggestions from the community. She said that the Public Hearing would be on October 7 at 7:30 P.M. at Columbus High School and that the Board would vote on priorities on October 16. She told the Board that her committee consists of Silvio Mazzella, Bill Liblick, Leslie McHenry and Elizabeth Brown.

Ruth then discussed the items on the Capital Budget for last year (copies of which were distributed to all Board members). She said that the Board could submit as many requests as it wishes, but she stated that we should only submit those items that seem feasible. She said it is very important that we rank our priorities and that it is the first five that become the important items. Ruth then discussed why some of the items were no longer necessary.

Ruth also spoke about the Expense Budget. She said that every agency at the Budget Consultations agreed that the one thing they lacked the most was manpower. She discussed the request from the Education Committee, Sanitation Committee, Parks Committee and Transportation Committee. She discussed items for the budget that the Board should think about.

Sol reminded the Board that the Public Hearing on October 7 is a mandated meeting and that attendance will be taken. He stated that the Board would vote on these items at its next meeting on October 16.

3. Youth Services Committee

Shirley Rubman told the Board that the Youth Services Committee has not yet been formed in its entirety. She stated that the Youth Board requested that each Planning Board in the City of New York form a Youth Services Committee. She said there would be a paid coordinator, paid for through funding by the State of New York. Shirley said that the committee would work exclusively with all matters dealing with youth from infancy to 21 years of age. She stated that Community Board #11 had very few public agencies working directly with children, but there were a lot of private agencies. She said that there are some community boards that are flooded with all kinds of funded programs for youngsters. She said that our community has the need for this funding for our youth. She said her committee was still formulating the membership as there were stringent requirements as to who may be a member of this committee, and that due to the summer they have been unable to get in touch with the schools and the school boards. She said that she hoped to remedy this by the next meeting.

Shirley said that once again Planning Board #11 sponsored the Summer Youth Employment Program. She said that 100 of those youngsters who met the guidelines set up by the Federal government worked for non-profit organizations and city agencies within our Planning Board area. She said this was the third year that the Board has successfully operated this program.

Shirley then introduced the Project Director, Deborah DeMaio. Shirley said there had been many changes in rules and regulations over the summer, and there had been a few problems which had been handled well by Debbie.

Debbie DeMaio said that youngsters worked in 15 community agencies, among which were B.M.H.C., Bronx House Children's Center, the four branch libraries, the Housing Authority, Department of Highways, Parks and Recreation. She said that the Program had been extended for an extra week. Some of the youngsters did maintenance work and some of the girls worked in the offices. She reported that not one of the youngsters requested a transfer from his or her assigned duties. She felt that along with the work skills they learned, they also learned good work habits. She stated there was a good relationship with the Work Sponsors. They did unfortunately have some problems in the Parks Department, but she attributed this partly to understaffing, not enough supervision, and some trouble makers. She thanked Tom, Shirley and Harriet for all their help.

4. Highways and Traffic

Sol Lirtzman reported that the Department of Transportation has recommended that the foot bridges on Van Buren, Melville, Taylor and Garfield Avenues be removed due to the fact that their condition is potentially hazardous to pedestrians and the railroad. He said that the cost of demolishing and replacing these four bridges would be great. He said he would consult with the Van Nest Civic and Morris Park Associations to see which of these bridges should be replaced.

5. Parks and Recreation

Elizabeth Brown asked that included in the letter Ruth asked to be sent should be a request that agency personnel be allowed to meet with the Community Boards at a later date, in the Budget Process to clear up unanswered questions. She stated that the basketball court at Trojan Field is ready for construction. She said that the Matthews-Muliner Playground is included in the P245 rehabilitation funds. She reported that the committee was very concerned by the fact that Trojan Field was having its name changed to Dan Salomine Memorial Field due to a request by Councilman Savino. Her committee was very unhappy with this decision because we all know it as Trojan Field, and also that the Board was not notified. She stated that mailgrams were sent to the City officials requesting that in the future the Board be informed prior to changing any names of city property. She said the Board had received a letter from Councilman Savino saying he was not aware that the Board should be informed and he apologized. She said that on October 13 (Columbus Day) there will be a general meeting for all Parks Committee personnel to meet at the Brooklyn Navy Yard to discuss the Urban Renewal Parks Projects. She said there is a \$5 fee for that and she requested that the Board pay for one member of the Parks Committee to attend.

