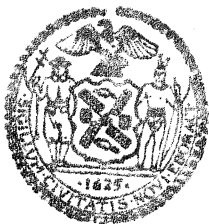


COMMUNITY PLANNING BOARD #11, THE BRONX

2280 WALLACE AVENUE - ROOM 2

BRONX, NEW YORK 10467

(212) 653-0936



DOMINIC CASTORE,
CHAIRMAN

THOMAS J. BROWN,
DISTRICT MANAGER

November 3, 1982

MEETING NOTICE

The next regular meeting of Community Planning Board #11 will take place at 7:30 P.M.* on Thursday, November 18, 1982 in the Knights of Columbus-Mary Queen of Peace Hall, 1919 Williamsbridge Road (between Neill and Rhinelander Avenues)

* A Public Hearing to begin at 7:30 P.M. will immediately precede the regular Planning Board meeting.

AGENDA - As prepared by Myra Rose, Second Vice Chairman

- I. Gallery Session
- II. Minutes
- III. Chairman's Report - Dom Castore
- IV. District Manager's Report
- V. Borough President's Report - Annette Marchitello
- VI. Committee Reports
 - A. Land Use - Arthur DeLuca
 1. Variance Application by Maestro's Catering Establishment (1703 Bronxdale Avenue) 598-82-BZ
 2. Application for extension of an existing Variance at 1131-1139 Neil Avenue 554-56-BZ
 - B. Highways, Traffic and Transportation - Michael LaGuardia
 1. Pedestrian Bridge at Taylor Avenue
 - C. Parks and Recreation - Elizabeth Brown
 1. Rehabilitation of Pelham Parkway
 2. Concessions

(OVER)

D. Sanitation - Ernie Odierna

1. Snow Removal

2. Lydig Avenue conditions

E. Other

VII. Old Business

A. Relocation of District Office

B. Committee Assignments and Chairmen

VIII. New Business

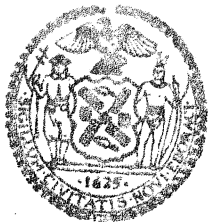
IX. Adjournment

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DOMINIC CASTORE,
CHAIRMAN

THOMAS J. BROWN,
DISTRICT MANAGER

MINUTES OF MEETING HELD OCTOBER 21, 1982

AT THE KNIGHTS OF COLUMBUS-MARY QUEEN OF PEACE HALL

The meeting was called to order at 8:10 P.M. by Dom Castore, Chairman.

1. Gallery Session

A. Joanne Freed - A.G.E.D.

Ms. Freed spoke about a new program called Senior Adult Services. She explained that this program will train volunteers as senior aides with the homebound to help them with any problems they might have, e.g., landlords. Ms. Freed stated that anyone interested in volunteering should contact her at A.G.E.D., and that training would start in November.

B. Gloria Mendoza - 754 Mace Avenue

Ms. Mendoza stated that she was here tonight to represent the tenants of 754 Mace Avenue. She said that there had been a fire there recently, and that there is no security in the building as there are no bells and no doors. Ms. Mendoza said that they tried to get police protection. She said that the building has a lot of violations, plumbing, windows, and that there were no smoke detectors in any of the apartments. Ms. Mendoza said that the fire occurred at 4:00 A.M. She also said that the building is infested with mice and roaches, the elevators are always on the blink, and there have been several fires in the elevator. She said that the wiring has to be fixed. Ms. Mendoza said there are 68 apartments in the building.

Several Board members and Tom Brown asked questions of Ms. Mendoza concerning whether anyone had reported that there were no smoke detectors and the other violations. Ms. Mendoza said that she did not know. Tom emphasized that the tenants must complain about any housing violation to the Department of Housing Preservation and Development (H.P.D.), (960-4800) in order to get an inspection.

Lee Mager told Ms. Mendoza what action the tenants could take against the landlord, and how to go about doing it. Lee Mager told Ms. Mendoza and the other tenants of 754 Mace Avenue that they do not even have to wait for H.P.D. to inspect the building and place a violation. He suggested that the tenants can go to Housing Court at 851 Grand Concourse and begin a Tenant Initiated H.P. Action. He said that there is a minimal fee of \$15 which is waived for indigents. He said that the clerks will assist in the filing of this action and that H.P.D. and the landlord will be brought into Housing Court within a week.

