

COMMUNITY PLANNING BOARD #11, THE BRONX

2280 WALLACE AVENUE - ROOM 2

BRONX, NEW YORK, 10467

(212) 653-0936

Dominic Castore,  
Acting Chairman

Thomas J. Brown,  
District Manager

MINUTES OF MEETING HELD MAY 21, 1981 AT ST. LUCY'S SCHOOL

The meeting was called to order at 8:15 P.M. by Dom Castore, Acting Chairman.

Michael Marinaccio of St. Lucy's Community Action Committee welcomed Community Planning Board #11 and the Community to St. Lucy's. He stated that this was the first time that the Board was meeting at St. Lucy's, and he hoped they would continue to meet here again.

Dom Castore thanked St. Lucy's for the fine reception they gave to the Board.

I. GALLERY SESSION

Dom explained that the policy of the Board is that no one can speak on an item that will be voted on during the evening. He stated that since the Fusco Lodge was not listed on the Agenda due to the fact that the Board received its application after the Agenda was prepared, he would allow one speaker to comment on this item.

1. George Sabino - representing Chester Civic Improvement Association.

Mr. Sabino explained why Chester Civic is against the Fusco Lodge Bazaar. He stated that every year the community is told that this will be the last year. Mr. Sabino said that the Lodge puts up barricades, streets are closed and garbage is all around. He stated that Fusco Lodge has already put up a sign stating that there will be a Bazaar on June 18. He said that it does not have a permit for this sign.

2. Nicholas Sawicki - of St. Lucy's Senior Citizens Group.

Mr. Sawicki spoke about the ticket one of the members received for parking across the street in front of a traffic sensor. He explained that this sensor and others around the city do not work, but that the No Parking signs are still up and people are being ticketed. He also asked that the bike racks be removed from near the subway stations.

3. Jean DiAmico

Ms. DiAmico spoke about the garbage problems on Allerton Avenue. She asked why these store owners cannot put out their garbage the night before pick-up or in the morning, and why they are not being ticketed.

Tom responded that store owners are being ticketed also for offenses. He also explained that there is no sanitation officer from late afternoon until early morning, and that this is the period when most of the commercial offenses occur.

4. Ann DiAmico

Ms. DiAmico spoke about the need for tree pruning.

Tom explained that personnel levels in Bronx Forestry are very low, and as a result there are long back logs.

#### 5. Celia Rostand

Ms. Rostand complained about the filthy conditions of the subways. She stated that they are covered with graffiti, and that the windows are filthy and cannot be looked out of.

### II. MINUTES

Motion by Amy Tomashevsky - Second by Bill Liblick - That the Minutes be accepted as received.

Bill asked that when a roll call vote is taken it be included with the Minutes.

Tom explained that it is in the office with the Board's copy of the Minutes. (The roll call in question may be found immediately following attendance list of this meeting).

Unanimously accepted.

Dom introduced Pat DeMartino, a new member of the Board. Pat is also President of the Van Nest Blocks Association.

Dom congratulated Lee Mager on his new law office.

Dom told the Board that Thal Davis was picked as a delegate to the White House Conference on the Aging by Mario Biaggi. He congratulated her on being selected.

### III. CHAIRMAN'S REPORT

Dom stated that on Friday, May 1, he and Tom Brown had met with Margot Sklar of the Task Force and Ted Weinstein of the Neighborhood Preservation Office. He stated that the purpose of the meeting was to review the accomplishments of the Task Force. Dom said that there have been some problems in this area as Tom is not authorized to set Planning Board position on policy matters. He stated that, therefore, follow-up meetings are needed. Dom said that he would take this up with the Executive Committee. Dom also explained that some of the agencies have not been sending the Planning Board materials that they claim they have sent. Finally, he noted that a means would have to be developed to monitor whether the various agencies are taking care of the Planning Board's requests.

Dom also reported that he spoke with Bronx Psychiatric Center and they wanted someone to speak on concerns and strategies, and how we can work together. He stated that he had asked for the minutes of that meeting, and that when he receives them they will be distributed.