Ruth Bernstein asked why the parks in our area are having their names changed. Tom Brown told her that the City Council, by Charter, has the right to change the names. He stated that the issue is not who has the right to change names but that the community and the Board were not consulted before the change.

6. Sanitation and Environmental Protection

Ernie Odierna said that three months ago the Board had approved the Coastal Zone Management Plan and that now it has been adopted and recommended by the Borough Board. He stated that the New York State Senate should have debated it and sent it on to the New York City Council for final approval, but that this had not been considered at the last session. Ernie said the Department of City Planning urged that the Board communicate to the Legislators, Assemblymen and State Senators that the Board supports this project.

7. Health and Social Service

Myra Rose reported that 2163 Muliner Avenue, as a proposed site for a community residence for the retarded, was withdrawn, so the Board does not have to hold a Public Hearing. She stated that she had attended a meeting of the Chester Civic Association on September 9 in reference to the United Cerebral Palsy's offer to buy the Kennedy Home. She said that they now have a binder on the property. She said that they propose to have a rehabilitation campus. She stated that it would be a 9 A.M. - 5 P.M. program with the possibility of a recreation program in the evenings and Saturdays. It will service 90 pre-school children, 250 other clients who have cerebral palsy, plus 100-150 in staff, and eventually 20-30 clients in a residential facility.

Myra said that Les Parks of Cerebral Palsy was at the meeting. She said that the vote taken was to hold a follow-up meeting after a committee could investigate the United Cerebral Palsy facilities in other boroughs, and further check on other available sites where such a facility could be operated. She

stated that at the follow-up meeting on September 16 only those who resided in the Pelham Gardens area were polled. The vote was 93 for and 27 against. She felt that once Cerebral Palsy takes over the property we can address the problems that will come up, such as traffic, etc., with them.

Myra asked the Board for guidance in regard to Rosewood Manor. She said that Carter Perry of the Richmond Fellowship had come to the Board office and left some literature on Riverside House, which is a halfway house. She said the Richmond Fellowship plans to use Rosewood Manor for the same purpose. She asked if she should contact the bank. She felt that this was not a suitable use of the property.

Sol told Myra to contact the bank and to find out what kind of arrangements Carter Perry has and what his commitments are. Sol also told Myra to tell Carter Perry that until he hears from the Board he should not make any assumptions.

8. Housing

Frank Muccioli told the Board that the Pelham Parkway Neighborhood Preservation Office is now located at 736 Allerton Avenue, above the Allerton Theater. He said he had attended a Board of Estimate meeting at City Hall on the Pelham Parkway Houses and he had just been informed that the Board of Estimate voted in favor of federalization by a vote of 6 to 5.

Simeon Goldstein reported that the committee met with Greg Arcaro of the Neighborhood Reinvestment Corporation, Ted Weinstein and Phil Braun of the Neighborhood Preservation Office and Robin Weinstein. He reported that Greg Arcaro discussed the Neighborhood Preservation Corporation and its Apartment Improvement Program. Simeon said that the Corporation is a creation of the Federal government, and its Board of Directors is composed of four federal officials who regulate banks or other financial institutions, plus the Secretary of the Housing and Urban Development. He said the Corporation is studying the apartment improvement problems in various cities, and that its goals are to arrange mortgages to finance improvements to apartment buildings and to create conditions under which owners will be willing to reinvest additional money towards the improvement of their buildings. Simeon said that the Corporation is going to conduct a Feasibility Workshop for this district on Sept. 29, 30, and Oct. 1 at the Forest Hotel in Lake Mahopac. He said that 60 persons are to be invited, and the list of invitees includes community residents, apartment house owners, lenders and city officials. Also, if those present agree to continue to work, a committee will choose buildings to analyze and will carry forward the goal of reinvestment and apartment improvements. Simeon said that all expenses for the Workshop, including transportation, will be taken care of by the Federal government.

