



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 OCTOBER 16, 1980 AT THE  
MARY QUEEN OF PEACE HALL-KNIGHTS OF COLUMBUS LODGE

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

I. GALLERY SESSION SPEAKERS

1. Angelo Campanaro, a member of the Chester Civic Association spoke on the proposed take-over of Rosewood Manor by the Richmond Fellowship. He stated that the Chester Civic Association had held a meeting on October 7th, and that they had voted unanimously to oppose this home. He said that the area is more than saturated with homes, e.g. mentally retarded, nursing homes, etc. He said that Chester Civic felt that the Community did not need 46 more mental patients and a respite of 16. He asked the Board's help to see what it could do to prevent this from occurring in the community.

2. Mel Hirsch spoke against the proposed group home at Rosewood Manor. He stated that this was supposed to be a home for mentally disturbed youngsters, but that when the population goes below that number at which they can make enough money, they will take in older youngsters and adults. He said that there is no way that the community could control who lives at Rosewood Manor once the Richmond Fellowship takes over. He asked the Board to turn them down.

3. Thal Davis, representing the Senior Citizens Center at 2424 Boston Road. Thal Davis thanked Sol Lirtzman, Steve Vento and Tom Brown for their help. She also thanked Myra Rose, without whose help on the Community Services Act, the Seniors could not have gotten the funding for a vast majority of people. She then thanked Theodore Teah, for his help and understanding of the needs of the senior citizens. She also thanked the Borough President's Office.

II. MINUTES

Motion by Blanche Comras Rifkin - Second by Belle Vogel - That the minutes be accepted as received.

Accepted unanimously

III. GUEST SPEAKER - Hon. Theodore E. Teah, Bronx Member of the City Planning Commission

Commissioner Teah stated that the City Planning Commission serves as a screening device for the Community Boards. He said that there are certain areas in which the City Planning Commission needs the Board's help and cited an item on the agenda

for tonight as an example (a zoning regulation on dancing). Commissioner Teah said that this amendment came from Manhattan, but that the City Planning Commission also plays a role in the Capital Budget. Commissioner Teah explained that the reason that there was no liaison from the City Planning Commission tonight was because they were short of staff right now. He stated that they were promised more help.

Ruth Bernstein stated that she was delighted to hear that the City Planning Commission gives import to the Board's budget priorities.

Sol Lirtzman asked for an explanation of the proposed zoning regulation as it applies to discos.

Commissioner Teah explained that the way clubs get around the current zoning regulation is by calling themselves noncommercial clubs, and as a result there is a loophole.

Sol Lirtzman told the Board that at the June meeting the Board went on record as being opposed to the federalization of the Pelham Parkway Houses. He stated that the matter is in the courts now and that a temporary stay has been issued.

Commissioner Teah explained that there is a question in the court now as to whether or not there is an interest in real property disposed of which would make it subject to U.L.U.R.P., and make a Public Hearing necessary.

Sol thanked Commissioner Teah for addressing the Board in spite of his not feeling well.

#### IV. CHAIRMAN'S REPORT

Sol told the Board that he had attended a meeting of the Borough Board. He said that the question of the federal funds program to rehabilitate parks in the Bronx was laid over until the next meeting.

#### V. DISTRICT MANAGER'S REPORT

Tom reported that he had spent most of his time working on the budget. He said that there had been a District Service Cabinet meeting on September 23rd, but that due to the work on the Budget material, he was unable to prepare the Minutes for tonight's meeting. He said that the Minutes would be going out to the Board members shortly.

Sol Lirtzman introduced Kathy Zamachansky, Director of Planning Boards from the Borough President's Office.

Kathy introduced Ellen Bretz who is taking Bob Nolan's place as liaison tonight while Bob is on vacation. Kathy stated that Ellen works with Bob Nolan, who is in charge of Economic Development, as well as with the Merchants Associations. Kathy said that if there was anyone here tonight who is a merchant he/she should get to know Ms. Bretz and the Economic Development Unit of New York. Kathy said that Ted Weinstein of the Neighborhood Preservation Office was here, and that he would speak about the Task Force. She stated that the Borough President was instrumental in it and that it was at his request that the Task Force was established in Pelham Parkway Houses. Kathy said that the Borough President was very concerned that stabilization and the viability of the community should be maintained even though we lost the vote at the Board of Estimate. Kathy said that Ted Weinstein would serve as a member of the Task Force along with Commissioner Teah and other agencies.

