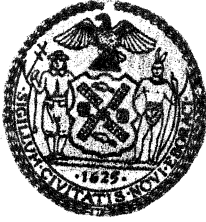


COMMUNITY PLANNING BOARD #11, THE BRONX

2280 WALLACE AVENUE - ROOM 2

BRONX, NEW YORK 10467

(212) 653-0936



DOMINIC CASTORE,
CHAIRMAN

THOMAS J. BROWN,
DISTRICT MANAGER

MINUTES OF MEETING HELD JUNE 18, 1981, AT THE
KNIGHTS OF COLUMBUS-MARY QUEEN OF PEACE HALL

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

I. Gallery Session

1. Thal Davis - Chairman 2424 Boston Road Senior Citizens Center

Mrs. Davis spoke about the increase in crimes involving senior citizens. She spoke about the fact that the seniors are being harassed, mugged and beaten. Mrs. Davis stated that Mayor Koch has said that 1,000 more police are to be hired. She asked the Board's help for the seniors.

2. Angelo Campanero - President of Chester Civic Improvement Center and a member of Community Planning Board #12

Mr. Campanero praised Community Planning Board #11 for informing the area's civic organizations of all its meeting. He stated that recently Boards #11 and #12 were dealt two severe blows by their elected officials. He stated that in Board #11 it was an unwanted group home, and in Board #12 it was an unwanted bus garage. Mr. Campanero stated that in both instances experts testified as to why these things should not take place, but that they were not listened to, and they voted against the community's wishes. Mr. Campanero explained why Planning Boards were needed.

3. John Van Oeis - Van Nest Block Association

Mr. Van Oeis spoke about a garage at 1750 Melville Street that is now working as a repair shop. He explained the problems that the surrounding residents have with this place. Mr. Van Oeis also spoke about the Bronx River Parkway overpass at 180th Street and Adams Street. He stated that the area below is very dangerous. He also spoke about the need to repave curbs etc. in the area.

4. Jeff Panish - President of the Bronx Citizens Club

Mr. Panish explained what the Bronx Citizens Club is. He spoke on the need to retain businesses in the City of New York and in the Bronx.

II. Minutes

Corrections

Lew Goldstein stated that at the May meeting he had requested that the removal

of delinquent Board members be on the Agenda, and it was not.

Dom stated that it would be on the next Agenda.

Motion by Lew Goldstein - Second by Sol Lirtzman - That the Minutes be accepted as corrected.

Unanimously accepted.

III. District Manager's Report

Tom Brown stated that the District Service Cabinet Minutes had been distributed.

A. Task Force

Tom reported that the Department of General Services scope for the 49th Police Precinct Station is scheduled for bidding. He stated that it would be advertised during the second week in June. Tom said that since the Task Force met on June 3, this should have already been done. He explained the procedures for bids. Tom stated that the contract is expected to start in September and that construction is expected to take eighteen months.

Tom said that he had requested the Departments of Parks and Highways to construct a dividing rail for the entire length of the Allerton Extension between the Traffic Circle and the Bronx River Parkway.

Tom said that he had registered a complaint with the Task Force with regard to the Allerton Avenue reconstruction project. Subsequent to that complaint, a meeting was held with representatives of the Departments of Transportation and Environmental Protection, and a schedule was worked out to do the project in phases. He stated that three days later he received the Mayor's budget, and that there was no money in it for the project for Fiscal Year 1983 or the Three Year Capital Improvement Plan. He stated that he was assured by a Highways representative of the Department of Transportation and Bob Castellanete of the Borough President's Office that if they are ready the money will be there. Tom said that he asked for this in writing. Tom said that Peggy Braverman was here tonight, as Bob Castellanete is representing the Borough President on the budget.

Tom stated that a request was made at the Task Force that the gap in the retaining wall on Pelham Parkway South be left open and that No Parking signs not be put up. He explained what had been happening with this until now. Tom said that the Board should make a decision on this tonight.

Motion by Ruth Bernstein - Second by Rhoda Gogatz - That Community Planning Board #11 send a letter to the Highways, Traffic and Police Departments and the Borough President requesting that the gap in the retaining wall on Pelham Parkway South between Barnes and Wallace Avenues be repaired.

Passed

Tom explained that there have been problems dealing with a local carter, Garbology. He stated that at the time of the last Task Force meeting Garbology had not picked up garbage for three to four weeks. Tom explained the details of this problem.