### IV. DISTRICT MANAGER'S REPORT

Tom Brown said that the District Service Cabinet Minutes had been distributed. He stated that on Wednesday he had testified at the joint hearings of the Board of Estimate and City Council on the Fiscal Year 1982 Budget. Tom said that he had not been able to give all his testimony, but that he had left copies with the officials.

Street ClosingsA. Morningside House

Tom gave the specifics of this request as follows:

Street Festival on Lurting Avenue, between the Esplanade and Pelham Parkway South, on June 20, 1981, between 8:00 A.M. and 8:00 P.M.

Motion by Lew Goldstein - Second by Leslie McHenry - That Community Planning Board #11 approve this street closing permit.

Unanimously approved.

B. Tina Connell

Tom gave the specifics of this request as follows:

Block Party on Fenton Avenue between Mace Avenue and Allerton Avenue, on June 27, 1981, between 5 P.M. and 11 P.M.

He stated that this event has been going on for several years with no problems.

Motion by John Cifichiello - Second by Blanche Comras Rifkin - That Community Planning Board #11 approve this street closing permit.

Unanimously approved.

C. Fusco Lodge

Tom gave the specifics of this request as follows:

Fund Raising on Wilson Avenue between Allerton Avenue and DeWitt Place, on June 18 to June 28, 1981 between 6 P.M. and 12 Midnight.

Tom explained that the request had been received too late to be placed on the Agenda. He read a letter from Gerald Masone of the Fusco Lodge explaining why it was not submitting a petition with its application.

Motion by Myra Rose - Second by Bill Liblick - That Community Planning Board #11 disapprove this street closing permit.

Disapproved with 1 abstention.

Tom said that he spoke with Mr. Masone about the sign.

Tom said that Detective Lyons from the 47th Precinct is resigning, and also Police Officer Bob Anesi of the 43rd Precinct. He suggested that the Board send them a letter of thanks for their work.

Dom introduced Patrolman Douglas Manookian and Detective Julie Berland.

V. BOROUGH PRESIDENT'S REPORT

Bob Castellanete stated that Borough President Simon is happy to report that the 49th Precinct Building is finally getting under way. He stated that the ground breaking should be sometime in September.

Bob said that there are nine streets in Community District #11 scheduled for resurfacing between October and December. They are:

- Yates Avenue from Morris Park Avenue to Sackett Avenue
- Yates Avenue from Neill Avenue to Pelham Parkway South
- Van Hoessen Street from Pelham Parkway South to Neill Avenue
- Cruger Avenue from Bronxdale Avenue to Pelham Parkway South
- Bolton Street from Lydig Avenue to Pelham Parkway South
- Mace Avenue from Cruger Avenue to Boston Road
- Waring Avenue from Fish Avenue to Williamsbridge Road
- Fish Avenue from Pelham Parkway North to Astor Avenue
- Fish Avenue from Mace Avenue to Allerton Avenue

Bob said that on Wednesday there was a Public Hearing on the Budget at the Borough President's office. He stated that many people were not able to stay and speak.

Discussion took place as to why the Hearings were over at 2:30. Bob explained that each speaker was given a time limit so that more people could speak. He stated that next year the Borough President hoped to arrange some night Hearings to accommodate people who could not attend the daytime Hearings.

VI. COMMITTEE REPORTS

A. Youth Committee

1. Summer Youth Program

Shirley Rubman told the Board what a wonderful job Joanne Gray, the Project Director is doing. She reported that registration took place on Thursday, May 14. She stated that with the help of two of the Crew Chiefs, Jerry Riconda and Richard Giulietta, the registration went very smoothly. She stated that ninety-two youngsters were registered, and that the remainder (8) will be filled on June 4. Shirley said that several Work Sponsors were there to personally interview those youngsters requesting a specific type of work. She stated that their recommendations were submitted to the Project Director who will assign the youth to their work sites. She stated that orientation will be on June 22, and she was sure it would also run smoothly.