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She then told the Board that the time to apply for membership on the Planning Board was coming up. She stated that some members would be receiving two kinds of applications to fill out. She asked that whatever applications are received be filled out and returned to the Borough President's Office as soon as possible, preferably before December 15th, as the new appointments begin as of January 1. She then asked that if anyone knew of individuals who would like to serve on the Planning Board, they should call the Borough President's Office and an application would be sent to them.

## VI. COMMITTEE REPORTS

### A. Land Use

#### 1. An Application for a Variance at 911 Sackett Avenue (B.S.A. -951-80-BZ)

Steve Lovitch said that this application has to be heard by the Board of Standards and Appeals. He stated that he felt that it was not a U.L.U.R.P. matter and thus did not require a Public Hearing. Steve stated that the premises are currently being used for a non-storage garage for more than 5 vehicles. Steve said that the proposed uses are for a motor vehicle repair shop. He said that the applicant has said that he would only make mechanical repairs and not do body work.

Motion by Steve Lovitch - Second by Tom Daly - That the Board hold a Public Meeting on this issue of whether or not the variance should be granted to 911 Sackett Avenue, and that the applicant, his representative and the property owners in the area be invited.

Approved Unanimously.

#### 2. Sale of City Owned Property

Steve said that this parcel is located on Kingsland Avenue near the Southeast corner of Allerton Avenue, and that it is approximately 63' x 100' and its approximate value is \$3200.

Motion by Steve Lovitch - Second by Rhoda Gogatz - That the Planning Board waive a Public Hearing on 911 Sackett Avenue.

For            8            Against       12

Motion denied. A Public Hearing will be held.

#### 3. Proposed Amendment to Zoning Regulation with Respect to Uses Which Accomodate Dancing

Steve told the Board that it is being asked to make a recommendation on a proposed amendment with respect to uses which accomodate dancing. He stated that the City Planning Commission proposes to amend the Zoning Resolution pertaining to locations which accomodate dancing throughout the city. Steve said that prior to now there has not been any uniformity regarding dancing. Steve said that what the City Planning Commission proposes to do is that in districts that are zoned C1 and C2, new dance places would be prohibited from opening. Areas that are zoned C3, C4, C6, C8 and M1 (which is manufacturing) would be allowed to have dancing establishments. Steve said that there are 3 area in our district that fall into this category. They are a stretch of Morris Park Avenue, a stretch along Williamsbridge Road and a stretch along White Plains Road. He said that a roller rink that would allow disco dancing would be in a C8 zone. Steve said that the Pelham Park Bowling alley is in a C8 zone and that it would come under this guideline. Steve said that these amendments would be for a two year period. He stated that existing uses that do not come under proposed changes would be allowed

to remain there for a period of one year, and that after that one-year period they would have to have a report from an acoustical engineer stating that the nearest residential homeowner's decibel level falls within certain allowable levels. Steve explained that basically the purpose of the change in law is to protect the residents in the surrounding areas from excessive loud music that might create a problem.

Motion by Steve Lovitch - Second by Dom Castore - That the Community Board recommend the proposed zoning text amendment regulating uses which accommodate dancing with the proviso that the filing of an acoustical report from an existing use be eliminated unless a prior complaint by an adjoining or neighboring property files a complaint.

Motion carried with 2 abstentions

C. Highways, Traffic and Transportation

1. Recommendation on Pedestrian Bridges

Silvio Mazzella told the Board that his committee felt that the foot bridges should be demolished, and not reconstructed since the people in the area of these foot bridges are against their reconstruction.

Motion by Silvio Mazzella - Second by Frank Muccioli - That Community Board #11 inform the Department of Transportation that it favors the demolition, without reconstruction, of the foot bridges over the Con Rail tracks at Van Buren, Melville, Taylor, and Garfield Streets.

Elizabeth Brown said that she is against the fact that not one of these bridges is to be replaced. She said that she felt that this was closing in the residents.

Silvio said that these bridges have not been used in years, and that the residents have gotten along without them so he saw no reason to reconstruct them.

For 20                      Against 3                      Abstentions 5

Motion carried

2. Recommendation on Request for Playstreet Closing on Barnes Avenue between Lydig and Brady Avenues from 8:00 A.M.-4:30 P.M.

Motion by Rhoda Gogatz - Second by Myra Rose - That the Board table this item pending a further study of the traffic flow so that the Board can vote with a better knowledge of the entire situation.

For 24                      Opposed 1                      Abstentions 3

Motion carried

3. Recommendation on Request for a Playstreet Closing on Holland Avenue between Rhinelander and Morris Park Avenues between the hours of 8:00 A.M. - 8:30 A.M. and 11:30 A.M. - 12:30 P.M.