C. David Levinson - 754 Mace Avenue

Mr. Levinson stated that he had caught 14 mice in his apartment in 9 days. He

said that there is no water pressure in the A and B lines for the toilets or in the shower.

D. Sylvia Symons

Ms. Symons expressed her opinion that the Pelham Parkway Neighborhood Preservation Office of H.P.D. has done nothing about 754 Mace Avenue. Tom said that there are only certain options available to the City with buildings such as 754 Mace Avenue. He said that based on the facts as he knows them, the Neighborhood Preservation Office did all that was legal, possible and realistic. Simeon Goldstein said that while he would agree with Tom that the Neighborhood Preservation Office did do something regarding 754 Mace Avenue, he feels that more could have been done.

E. Angelo Campanaro - Chester Civic Association

Mr. Campanaro reported on the status of the M.T.A. garage. He stated that they had filed a suit against the Board of Estimate about 8 months ago. He said that after 6 months the M.T.A. requested to be a part of that suit. Mr. Campanaro said that the case looks better every day.

Dom turned the meeting over to Lee Mager, as he had to leave.

II. Minutes

Motion by Elizabeth Brown - Second by Rhoda Gogatz - That the Minutes be accepted as received.

Unanimously accepted.

III. District Manager's Report

Tom reported that the District Service Cabinet Minutes of the September meeting had been mailed to the Board members. He stated that over the last few weeks he had been working on the Fiscal Year 1984 budget requests. Tom said that he had been checking on the alleged arson at 754 Mace Avenue. He stated that he had been in touch with the Red Cross to see if there was a need for the elderly and handicapped to be temporarily re-located as there was no elevator service due to the electrical damage resulting from the fire. Tom said that he was in touch with Con Ed to see if all the appropriate permits and sections were filed so that the power and gas could be turned on.

Tom reported on the status of a request made by the Eastchester Gardens Tenants Association for a traffic light. He said that he had received a letter from the Department of Traffic stating that it was turning down the light request, but would be installing some STOP signs in the area which it feels will resolve the problem, and replacing those signs which are missing.

Rhoda Gogatz stated that adjacent to 2300 Olinville Avenue there was a light out for some time. She stated that she learned of this at another meeting she had attended, and called Tom on it the following day. Rhoda said that the residents of 2300 Olinville Avenue had called to tell her that the light was on. She thanked Tom and the Board for getting it repaired quickly.

IV. Borough President's Report

Annette Marchitello reported that the Board of Estimate, at its October 14th meeting, adopted a resolution authorizing the U.L.U.R.P. disposition of a 200' x 200' site (P.S.34) with a restriction limiting the height of any development on that property to a maximum of 35 feet or 3½ stories as Community Planning Board #11 requested. She stated that Borough President Simon had received unanimous support on this after conferring with

Commissioner Moane of the Division of Real Property.

V. Committee Reports

A. Land Use

Lee stated that the new Land Use Chairman, Arthur DeLuca, was not here tonight and that Tom would give the report.

Tom thanked the Borough President for his efforts on behalf of Community Planning Board #11, and Bob Jacobson of the Bronx Office of City Planning for his help.

1. Renewal of Amended Variance (550-27BZ Vol. II) 2045 Williamsbridge Road

Tom gave the background on this item which was approved as a Variance by the Board last month. Lee elaborated on its location. Tom said that a few days after the September Board meeting, the Board received notice that the applicant desired to amend the Variance on which it was requesting an extension. Tom said that because of the nature of the amendment he thought that the Board might want to hold a Public Hearing, and wrote the Board of Standards and Appeals to request that no action be taken until late November. He said that the Executive Committee considered the matter, and felt it was not necessary to hold a Public Hearing, and that the Variance as amended should be renewed.

Discussion took place on the fact that this might be a "Seven-Eleven" store, which would be open 24 hours a day, and that beer might be sold.