Motion by Simeon Goldstein - Second by Rhoda Gogatz - That Community Planning Board #11 send a representative to the Feasibility Workshop. Frank told the Board that the bus will leave from Bronx House, 990 Pelham Parkway South at 10:30 A.M. on Monday, September 29 for a 2-day stay at the Forest Hotel in Lake Mahopac.

Unanimously passed. Noone was designated to represent the Board.

Motion by Simeon Goldstein - Second by Ruth Weiss - That Tom Brown obtain for the Housing Committee the names and addresses of real estate brokers in the Bronx and their business addresses in order to advise them that they are

violating the non-solicitation order in force for Community Planning District #11. No vote was taken as a substitute motion was introduced.

Superceding Motion by Simeon Goldstein - Second by Rhoda Gogatz - That the Board send a letter to the Secretary of State requesting that he send a letter to all licensed real estate brokers in the Bronx reminding them that the district is covered by a non-solicitation order, and of the penalties that will be levied on them if they are caught violating the order, and that the Secretary of State be requested to remind all brokers who may have offices in other boroughs but under their licenses do business here of the non-solicitation order in the district.

Motion by Bob Black - Second by Rhoda Gogatz - That in addition to the Secretary of State that the Board be authorized to contact those real estate brokers who do not comply with the non-solicitation order.

26 For, 4 Against.

9. Economic Development

Abe Pereira told the Board that he has to get in touch with the merchants on the north side of Pelham Parkway who are not part of the Merchants Association and show them what the Pelham Parkway Merchants Association has done. He then reported he had received a letter from the Industrial and Commercial Incentive Board on a request by Miro Development Corp. on E. Tremont Avenue and Ponton Place for eligibility to apply for a 10-year partial exemption from real estate taxes.

Sol then introduced the new liaison from the Borough President's Office, Bob Nolan. Bob told the Board that the first abatement was for five years to save them \$150,000, and that another resolution would result in a final abatement for 10 years and would save them about \$300,000. These two abatements will generate approximately \$750,000 for the City.

10. Education & Culture

Ruth Burko reported that her committee met for the first time tonight. She stated that it had nothing that it wanted immediate action on, but that there would be a written report before the next meeting.

11. Sanitation

Motion by Ernie Odierna - Second by Frank Muccioli - That Planning Board #11 send a communique to Senators Bernstein and Calandra urging them to consider and support the New York City Coastal Zone Management Plan at the upcoming State Senate session, and that copies be sent to Assemblymen Engel and Velella.

Unanimous

12. Old Business

Rhoda Gogatz reported that at the Executive Board's meeting of the Planning Board it was voted that we have the Installation Dinner at Maestro's Caterers, formerly Blaise's. She stated that the dinner will be held on Tuesday, October 30 and that the price will be \$15.00 per person. Rhoda said that letters would be going out to the Planning Board members and also community organizations within the next few days. She urged everyone to make their reservations by October 23. Rhoda then asked that if anyone knew of any community organization that might not be on the Planning Board's list and feels that it would like to have an invitation to please let the Board know so that we can send an invitation to

the appropriate officer of that organization.

13. New Business

Rhoda thanked Tom Brown and the Planning Board for the support given to the Jewish Community Council of Pelham Parkway for its third Annual Salute to Israel Festival, and she invited all the Board to attend.

Sol reminded the Board of the mandated Public Hearing on October 7 and that all regular meetings start promptly at 7:45 P.M.

Frank reminded the Board that all members who leave earlier than adjournment must sign out on the attendance sheet which will be kept by him.

Motion to adjourn

Meeting adjourned at 9:34 P.M.