Discussion took place on what the Planning Board's responsibility on this matter might be. Tom suggested that the Board send a statement to Consumer Affairs attesting to the poor service and the conditions of the streets due to the lack of service on the part of Garbology. There was no follow-up motion or resolution.

Tom said that several agencies are involved with the problem of sidewalk encumbrances--Consumer Affairs, Highways and Sanitation. He explained the involvement of each. Tom said that there is pending legislation at the City Council, but that it does not deal with removal of the encumbrances; only with the legal definition of encumbrances. He said that the Task Force Sub Committee on Encumbrances has asked the Board for its recommendation on what should be done in the various commercial districts of Community District #11. Tom suggested that the Economic Development, Sanitation and Highways Committees meet and discuss it, communicate with the merchants and come up with a proposed solution.

B. District Service Cabinet

Ann Danisi asked Tom questions dealing with Officer Bailey's report in the District Service Cabinet Minutes regarding a tire repair shop at Boston Road and Barnes Avenue.

Tom elaborated on the operation of this shop and discussion took place.

Motion by Shirley Rubman - Second by Ann Danisi - That Community Planning Board #11 go on record with all agencies attesting to these problems and requesting police action.

Unanimously passed

Bob Black asked about the problems with 911 as reported in the Cabinet Minutes.

Tom explained that the problem involved the lack of a report at the precinct on an incident to which 911 responded.

Tony Funigiello asked about the bump signs on the Bronx River Parkway.

IV. Borough President's Report

Peggy Braverman reported that the Borough President had called her from the Board of Estimate and told her that Planning Board #11 should know that \$75,000 is being approved hereforth for the Community Development budget for the Bronxdale Pool to conduct an economic feasibility study for the reuse of the Bronxdale Pool for community purposes. She stated that Deputy Mayor Wagner said that the City's position right now is that the building is being explored for community purposes. Peggy said that the Borough President is still negotiating right now on the budget. She noted that Bob Castellanete was not present due to his participation in those negotiations.

V. Committee Reports

A. Youth

Shirley Rubman reported that the Summer Youth Employment starts on June 29th, and that it runs for seven weeks. She stated that orientation will take place on June 22nd from 3:30 - 6:30 at the Nurses Residence at Bronx Municipal Hospital. Shirley invited all the Planning Board members to attend.

B. Housing

1. A.I.P.

Simeon Goldstein stated that the Apartment Improvement Program met on June 10th. He reported that the owner of four of the buildings on the A.I.P.'s list have submitted the financial figures which are necessary for calculating the economics of rehabilitation. Simeon explained that figures are now being analyzed before actual improvement of these buildings can be further explored.

2. Community Consultant Contracts

Simeon explained that at the last Board meeting the Board voted to have the Housing Committee interview the applicants for these contracts, and that a recommendation be brought to the Executive Committee for a final decision. Simeon explained the Community Consultant Program in detail. He stated that the Board had received two applications. One from the New York Center for Community Affairs, and one from the Jewish Community Council of Pelham Parkway together with Bronx House. Simeon stated that the Housing Committee voted against recommending the New York Center for Community Affairs with a vote of 4 against, 1 for and 1 abstention. He stated that the vote recommending the application of the Jewish Community Center/Bronx House was 3 no votes and 2 yes votes. Simeon said that these recommendations went to the Executive Committee which discussed the applications at length. He stated that the Executive Committee voted to recommend to the Department of Housing Preservation and Development the contract for the Jewish Community Center/Bronx House and voted against the contract for the New York Center for Community Affairs. Simeon said that the decision was submitted to the Housing Preservation and Development Department.

3. A.I.P. Incorporation

Simeon explained that the A.I.P. proposes to incorporate. He explained that it is easier to obtain funds this way. Simeon stated that Ruth Bernstein feels that representatives of Community Planning Board #11 might not be able to participate in this corporation because of their status as Board members. He noted that the By-Laws of the A.I.P. specify that there be two representatives from Community Planning Board #11. Simeon then read Ruth's opinion.

Discussion took place on this, the point was raised that if the A.I.P. representatives have to come back to the Board on every issue, nothing would get accomplished.

Motion by Simeon Goldstein - Second by Joe Milone - Resolved that Community Planning Board #11 authorize its representatives to join in the formation of the corporation subject to a favorable opinion from the Corporation Council.

A great deal of discussion took place on this.

For 17 Against 3 Abstentions 3

Recount vote

For 16 Against 6 Abstentions 16

Discussion took place as to whether abstention count as No votes.