Motion by Ruth Bernstein - Second by Blanche Comras Rifkin and Rhoda Gogatz - That Community Planning Board #11 waive a Public Hearing, and approve this amended Variance.

FOR 22 OPPOSED 2 ABSTENTION 1

Passed.

2. 1753 Melville Street - C830205PPX

Tom stated that there was a report on this matter at the last meeting, and he explained the background of it. He said that the Executive Committee met with the Van Nest Civic and Van Nest Block Associations to discuss the site. He stated that the Division of Real Property was proposing to sell the parcel through general auction, while at the same time H.P.D. was offering the property for sale in its \$1.00 program. Tom explained that parcels purchased through the \$1.00 program are not eligible for City rehabilitation loans. He said that a rehabilitation plan, however, must be submitted in the purchase proposal which is reviewed by H.P.D.

Tom said that the property was advertised in the New York Times. He said that H.P.D. withdrew the property for a brief period when the Division of Real Property had previously attempted to dispose of it. Tom said that the Executive Committee had recommended a sale with conditions. He said that the Board has now received a new U.L.U.R.P. application on this site which requires Board action. Tom read the Executive Committee's original request.

Motion by Rhoda Gogatz - Second by John Cifichiello - That Community Planning Board #11 waive a Public Hearing and recommend sale with the same four conditions.

FOR 24 ABSTENTIONS 2

Passed.

3. Maestro's Catering Establishment - 598-82BZ - 1703 Bronxdale Avenue

Tom reported that the Board had received a Variance application for 1703 Bronxdale Avenue (Maestro's Catering Establishment). He stated that they want to convert an existing parking facility in an R-5 zone to a one story structure, thereby enlarging the adjoining

eating establishment.

Lee stated that the Executive Committee recommended that a Public Hearing be held on this.

Motion by Lewis Goldstein - Second by Joe Reda and Tony Funigiello - That Community Planning Board #11 hold a Public Hearing on this application prior to its November 18th Board meeting.

Discussion took place on the reasons for holding a Public Hearing on this application.

FOR 23 ABSTENTIONS 2

Passed.

4. Proposed Changes in Rules and Regulations of the Board of Standards and Appeals.

Tom reported that on Wednesday the Board of Standards and Appeals held a Public Hearing on proposed changes in its rules and procedures. He stated that he had not received the details of these changes until September 28th. Tom said that B.S.A. would like written comment from the Board.

Tom explained the proposed changes in the rules and procedures.

Lee thanked Tom for condensing the information.

Motion by Rhoda Gogatz - Second by Bill Liblick, Blanche Comras Rifkin and Simeon Goldstein - That Community Planning Board #11 accept Tom's recommendations as the Board's position on the changes in rules and procedures. (Report attached to Minutes).

Unanimously accepted.

B. Community Development and Budget Priorities Committee

Tom reported that there was a very good turnout at the Public Hearing last week. He stated that he had sent mailings to 85 organizations. Tom thanked the Jewish Community Council of Pelham Parkway for distributing fliers to the community. He also thanked Rhoda Gogatz, President, and the staff in the Council's office, for their help.

Ruth Bernstein explained that the report before the Board was the Committee's recommendations for the Fiscal Year 1984 budget. She said that the Committee used five criteria in deciding its priority recommendations:

1. The status of the particular item in the budget process. In other words, by giving an item a higher priority, it might give it a little nudge toward completion.
2. If the project is not included in the budget again, there is a threat of losing it.
3. The over-all need to the entire community -- geographic location, age groups affected, residences affected.
4. The pragmatic considerations of the New York City budget, given shortages, scarce resources, etc.
5. The urgency of need.

Ruth said that the first projects listed in the report were priorities for the Capital/Community Development Program budget. She said that after those items was a list called Continuing Support. Ruth explained why these were listed separately, and that the asterisk indicated a new project.

Henry Yuspeh stated that his request for a band shelter for Comras Mall was not

included, and asked that it be placed on the list as #30.

Motion by Henry Yuspeh - Second by Blanche Comras Rifkin - That the request for a band shell at Comras Mall be included as priority #30.