2. Youth Board's After School Center Program

Shirley reported that the Youth Board has forwarded to Community Planning Board #11 four proposals for funding which they received from community organizations desiring to establish after school programs. The schools involved are P.S. 83, P.S. 105, P.S. 97 and J.H.S. 135. She stated that Community Planning Board #11 is being asked to submit its recommendation to the Youth Board on these proposals. She said that the Youth Board will decide which programs will be funded. Shirley explained from where these monies came. She stated that the proposals for all four are similar in nature and would provide a remedial and recreational program as follows:

- P.S. 83 - Morris Park Community Association - 3 afternoons and 3 evening sessions per week; ages 7-15 and 16-21
- P.S. 105 - Mt. Hebron Services for Special People and Pelham Parkway Community Association - 2 evenings per week; ages 12-18 and Handicapped
- P.S. 97 - Chester Civic Association - 2 evenings per week; ages 12-18
- J.H.S. 135 - Allerton Avenue Homeowners and Tenants Association - 2 evenings per week; ages 12-18

Shirley said that the Youth Committee (John Cifichiello, Lew Goldstein, Annette Marchitello, Myra Rose and herself) had met with each sponsor, individually, on Monday, May 11. She stated that the Committee unanimously agreed that its goal is to open as many schools as possible to serve the maximum number of children possible, and that it would not prioritize the four proposals submitted for funding.

Motion by Shirley Rubman - Second by Rhoda Gogatz - That Community Planning Board #11 approve all four proposals submitted to the Youth Board for after school programs, and that the Youth Board be notified accordingly.

Unanimously approved.

3. Meeting with Community School Board, May 12

Shirley reported that as a consequence of the involvement of Planning Boards in the use of school buildings after school hours, Community School Board #11 invited representatives from the four Planning Boards within School District #11 (Planning Board #11 has ten schools) to advise it of their position and of their desire to form an Advisory Council. The purpose of this Council would be to work together in areas of mutual interest -- the use of school buildings being one area of mutual interest. She stated that three School Board members would serve on this Council (Joseph Cordasco, Arthur Thomas and Ruth Weiss) and that each Planning Board was asked to send representatives. She stated that the Youth Committee would meet before the June meeting to discuss and recommend action. Shirley said that the May 12 meeting with the School Board was attended by herself as Chairman of the Youth Committee and Ruth Burko, Chairman of the Education and Culture Committee.

Ruth Weiss reaffirmed the desire of the School Board to work with community boards on matters of mutual concern.

B. Land Use

1. Tan Place - C820244PPX

As Steve Lovitch was not present, Bob Castellanete spoke on this U.L.U.R.P. item. Bob stated that on May 12 Community Planning Board #11 held a Public Hearing on the disposition of a piece of property located on the border line of Community Planning Boards #11 and #10. He stated that it is located on Tan Place and Westchester Avenue. Bob said that he had spoken with Commissioner Charles Nickaus of the Division of Real Property, and that he had agreed to a long term lease for the Pelham Bay Little League for a parcel of approximately 215 feet running south from Westchester Avenue along Tan Place. He reported that the size is acceptable to the Little League. Bob explained that what is left of that parcel would be sold to New Eljam Products--a lumber yard concern to be used as a storage area.

Motion by Simeon Goldstein - Second by Rhoda Gogatz - That Community Planning Board #11 recommends that the Division of Real Property dispose of the subject property in the following manner:

A parcel running south from Westchester Avenue along Tan Place for 215 feet be rented on a long term lease arrangement to the Pelham Bay Little League for the development of a Little League Field, and that the remaining portion be sold (subject to the restrictions applicable to a negotiated sale) to New Eljam Products.

For 30                      Opposed 0                      Abstentions 0

Passed

Jay O'Keefe of the Pelham Bay Little League thanked Community Planning Board #11 for giving the kids a place to play baseball.

2. Variance at 1867 Williamsbridge Road - 272-81-BZ
3. Variance Extention at 2290 Boston Road - 331-32-BZ
4. Zoning Change at 2050/60 Eastchester Road - S801057MMX

Tom stated that a Public Hearing will be held on these items on June 3. He explained that they were on the Agenda for tonight as a reminder to Board Members to attend the June 3rd Public Hearing.