Motion by Silvio Mazzella - Second by Rhoda Gogatz - That this recommendation be approved for the hours stated.

Unanimously approved

D. Health and Social Services

1. 2225 Lodovick Avenue (Rosewood Manor)

Myra Rose reported that her committee had met on October 8th, after she had attended a meeting held by Senator Calandra and Councilman Savino about Rosewood Manor (2225 Lodovick Avenue). She stated that the information mailed out to the Board members from the Richmond Fellowship was extremely biased, but she said that she hoped that everyone had read it. Myra said that the Richmond Fellowship wants to put in two programs at 2225 Lodovick Avenue. She stated that her committee had voted to waive a Public Hearing based on opposition voiced by the large attendance at the Calandra-Savino meeting. She said that the community was 100% against this proposal.

Motion by Myra Rose - Second by Rhoda Gogatz - That the Board go on record as opposing the community residence for the mentally ill sponsored by the Richmond Fellowship at 2225 Lodovick Avenue.

For 25 Abstentions 2

Motion carried

Motion by Bill Liblick - Second by Leslie McHenry - That Planning Board #11 send a letter to the Bronx Developmental Center and the State Office of Mental Retardation urging them to reconsider their original proposal for 2225 Lodovick Avenue for a 10 and 6 bed group home.

Bill Liblick stated that the reason that he wanted this letter to be sent was that if the community does not have a group home there they will have a mental institution there whether or not the community fights against it.

Mr. Pagano, from Bronx Developmental thanked the Board for having approved the group home at 2225 Lodovick Avenue and explained why they did not proceed with it. He stated that he felt that a letter from the Board would rekindle their interest in 2225 Lodovick Avenue.

For 15 Opposed 10 Abstentions 1

Motion carried

2. 2213 Wallace Avenue

Myra reported that the clock has already started on a proposed community residence for mentally retarded adults at 2213 Wallace Avenue. She stated that it was a brick house and that the agency was the Association for Children with Retarded Mental Development.

Motion by Myra Rose - Second by Rhoda Gogatz - That Community Planning Board #11 ask for an extention on this site.

For 26 Abstentions 1

Motion carried

Motion by Myra Rose - Second by Rhoda Gogatz - That Community Planning Board #11 hold a Public Hearing on 2213 <sup>Wallace</sup> Lodovick Avenue.

Motion by Steve Lovitch - Second by Rhoda Gogatz - That Community Planning Board #11 hold one Public Hearing for the Land Use and Social Services Committees on November 13.

Unanimously approved.

E. Installation Dinner Dance

Rhoda Gogatz reported that the Installation Dance will be held on Thursday, October 30th at Maestro's. She asked that those wishing to attend please send in their checks and meal choices by October 23rd. Rhoda told the Board that no business would be brought up at the Installation Dinner.

F. Housing

Motion by Ann Danisi - Second by Silvio Mazzella - That the Community Planning Board join with Ann Danisi, President of the Pelham Parkway Houses Tenants Council and the coalition groups, Allerton, Morris Park, Pelham Parkway and Zerega Avenues Community Associations - as party plaintiff to show community strength and community support, on the issue of the federalization that we are faced with.

Rhoda raised the question as to whether Ann could properly make the motion as she is the plaintiff. The motion was then made by Silvio Mazzella and seconded by Bill Liblick.

Ruth Bernstein suggested that the Board take the position of Amicus Curiae.

Roy Israel explained the meaning of Amicus Curiae. Roy then said that Steve Lovitch and he would not vote on this as they are counsel for party plaintiff.

For 22                      Opposed 1                      Abstentions 7

Abstentions

Roy Israel  
Steve Lovitch  
Ann Danisi  
Myra Rose

~~Bill Liblick~~  
Ruth Bernstein  
Leslie McHenry

*Elizabeth Brown*

Motion carried

G. Education

Ruth Burko told the Board that a copy of her report and an article that appeared in the Wall Street Journal on September 18th had been distributed tonight. She stated that the article was about a theater in Ohio that changed its programs to oldies and classics and thus increased business.

Motion by Ruth Burko - Second by Tony Funigiello - That Community Board #11 send a letter to the Globe Theater suggesting that it change the type of programs it shows from that of pornography to oldies etc.