Passed

C. Health and Social Services

Myra Rose reported that B.M.H.C.'s Community Board has a vacancy from this Community Planning District area for a Consumer member. She explained what the qualifications needed to join the Hospital's Community Board are. Myra then asked if there was anyone on Community Board #11 or in the audience who met these qualifications and wants to serve, to see her.

1. Apartment Residence Program

Myra stated that she had gone to the Borough President's meeting of Chairmen (Borough Board), but that she had not been allowed to speak. Myra stated that Kathy Zamechansky assured her that the Borough President would give the Office of Mental Hygiene's Apartment Residence Program his immediate attention, and that his office would seek a meeting with Sarah Connell and her group to discuss this. Myra said that no meeting had been called and that Ms. Zamechansky has not returned her calls. Myra said that Ms. Zamechansky was here tonight, and told her that she had not received any of Myra's messages, but that the Borough President would be holding a special meeting next week. Myra said that she would be attending that meeting, and that if it is not resolved she will call Sarah Connell and set up a meeting.

2. Community Residences

Myra said that the Health and Social Services Committee will meet on Monday, June 22nd at the Beth Abraham Hospital with members of agencies who wish to place community residences in Community District #11. She stated that all community organizations were invited along with the Office of Mental Retardation. Myra said that one of the agencies was the New York Institute for the Education of the Blind; another, the Institutes of Applied Human Dynamics. She stated that the Institutes for Applied Human Dynamics has had its grant approval extended until June 30th.

Motion by Myra Rose - Second by Abe Pereira - That Community Planning Board #11 recommend to the Office of Mental Retardation that the New York Institute for the Education of the Blind be allowed to open a community residence on its own grounds.

Passed with 2 abstentions.

D. Environmental Protection

Ernie Odierna said that both he and Tom Brown had met with representatives from the Department of Environmental Protection (Water Supply and Sewers). He stated that they had updated the data the Board had on the sewer work to be done in conjunction with the Allerton Avenue reconstruction project. Ernie stated that they are figuring out when the funds will be available and what funds will be available. Ernie said that the City of New York is still concerned about water supplies and that there is an alternate side of the street lawn watering program in effect. He also stated that the same phone number that is used to report open fire hydrants is to be used to report violations of the watering rule.

Dom asked that the times, dates and hours for watering be sent to the organizations and to the Board members.

E. Economic Development

Abe Pereira reported that he had held a Committee meeting tonight. He stated that it tabled a recommendation on the Bronxdale Pool until after the study is made.

Tom asked Peggy specifically if the \$75,00 for the Bronxdale Pool is in the budget or is it being negotiated. She said that her understanding is that it is in the budget.

F. Parks

Elizabeth Brown reported that the Parks Department has notified the Planning Board that the bids are in for the rehabilitation of four playgrounds in this area, and that security lighting is being completed in Loretto Park. She stated that questions had been asked as to why the comfort stations were not opened once they were repaired. Elizabeth stated that Parks told her that comfort stations cannot be reopened where there is no personnel to maintain them.

Elizabeth said that one mini-pool, the Matthews- Muliner Pool, will be opened this summer. She also reported that not all the encumbrances have been removed from the I.S. 144 playground, but that it no longer is as hazardous. Elizabeth stated that it is not being leveled at this time.

Salute to Israel Festival

Elizabeth read a letter from the Jewish Community Council of Pelham Parkway requesting that Community Planning Board #11 grant the necessary permits for its Salute to Israel Festival on September 20.

Motion by Elizabeth Brown - Second by Bill Liblick - That Community Planning Board #11 go on record as supporting this Festival, and that a letter go out to the proper agencies in order that they be able to obtain the permits that they need for this event.

Unanimously passed

Rhoda Gogatz spoke about another letter that was sent to the Planning Board asking that it join in the Festival and have a booth. She asked if the Board would like to join in this.

Motion by Lew Goldstein - Second by Bill Liblick - That Community Planning Board #11 set up an informational Booth at the Salute to Israel Festival.

Discussion took place on this.

Passed with 3 against and 1 abstention

Motion by Myra Rose - Second by Bob Black - That an Ad Hoc Committee be created, headed by Lew Goldstein to follow through on this proposal.

Passed

Lew said that he would help organize it, but that he could not be there due to a prior commitment.