There were no objections to this.

Pat DeMartino requested that the roadway along Morris Park Avenue also be included in priority #20. Tom explained it is quite possible that the roadway along Morris Park Avenue can be included on a repaving schedule, and that there is no need at this time to propose it as a Capital Budget priority.

Discussion took place on Priority #13 - Improve Street Conditions on Astor Avenue between Woodhull Avenue and Eastchester Road. Ruth Bernstein explained why this was in the budget, and Tom explained that this proposal would include sidewalks, roadways and curbs.

Discussion took place on Priority #17 - Modernization of Christopher Columbus High School. Ruth explained why it was not given a higher priority as it looks like it will move forward, and that the Board of Education has a separate budget process which will largely determine how soon it will move.

Discussion took place on Priority #3 - Rehabilitation of Sid Jacobs Little League Field - and why it was given a high priority. Elizabeth Brown explained that if construction monies are not requested for Fiscal Year 1984, the project may get lost.

Discussion took place on Priority #24 - Van Nest Library Branch. Elizabeth explained that the Van Nest community has no branch library.

Discussion took place on Priority #27 - High Intensity Lighting for Loretto Playground.

Motion by Henry Yuspeh - Second by Blanche Comras Rifkin - That #27 become #30 and #30 become #27.

Discussion took place on this, and Henry withdrew his motion.

Motion by Bill Liblick - Second by Leslie McHenry - That Community Planning Board #11 approve the recommendations of the Community Development and Budget Priorities Committee for the Fiscal Year 1984 Budget Process.

Passed unanimously.

Expense Budget Items

Ruth stated that few Expense Budget items were spoken about at the Public Hearing. She said that most came to the Committee's attention either as needs that Tom knows about or has learned about, or problems which Board members have informed the Board Office of, etc.

Discussion took place on Priority #2 - Increase Parks Maintenance and Operations and Forestry Workers.

Motion by Ernie Odierna - Second by Rhoda Gogatz, Ruth Burko and Leslie McHenry - That Community Planning Board #11 approve the Expense Budget priorities as recommended by the Community Development and Budget Priorities Committee.

Unanimously approved.

Motion by Bill Liblick - Second by Rhoda Gogatz - That Community Planning Board #11 authorize the Community Development and Budget Priorities Committee to act in the name of the entire Board and, working with Tom, to set the recommendations for Agency Services on Form 3.

Unanimously accepted.

Ruth asked the Board members to submit their forms to the Committee so it could make its recommendations.

C. Housing

1. A.I.P.

Simeon Goldstein stated that neither he nor Frank Muccioli were able to attend the A.I.P. meeting and so there was no report.

2. 665 Thwaites Place

Simeon said that he had a report, courtesy of Michael Bialek of the Neighborhood Initiatives Development Corporation. He said that the building was foreclosed, and now belongs to the Federal government. Simeon said that H.U.D. has a rule that it will not resell to the former owner of a property. He elaborated on this and said he will have a report next month.

3. P.S. 34 site - 1830 Amethyst Street

Simeon gave a report on the New York Housing Partnership as it pertains to this site. He said that they expect to build sixteen one-family houses on this site. Simeon said that the site is 200' x 200'. He said that the City will sell the land at \$500 per lot, and that the homes would cost \$75,000 each.

Motion by Simeon Goldstein - Second by Bill Liblick and John Cifichiello - Resolved that having learned that the New York City Housing Partnership plans to encourage the erection of sixteen (16) one-family houses on the former site of P.S. 34 (1830 Amethyst Street) -- a plot 200 feet by 200 feet, and that these houses are to be offered for sale at prices in line with the market level in the neighborhood, Community Planning Board #11 resolves the following:

1. Community Planning Board #11 approves, in principle, the development of that plot with sixteen (16) one-family houses, provided that they are within two or three stories in height; and

2. Community Planning Board #11 recommends that builders who have experience in the erection of small houses within this City be invited to contract for the work, and that invitations not be limited to large-scale builders.