5. Variance Extension at 910 Morris Park Avenue (Parking Lot) - 302-70-BZ

Tom explained that this was just an extension of a variance and, that no problems with the operation had been reported to him.

Motion by Simeon Goldstein - Second by Blanche Comras Rifkin - That Community Planning Board #11 indicate that it has no opposition to this extension.

Passed with 8 abstentions.

6. Variance Extension at 2443-49 Poplar Street (Parking Lot) - 643-60-BZ

Simeon suggested that this be tabled and that the Land Use Committee look into it.

7. Variance at 911 Sackett Avenue

Tom said that the Board had received notification that the Board of Standards and Appeals has approved the application by 911 Sackett Avenue with some conditions. He explained that these were essentially the same conditions that the applicant had agreed to before. Tom said that the Board can appeal a decision of the B.S.A. to the Board of Estimate and he explained how it is done.

Motion by Simeon Goldstein - Second by Leslie McHenry - That Community Planning Board #11 appeal the decision of the B.S.A.

A great deal of discussion took place on this.

Passed with 1 against and 2 abstentions.

Dom suggested several members who might work on the appeal. Among them were Rita Bolstad, Steve Lovitch, Simeon Goldstein and Lee Mager.

Bob Castellanete explained the appeal process. He stated that people must come to the Public Hearing and testify.

Tom said that the Board had appealed a decision once before. He stated that the community residents must join the Board in this appeal or they will not be permitted to speak at any Public Hearing the Board of Estimate may hold on this matter.

8. Block 4018 - Lot 48 - Land Disposition - 16' x 95' unimproved parcel, North side of Adams Street, 140' West of Van Nest Avenue.

Tom explained that this is an unimproved lot on Adams Street. Tom stated that the calendar started on May 8 and ends July 15. He said that the Board must hold a Public Hearing on this, and asked what the Board wanted to do about it.

A great deal of discussion took place on this.

Motion by Ernie Odierna - Second by Rhoda Gogatz - That this be put on the June Agenda for a Public Hearing.

Passed with 1 abstention.

### C. Housing

#### 1. Apartment Improvement Program

Simeon Goldstein stated that 10 buildings in Community District #11 have been listed for improvements. He stated that they are multi dwellings.

#### 2. Community Consultant Contracts

Simeon stated that H.P.D. is offering Community Consultant Contracts. He stated that two proposals have been submitted from Community District #11 and their sponsors have asked the Board to support their requests for contracts. They are Bronx House/Jewish Community Council of Pelham Parkway and the New York Center for Community Affairs.

Motion by Simeon Goldstein - Second by Amy Tomashevsky - That a committee composed of Co-Chairmen Frank Muccioli and Simeon Goldstein and Dom Castore be empowered to make recommendations on the part of the Board regarding these contract proposals.

Amended by Rhoda - That these members bring their recommendations back to the Executive Committee Meeting on June 1, and that a final decision be made by the Executive Committee.

Passed with 1 abstention.

Tom said that the Board had received a notice of a demolition order for 1753 Melville Street. He explained that this is where there was a fire several months ago. Tom said that the Buildings Department has recommended that it be demolished. He asked if the Board wanted it saved as a shell for possible future rehabilitation or demolished.

Discussion took place on this.

Dom suggested that the people in that community look at the building and make a recommendation to the Board as to whether it should be demolished or not.

### D. Health and Social Services

#### 1. 2213 Wallace Avenue

Myra Rose said that the Board's appeal on this site was turned down, and that the State is going to take it over.

Myra read a letter that she had received from the New York State Office of Mental Health. The letter stated that it is going to put a community residence for fewer than four persons in this community.

Discussion took place on this.

Motion by Myra Rose - Second by Rhoda Gogatz - That Community Planning Board #11 bring the issue of the establishment of community residences for the disturbed to the Borough Board meeting on Tuesday.

Discussion took place on this.

Passed with 1 abstention.