Tom announced that the Board had been allocated 15-20 Recreation Mobile Units. He said that these were assigned basically to the same groups as had previously received them. He also said that the Board had received ten buses for the Summer Bus trips for youth groups.

G. Other

Dom announced that on Monday, June 22nd at 7:30 P.M. there will be a memorial service for Sol Raphael at Bronx House.

At this point Dom, with the Board's permission, moved the Agenda to Elections, as Steve Lovitch, Chairman of the Land Use Committee had not arrived to give his report.

VI. Elections

Dom Castore asked Tom Brown to conduct the elections and that Bob Castellanete and Peggy Braverman count the votes.

A. Chairman

Tom reported that there had been only one nominee for Chairman, Dom Castore, and asked for a vote of acclamation.

Motion by Abe Pereira - Second by Charles Re - That Community Planning Board #11 accept Dom Castore as Chairman.

Accepted

B. First Vice Chairman

Tom stated that there were two nominees for First Vice Chairman, Frank Muccioli and Shirley Rubman.

Both candidates spoke.

The vote was:

Frank Muccioli	16
Shirley Rubman	23

Shirley Rubman is the new First Vice Chairman.

C. Second Vice Chairman

Dom said that Myra Rose is running unopposed for Second Vice Chairman, and asked for a vote of acclamation.

Motion by Bill Liblick - Second by Leslie McHenry - That Community Planning Board #11 accept Myra Rose as Second Vice Chairman.

Accepted

D. Treasurer

Dom stated that Leslie McHenry is running unopposed as Treasurer, and asked for a vote of acclamation.

E. Secretary

Dom stated that there were three nominees for Secretary, Lew Goldstein, Rhoda Gogatz, and Ann Danisi.

The vote was:

Rhoda Gogatz	9
Ann Danisi	14
Lew Goldstein	16

As no one had a majority, a run off vote was held between the two nominees with the greatest number of votes.

The vote was:

Ann Danisi	15
Lew Goldstein	22

Lew Goldstein is the new Secretary.

Motion by Lew Goldstein - Second by Ann Danisi - That Community Planning Board #11 thank all its Board Officers for a job well done.

Passed

VII. Committee Reports (Continued)

A. Land Use

As Steve Lovitch was not there Sol Lirtzman gave the report.

1. C 810367PPX - Sale of City-owned property on Adams Street

Sol stated that a Public Hearing was held on this application tonight.

Motion by Sol Lirtzman - Second by Amy Tomaskevsky - That Community Planning Board #11 recommend the sale of this parcel with the following restrictions:

1. That it be limited to a residential or cultural use
2. That approval be subject to verification of the location by the District Manager

Unanimously passed

2. S 801057ZMX - 2050/60 Eastchester Road

Sol explained that there was a request from Constantine's to expand the premises and change the zoning from R4 to M1-1, and that a Public Hearing was held on June 3rd. He stated that the community was opposed to this expansion due to problems they have had with Constantine's, such as parking, deliveries and equipment. Sol elaborated on this.

Motion by Sol Lirtzman - Second by Joe Reda - That Community Planning Board #11 go on record as opposing this request for a zoning change.

Dom read a letter from Ira Sherman, the architect for Constantine's.

Tony Funigiello asked why this letter was read as the Planning Board's rules say that there can be no discussion by the general public on an item that is on the Agenda for that night. Dom explained that this letter is not general public discussion but rather indicates a change from the original request.

Discussion took place on this.

Lionel Sapinkoff explained what an M1-1 zone is.

Discussion took place on what would happen if this zone change was granted and Constantine's later moved.

Lionel stated that he could not say what would happen.

Tom said that he thought that a condition could be placed on a Zoning item, and he elaborated on this citing a previous example.

Lionel Sapinkoff explained that this could be done.

Discussion took place on this and questions were asked of Lionel Sapinkoff.

Mr. Sherman, representing Constantine's, spoke.

The vote on the motion was:

For	30	Against	1	Abstention	1
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Motion passed.

3. 272-82-BZ- Yorkville Savings Bank

Sol reported that the Yorkville Savings Bank has requested a Variance to permit it to convert the apartment on the second floor of a building it owns to an employee lounge and offices to be used only by employees during banking hours.

Motion by Sol Lirtzman - Second by _____ - That Community Planning Board #11

approve this request.