Unanimously accepted

Ruth Bernstein noted that should construction of these homes come to pass, it will be a good example of how Community Board #11 has worked with other City agencies to prevent a situation which the community found undesirable and accomplished a compromise acceptable to the community.

Frank Muccioli spoke about 754 Mace Avenue. Ruth explained what Lee had advised the tenants who were here tonight to do.

D. Parks

Elizabeth Brown stated that her Committee had met on October 13th with Commissioner Santos to discuss the budget priorities for the community and for the Parks Department. She stated that among the items discussed was the band shell for Comras Mall and the lighting for Loretto Park. Elizabeth said that the Board has received a letter from Parks and Recreation that the Board's recommendations regarding the concession applications were

denied to those vendors applying to operate at B.M.H.C. on Pelham Parkway (Ms. Maria Maris, Mr. George Koniaries, Mr. Pasqualle Cipolone) and the flower vendor on White Plains Road (Ms. Lisa Martinez).

Ruth commended Elizabeth and her Committee for getting an agency to accept all of its recommendations.

E. Other

Sanitation and Environmental Protection

Ernie Odiera reported that he had received a list of priority streets for snow removal from Sanitation. He asked the Board members to send any suggestions that they have to Tom. Ernie said that he had also received a letter on the sweeping of leaves into the street. He reminded the Board that residents should not sweep leaves into the street as they can cause accidents, especially in wet and cold weather.

Membership Committee

Bill Liblick stated that any member who misses three consecutive meetings will receive a letter from the Committee asking the reasons. He said that if they do not respond after two such letters the Board will take action to have them removed.

Steve Zarkin asked to return to the Sanitation Committee. He spoke about the fruit and vegetable garbage from commercial establishments on Lydig Avenue. Steve said that the litter is terrible, and that the stench in the summer is horrendous.

Discussion took place on this issue. Tom explained that what is needed is a confiscation law.

Motion by Frank Muccioli - Second by Tony Funigiello - That Community Planning Board #11 send a letter to Borough President Simon requesting his help in handling this problem which the Board has not been able to handle on a permanent basis.

Discussion took place on what the Cabinet had been doing about this problem, and Tom explained in detail what Police have done.

Elizabeth stated that six weeks ago there was a legislative proposal before the City Council regarding sidewalk encumbrances. She said that she did not know the status of this proposed legislation.

Discussion took place on Frank Muccioli's motion and it was passed with 1 abstention.

Motion by Elizabeth Brown - Second by Bill Liblick and Leslie McHenry - That Community Planning Board #11 send a letter to all Councilmen asking for the inclusion of the Bronx in the proposed legislation regarding encumbrances on sidewalks.

Amended by Ernie Odierna and accepted by Elizabeth Brown and Leslie McHenry - to support the pending legislation.

This was tabled until the next meeting as the Board did not have knowledge of the specific applicability of this legislation.

VI. Old Business

A. Transportation

Tom reported that in November of 1980 the Board had sent a letter to the Department of Transportation requesting that six pedestrian footbridges over the Con Rail be demolished without being refurbished. Tom said that Board #9 which in 1980 supported this position, has since learned that one of these bridges is used by children attending a parochial school, and that its demolition would cause them a hardship. He said that Deputy Commissioner Fulton is asking if Board #11 wants to go along with Board #9 and request that the bridge on Taylor Avenue (used by St. Anthony's Parish) be restored.

Discussion took place on the hardships that removal of these bridges has placed on the community in several areas, and why some bridges were requested to be removed.

Motion by Ruth Bernstein - Second by Rhoda Gogatz - That Community Planning Board #11 approve the rehabilitation of the Taylor Avenue footbridge.

Motion by Frank Muccioli - Second by Joe Reda - That this item be tabled and returned to the Transportation Committee for further investigation, and that the Committee report back to the Executive Committee.

Passed

VII. New Business

Lee announced that Arthur DeLuca is the new Chairman of the Land Use Committee, and that Abe Pereira is the new Chairman of the Public Safety Committee.