Motion by Myra Rose - Second by Leslie McHenry - That Community Planning Board #11 send a letter to all local legislators about the Office of Mental Health's Apartment Residence Program for fewer than four individuals, and asking that the Legislature enact regulations to govern this program.

Passed.

Discussion took place on what could be done about 2213 Wallace Avenue.

Recommendation by Ernie Odierna - Second by Rhoda Gogatz - That the committee meet to discuss recommendations regarding possible changes in the Padavan Bill.

#### E. Education

##### 1. P.S. 96 Lot Status

Ruth Burko reported that the School Board has turned over this property to the City.

#### F. Parks

As Elizabeth Brown was not there Tom Brown spoke. He said that through a computer error the Executive Budget has eliminated all personnel for Parks in Community District #11. Tom said that O.M.B. has assured him that it is a foul-up.

#### G. Public Safety

Lee Mager reported that he had received a letter to Sam Azadian of the City Department of Transportation from Margot Sklar regarding the Moshulu extension. Lee stated that the letter dealt only with a portion near the Traffic Circle, but the whole roadway must be improved.

Tom said that this letter was out of date. He said that once Larry Kallman of the Borough President's Office returns, a meeting will be held to review plans and options.

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Discussion took place on this.



#### H. Other

Retaining Wall along Pelham Parkway South between Barnes and Wallace Avenues.

Tom said that there is a gap in this wall, in the middle of the block. He stated that at the last Task Force meeting Councilman Kaufman had asked that "No Parking" signs be placed there. Tom said that he felt it would be harmful to the safety of the residents of the community to put up these signs because if cars were forbidden to park it would encourage pedestrian crossing at mid block. He suggested that the wall be repaired.

Recommendation by Myra Rose - Second by Rhoda Gogatz - That this item be tabled and that the committee bring in a recommendation next month.

#### VII. Nominations

Bill Liblick reported that last month nominations were made by both the Committee and from the floor. He read the names of the people who were nominated as follows:

Dom Castore nominated for Chairman; accepted  
Frank Muccioli nominated for First Vice Chairman; accepted  
Myra Rose nominated for Second Vice Chairman; accepted  
Leslie McHenry nominated for Treasurer; accepted  
Tom Daly nominated for Treasurer; declined, and Bill read his reasons  
Lew Goldstein nominated for Secretary; accepted  
Rhoda Gogatz nominated for Secretary; accepted  
Ann Danisi nominated for Secretary; accepted

Rhoda nominated Shirley Rubman for First Vice Chairman - Second by Abe Pereira. Shirley accepted the nomination.

Ernie Odierna nominated Annette Marchitello for Treasurer. Annette declined and explained that she would be leaving the Planning Board as she had accepted a position in the office of the Borough President. Nominations were then closed.

#### VIII. Old Business

##### 1. Office Space

Shirley Rubman spoke about the difficulty in finding office space. She stated that the Committee was looking into the use of a school.

Dom asked all Board members to look for space and to call him. He stated that it must be 1500 feet and rental of \$350-\$500 per month.

Discussion took place on several possible sites.

#### IX. New Business

##### 1. Bronxdale Pool

Dom reported that a meeting was held of the Land Use, Economic Development, Health and Social Services, and Community Development and Budget Priorities Committees regarding the future of the Bronxdale Pool.

Abe Pereira reported that RMS, a corporation, wants to buy the Bronxdale Pool and convert it to a factory.

Discussion took place on this.

Abe said that he would like to meet with his committee and come up with a recommendation for the next meeting.

Lionel Sapinkoff of the Bronx Planning Office elaborated on the procedural steps involving a change of U.L.U.R.P. decision when the Public Development Corporation has expressed interest in a property.

Tom explained the Board's current position on this property as expressed in its U.L.U.R.P. and budget recommendations.

Bob Castellanete explained that the Borough President had not received any requests from the P.D.C., and therefore has not made any recommendations or decisions.

Questions were raised as to whether RMS could be given the opportunity to purchase this property when a clause was put in that it be used for a community use.