ATTENDANCE AT SEPTEMBER 18, 1980 MEETING

PRESENT

Ira Alexander
Ruth Bernstein
Robert S. Black
M. Elizabeth Brown
Ruth Burko
Dominic Castore
John Cifichiello
Thomas Daly
Gloria DiGianni
Sylvia Firshein
Barbara Fried
Rhoda Gogatz
Simeon Goldstein
William Liblick
Solomon J. Lirtzman
Annette Marchitello

Leslie McHenry
Joseph Milone
Frank Muccioli
Salvatore Napolitano
Ernest Odierna
Abraham Pereira
Charles Re
Joseph Reda
William Ricevuto, Jr.
Blanche Comras Rifkin
Myra Rose
Shirley Rubman
Madeline Saltaformaggio
Jerry Santarpia
Belle Vogel
Ruth Weiss

ABSENT

Edith Conato
Ben D'Agostino
Eileen D'Allessio
Ann Danisi
Anthony Funigiello
Roy Israel
Rabbi Konovitch
Steven Lovitch

Lee Mager
Silvio Mazzella
Clara Reyes DeVelezquez
Steven Vento
Henry Yuspeh
Steve Zarkin

STAFF, BOROUGH PRESIDENT, AND AGENCY OFFICIALS

Joan Milone, Rep. - Bronx Borough President Simon
Bob Nolan, Rep. - Bronx Borough President Simon
Harriet Lasky - C.P.B. #11
Thomas J. Brown - District Manager, C.P.B. #11

OTHER ELECTED OFFICIALS

Rep. of Senator Abraham Bernstein

MINUTES OF THE MEETING OF THE HOUSING COMMITTEE OF COMMUNITY BOARD #11, HELD ON
SEPTEMBER 15, 1980

The meeting was called to order, at the office of Community Board #11, 2280 Wallace Avenue, Bronx, N.Y. at 8:25 P.M. Frank Muccioli, Committee Co-Chairman, presided.

Committee members present were Frank Muccioli, Simeon H.F. Goldstein, Ann Danisi and Joe Malone.

Guests were Gregg Arcaro, of the Neighborhood Reinvestment Corporation, Ted Weinstein and Phil Braun of the Neighborhood Preservation Office in this District, and Robin Weinstein.

Gregg Arcaro discussed the Neighborhood Preservation Corporation and its Apartment Improvement Program. The Corporation is a creation of the federal government, and its Board of Directors is composed of four federal officials who regulate banks or other financial institutions plus the Secretary of the Department of Housing and Urban Development.

The Corporation is studying the apartment improvement problems of various cities. Its goal is to arrange mortgages to finance improvements to apartment buildings, and also to create conditions under which owners will be willing to invest additional cash towards the improvement of their buildings. He said that they do this by getting all groups together and analyzing the condition and financial structure of various buildings and putting together a feasible program and making it work.

Mr. Arcaro said that, in Hartford, no bank was willing to lend the \$500,000. which was needed to rehabilitate a large building, so they induced five banks to each put up \$100,000. He also referred to a rehabilitation project in Mt. Vernon which they brought about.

The Corporation is to conduct a Feasibility Workshop, for this District, on September 29 and 30 and October 1, at a motel in Lake Mahopac. Sixty persons are to be invited, divided among community workers, apartment house owners, lenders and city officials. If those present at the workshop agree to continue the work, committees will be formed of those present, and the committees will choose buildings to be analyzed and will carry forward the work. (All expenses, including transportation, are taken care of by the federal government).

The Housing Committee members present at this meeting agreed to recommend to the Community Board that it send people to that Workshop.

Frank Muccioli requested that Tom Brown give him "the names and owners of real estate brokers in the Bronx and their business addresses for the purpose and fear that they are violating the non-solicitation order of Community Planning Board #11." Simeon Goldstein disagreed with that request. The matter is hereby referred to the Board for its decision.

Respectfully submitted

Simeon Goldstein (H.F.)

Simeon H.G. Goldstein,
Co-Chairman