For	27	Against	5
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4. 951-80-BZ - 911 Sackett Avenue

Tom said that at the last Planning Board meeting the Planning Board had voted to request the Board of Estimate to take jurisdiction over the decision of the Board of Standards and Appeals to grant a Variance to 911 Sackett Avenue with conditions. Tom said that a letter was sent as outlined in the Charter to the Board of Estimate. He said that he had received a letter informing the Board that the Board of Estimate will be meeting on this matter on June 24 to decide whether or not to take jurisdiction. Tom said that he had called Bob Castellanete to find out if it was necessary for someone from the Board to be at the Board of Estimate to give the Board's position as to why the Board of Estimate should accept jurisdiction. He stated that at the last meeting he had requested assistance in developing a basis for the appeal to the Board of Estimate. Tom said that Dom had named a Committee. He stated that he also has a meeting on June 25 for the District Consultation Sessions with the Department of Transportation at the

Court House on Williamsbridge Road. He said that he could therefore not go to the appeal.

Discussion took place on the Board's legal basis for the appeal, and who could attend to present this appeal.

Motion by Ernie Odierna - Second by Sol Lirtzman - That Community Planning Board #11 drop its appeal on 911 Sackett Avenue.

Tom spoke on this, presenting his difficulty in arriving at the Board's legal justification.

For 24 Against 4 Abstentions 5

Appeal dropped.

The Board went into Executive Session at 11:05 P.M. and returned at 11:20 P.M.

Demolition of 1753 Melville Avenue

Dom explained that this fire-gutted building was looked at by Pat DeMartino, and that he felt that it could not be rehabilitated.

Motion by Barbara Fried - Second by Rhoda Gogatz - That Community Planning Board #11 request that this building be demolished.

Passed.

Meeting adjourned at 11:45 P.M.

Respectfully submitted,

Rhoda Gogatz (TB)
Rhoda Gogatz,
Secretary

ATTENDANCE AT JUNE 18, 1981, MEETING

PRESENT

Ira Alexander	Solomon J. Lirtzman
Ruth Bernstein	Silvio Mazzella
Robert S. Black	Leslie McHenry
Rita Bolstad	Joseph A. Milone
M.Elizabeth Brown	Frank Muccioli
Ruth Burko	Salvatore Napolitano
Dominic Castore	Ernest Odierna
Ann Danisi	Abraham Pereira
Pasquale DeMartino	Charles Re
Gloria DiGianni	Joseph Reda
Barbara Fried	Blanche Comras Rifkin
Anthony J. Funigiello	Myra Rose
Rhoda R. Gogatz	Shirley Rubman
Lewis Goldstein	Madeline Saltaformaggio
Simeon H.G. Goldstein	Amy Tomashevsky
Romolo Imundi	Belle Vogel
Allan Kalish	Ruth Weiss
Simon Konovitch	Henry Yuspeh
Michael LaGuardia	Steve Zarkin
William Liblick	

ABSENT

Edith Conato	Lee Mager
John Cifichello	William J. Ricevuto, Jr.
Eileen D'Allessio	Jerry Santarpia
Thomas R. Daly	Stephen Vento
Steven Lovitch	

STAFF, BOROUGH PRESIDENT, AND AGENCY OFFICIALS:

Thomas J. Brown, District Manager, Community Planning Board #11
Harriet Lasky, Community Planning Board #11
Det. Gerald Cotto, Bronx Borough Patrol
P.O. Ross Ciminera, 47th Precinct

OTHER ELECTED OFFICIALS:

Rose Gang, Rep. Assemblyman Eliot L. Engel

GUESTS:

Brenda Newman, Allerton Coops Tenant Association, President
Thal Davis, Chairman of 2424 Boston Road Senior Citizens Center
Angelo Campanara, Chester Civic Association
John Van Oeis, Van Nest Block Association
Jeffrey Panish, Bronx Citizens Club
Michael Curcio, Chester Civic Association

V. Borough President's Report

Peggy Braverman reported that the Borough President had called her from the Board of
Site and told her that P.B.#11 should know that \$75,000 is being approved hereforth for the
community development budget for the Bronxdale Pool to conduct an economic feasibility study
for the reuse of the Bronxdale Pool for community purposes. She stated that Deputy Mayor Wagner
said that the city's position right now is that the building is being explored for community
purposes. Peggy said that the Boro President is still negotiating right now on the budget. By
the way that is why Bob Castellanete is now here tonight.

~~At a later point~~ Tom asked Peggy specifically if the funds for
\$75,000 for the Bronxdale Pool are in the budget or are
they being negotiated. She said that her under-
standing is that they are in the budget.