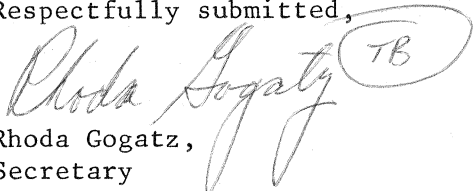
This matter was tabled.

X. Adjournment

Motion by Ann Danisi - Second by Lew Goldstein - That the meeting be adjourned.

Meeting adjourned at 10:59 P.M.

Respectfully submitted,

  
Rhoda Gogatz,  
Secretary

ATTENDANCE AT MAY 21, 1981 MEETING

PRESENT

Rita Bolstad  
Ruth Burko  
Dominic Castore  
John Cifichiello  
Ann Danisi  
Pasquale De Martino  
Gloria Di Gianni  
Barbara Fried  
Anthony Funigiello  
Rhoda Gogatz  
Lewis Goldstein  
Simeon Goldstein  
Allan Kalish  
Michael La Guardia  
William Liblick

Solomon Lirtzman  
Lee Mager  
Annette Marchitello  
Silvio Mazzella  
Leslie McHenry  
Frank Muccioli  
Ernest Odierna  
Abraham Pereira  
Blanche Comras Rifkin  
Myra Rose  
Shirley Rubman  
Madleine Saltaformaggio  
Amy Tomashevsky  
Belle Vogel  
Ruth Weiss  
Steve Zarkin

ABSENT

Ira Alexander  
Ruth Bernstein  
Robert Black  
Elizabeth Brown  
Edith Conato  
Eileen D'Allessio  
Thomas Daly  
Romolo Imundi  
Simon Konovitch

Steve Lovitch  
Joseph Milone  
Salvatore Napolitano  
Charles Re  
Joseph Reda  
William Ricevuto  
Jerry Santarpia  
Stephen Vento  
Henry Yuspeh

EX OFFICIO BOARD MEMBERS:

Tom Denaro - Rep. Hon. Jerry Crispino

OTHER ELECTED OFFICIALS:

Eileen Weinrib - Rep. Senator Abraham Bernstein  
Howard Liker - Rep. Assemblyman Vincent Marchiselli

STAFF, BOROUGH PRESIDENT, AND AGENCY OFFICIALS:

Bob Castellanete - Rep. Borough President Simon  
Thomas J. Brown - District Manager - Community Planning Board #11  
Harriet Lasky - Community Planning Board #11

GUESTS:

Thal Davis - 2424 Boston Road Senior Citizen Center  
Brenda Newman - Allerton Coops Tenants Association  
Police Officer Douglas Manookian - 47th Precinct  
Det. Julian Berland - 47th Precinct  
Det. Gerald Cotto - Bronx Borough Patrol

Motion by Lew Goldstein - Second by Lee Mager - That Community Planning Board #11 approve this site.

ROLL CALL VOTE ON 1833 HUNT AVENUE - APRIL 23, 1981

Bob Black		Abstain
Rita Bolstad		Abstain
Elizabeth Brown	Opposed	
Ruth Burko		Abstain
John Cifichiello	Opposed	
Eileen D'Allessio	Opposed	
Ann Danisi	Opposed	
Gloria DiGianni	Opposed	
Barbara Fried	Opposed	
Anthony Funigiello	Opposed	
Rhoda Gogatz		Abstain
Lew Goldstein	For	
Simeon Goldstein	For	
Romoli Imundi	Opposed	
Allan Kalish	For	
Simon Konovitch	For	
Michael LaGuardia	For	
William Liblick	For	
Sol Lirtzman		Abstain
Steve Lovitch	For	
Lee Mager	For	
Annette Marchitello	Opposed	
Leslie McHenry	For	
Joe Milone	Opposed	
Frank Muccioli	Opposed	
Sal Napolitano	For	
Charlie Re	Opposed	
Joe Reda	Opposed	
Bill Ricevuto	Opposed	
Blanche Comras Rifkin	For	
Myra Rose	Opposed	
Madeline Saltaformaggio	Opposed	
Amy Tomashevsky	For	
Belle Vogel	For	
Ruth Weiss	Opposed	
Steve Zarkin		Abstain

13

17

6