A. Eligible or As of Right Areas for Real Property Tax Abatements

Tom explained that the Industrial and Commercial Incentive Board (I.C.I.B.), which grants real property tax abatements to firms which improve their facilities, will be holding a Public Hearing to consider readjusting those areas designated As of Right. Tom explained that firms in As of Right areas need only provide certain fiducracy information, but do not have to prove that improvements to their facilities will result in economic benefits to the City, e.g., increased employment. Tom noted that currently, only a few portions in Community District #11 are designated As of Right, i.e., White Plains Road between Brady and Waring Avenues, Lydig Avenue between Barnes Avenue and Bolton Street, the Census Tract in which Con Edison maintains its facility (near Con Rail's tracks) and the Census Tract just to the south of the White Plains Road Commercial District.

Tom explained that no other portions of Community District #11 were included among the recommendations of the Office of Economic Development as new As of Right areas. On the other hand, Tom said, Borough President Simon has proposed that the entire Borough of the Bronx be designated As of Right. Tom explained that the Planning Board has several options on the matter:

1. Take no action
2. Propose its own list of areas for designation
3. Endorse the Borough President's proposal

Motion by Ruth Bernstein - Second by Rhoda Gogatz and Lewis Goldstein - That

Community Planning Board #11 support the Borough President and go on record as approving his recommendation that the entire Borough of the Bronx be designated eligible for real property tax abatement by the I.C.I.B.

Passed with 2 against.

Motion by Lewis Goldstein - Second by Rhoda Gogatz - That Community Planning Board #11 go into Executive Session.

Unanimous.

The Board went into Executive Session at 11:08 P.M.

The Board returned from Executive Session at 11:35 P.M.

Motion by Frank Muccioli - Second by Leslie McHenry - That Community Planning Board #11 grant the request of the District Manager for a 7% salary increase, and in appreciation of the work he has done, give him an additional 1% increase.

Unanimously approved.

Tom expressed his appreciation to the Board.

Meeting adjourned at 11:40 P.M.

Respectfully submitted,

Lewis Goldstein (TB)

Lewis Goldstein,
Secretary

ATTENDANCE AT MEETING OCTOBER 21, 1982 *

PRESENT

Ruth Bernstein	(3)	Lee Mager	(2)
Robert Black	(6)	Leslie McHenry	(0)
Rita Bolstad	(0)	Tom Miller	(2)
Elizabeth Brown	(0)	Joe Milone	(1)
Ruth Burko	(2)	Frank Muccioli	(3)
John Cifichello	(1)	Sal Napolitano	(2)
Pat DeMartino	(0)	Ernie Odierna	(0)
Barbara Fried	(1)	Charles Re	(5)
Anthony Funigiello	(0)	Joe Reda	(2)
Rhoda Gogatz	(2)	William Ricevuto, Jr.	(0)
Lewis Goldstein	(0)	Blanche Comras Rifkin	(1)
Simeon Goldstein	(0)	Madeline Saltaformaggio	(0)
Michael LaGuardia	(0)	Henry Yuspeh	(2)
Bill Liblick	(3)	Steve Zarkin	(4)

ABSENT

Dom Castore	(2)	Rabbi Simon Konovitch	(5)
Ann Danisi	(5)	Steve Lovtich	(4)
Arthur DeLuca	(2)	Silvio Mazzella	(6)
Gloria DiGianni	(4)	Abe Pereira	(2)
Nora Fox	(2)	Myra Rose	(1)
Rabbi Israel Greenberg	(6)	Ruth Weiss	(2)

Kenrick + Weissor (2)

EX OFFICIO BOARD MEMBERS:

Thomas Denaro - Rep. Jerry Crispino

OTHER ELECTED OFFICIALS:

John DeGaetano -Rep. Abraham Bernstein

STAFF, BOROUGH PRESIDENT, AND AGENCY OFFICIALS:

Annette Marchitello - Bronx Borough President Simon's Office
Thomas J. Brown - District Manager, Community Planning Board #11
Harriet Lasky - Secretary, Community Planning Board #11

GUESTS:

Priscilla Crowell -Eastchester Gardens Tenants League
Edward Davis - Eastchester Gardens Tenants Association

* Numbers in parentheses denotes absences since January 1982 Board meeting.