For 24                      Abstentions 2

Motion carried

H. Budget Priorities

Ruth Bernstein told the Board that Elizabeth Brown, Bill Liblick, and Leslie McHenry had worked very hard on the Budget Priorities. She said that Tom was most

helpful. Ruth told the Board that all the items that came to the Board's Office are included in the Budget Priorities list. She asked that the Board not use Columbus High School again for a Public Hearing on the Budget because of the problems it had with the sound. The following items appear in the order of priority as voted upon by the Board:

1. New Precinct Stationhouse - 49th Precinct - PO-176
2. Pelham Parkway Houses Roof Replacement
- 3A. Multi-site Improvements - P-245X - Eastchester Gardens Playground
- 3B. Multi-site Improvements - P-245X - Alfred Loretto Playground
- 3C. Multi-site Improvements - P-245X - Zimmerman Playground
- 3D. Multi-site Improvements - P-245X - P.S. 121 Playground
4. Purchase of Mini-bus for Handicapped and Homebound Senior Citizens (2424 Boston Senior Citizens Center)
- 5A. Construct Sewers in Mickle Avenue from Allerton Avenue to Mace Avenue, etc. SE-200X (To be performed in conjunction with HW-482)
- 5B. Reconstruct Allerton Avenue from Eastchester Road to Lodovick Avenue, et al HW-482
- 6A. Rehabilitation of Bronx Municipal Hospital - HO-214 - Operating Room Construction
- 6B. Rehabilitation of Bronx Municipal Hospital - HO-214 - Cental Sterile Supply
7. Renovation of Parkside Houses Seniot Citizens Center
8. Rehabilitation of Reiss Little League Field - P245X
9. Rehabilitation of Sid Jacobs Little League Field - P245X
10. Improved Street Lighting in Morris Park Commercial District- Williamsbridge Road between Pelham Parkway and Morris Park Avenue; Morris Park Avenue between Eastchester Road and East 180th Street, and White Plains Road between Tremont and Bronxdale Avenues.
11. Revitalize White Plains Road Commercial District - Sidewalk Improvements on White Plains Road between Maran Place and Brady Avenue; Capital Improvements and Administration of Program into Extended Area One Block North of Pelham Parkway
12. Expansion of Senior Center at 2424 Boston Road
13. Construction of New Kitchen for Parkside Houses Senior Center
14. Rehabilitation of Bronx Municipal Hospital - HO-214 - Pediatric Outpatients Relocation Center
- 15A Implement Code Enforcement Program
- 15B Implement Article 8A Program

As the hour was growing late it was decided that the Budget Committee would rank the rest of the priorities for the Board.

Meeting adjourned at 11:18 P.M.

Respectfully submitted,



Rhoda Gogatz,  
Recording Secretary

ATTENDANCE AT OCTOBER 16, 1980 MEETING

PRESENT

Ruth Bernstein	Solomon Lirtzman
Elizabeth Brown	Steve Lovitch
Ruth Burko	Lee Mager
Edith Canato	Annette Marchitello
Dominic Castore	Silvio Mazzella
John Cifichiello	Leslie McHenry
Thomas Daly	Josph Milone
Ann Danisi	Frank Muccioli
Gloria DiGianni	Ernest Odierna
Sylvia Firshein	William Ricevuto
Barbara Fried	Blanche Commas Rifkin
Anthony Funigiello	Myra Rose
Rhoda Gogatz	Belle Vogel
Simeon Goldstein	Ruth Weiss
Roy Israel	Henry Yuspeth
William Liblick	

ABSENT

Ira Alexander	Jospeh Reda
Robert Black	Shirley Rubman
Ben D'Agostino	Madeline Saltaformaggio
Eileen D'Allessio	Jery Santarpia
Simon Konovitch	Clara Reyes DeVelazquez
Salvatore Napolitano	Steve Vento
Abraham Pereira	Steve Zarkin
Charles Re	

STAFF, BOROUGH PRESIDENT, AND AGENCY OFFICIALS

Kathy Zamechansky- Bronx Borough President Simon  
Ellen Bretz- Bronx Borough President Simon  
Ted Weinstein- Neighborhood Preservation Office  
Harriet Lasky - C.P.B. #11  
Thomas J. Brown - District Manager, C.P.B. #11

OTHER ELECTED OFFICIALS

Pat O'Hanlon - rep. Councilwoman Aileen Ryan  
Debby Linhardt - rep. Assemblyman Eliot Engel

GUESTS

Det. Tom Lyons - 47th Pct.  
Det. Gerald Cotto - Bronx Borough Board  
Thal Davis - 2424 Senior Citizens Center