

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 JANUARY 13, 1983 AT

THE KNIGHTS OF COLUMBUS-MARY QUEEN OF PEACE HALL

The meeting was called to order at 9:31 P.M. by Lee Mager, First Vice Chairman.

I. Gallery Session

A. Melvin Hirsch

Mr. Hirsch asked about the Allerton Public Library. He stated that it has been closed since October 4, 1982. Mr. Hirsch said that a sign on the door says that the library will be reopened around Thanksgiving, but that it is still not open. He asked if the Board had any information on when the library would be open.

Tom said that he would look into it.

II. Introduction of new Planning Board Members

All the Board members introduced themselves.

III. Minutes

Correction

Bill Liblick stated that while he had been present at the December meeting, his name did not appear as either present or absent.

Motion by Rhoda Gogatz - Second by Blanche Comras Rifkin - That the Minutes be accepted as corrected.

Unanimously accepted

IV. District Manager's Report

Tom Brown reported that the District Service Cabinet Minutes had been sent out to the Board members before the list of new members was received by the Board. He stated that they would go out to the new members in a day or so.

A. Purchase of "reverse directory" service

Tom stated that the Board had recently been contacted by Cole's Inc. about leasing a "reverse directory". He stated that he felt that this would be a good item for the

Board to have, and explained that a great deal of time is spent in trying to find out the names of residents who live within 400 feet of proposed variances, or near properties otherwise involved in public hearings.

Tom thanked the Morris Park Community Association and the Pelham Parkway Block Association for their help in distributing a thousand flyers to local residents.

Tom explained how useful the directory would be when the Board received a list of property owners, which might not include the actual resident and certainly does not include residents in apartments. He stated that the cost of leasing this book for one year was \$132 plus \$4 for shipping.

Motion by Rhoda Gogatz - Second by _____ - That Community Board #11 lease the "reverse directory" from Cole's Inc.

Passed

V. Borough President's Report

Annette Marchitello reported that the Board of Estimate approved a contract between the New York City Youth Board and the Allerton Avenue Homeowners and Tenants Association.

VI. Committee Reports

A. Land Use

1. C82077GFX - Application to modify existing franchise to permit Pelham Parkway Bus Service, Inc. to operate on Bronx River Parkway between East Gun Hill Road and Bruckner Expressway.

Lee Mager stated that a Public Hearing was held on this application earlier this evening, and that no one spoke either for or against this application.

Motion by Rhoda Gogatz - Second by Bill Liblick - That Community Board #11 approve the request to modify the existing franchise.

Tom suggested that a condition be placed on this application. He stated that there is a very big traffic problem at Pelham Parkway and White Plains Road during the evening rush hour. Tom said that four or five bus lines are trying to maneuver around the El pillars. He stated that when he raised this problem at the Cabinet meeting, Traffic suggested that the northbound stop be placed on the east side of Boston Road, either at the southeast corner of Pelham Parkway South service road or between Pelham Parkway North and Pelham Parkway North service road. Tom explained that either of these locations would necessitate all northbound Express buses to exit at the Bronx River Parkway at the Boston Road-Bronx Zoo exit as a left turn on to Boston Road at the Pelham Parkway exit is illegal. Tom noted however, that Express buses usually exit at Boston Road-Zoo exit during visiting hours at the Zoo. Tom also explained that both of these alternates present other problems. The southerly one would require a double-bus stop as the Bx28 already stops there. The northerly one would have to await the construction of a side-walk.

Rhoda Gogatz suggested two stops--one at the service road of Pelham Parkway South and one at Astor Avenue and Boston Road. Bob Black suggested that the bus exit at Birchall Street and continue up White Plain Road. Charlie Re noted that there is no No Left Turn at Pelham Parkway South and Boston Road, although it would obviously appear illegal to make such a turn from the Bronx River Parkway Exit.

Motion by Joe Reda - Second by Tony Funigiello - That this item be tabled

It was brought to the Board's attention by Tom that the clock would run out on this before the Board would meet again, and Joe Reda withdrew his motion.

Motion by Frank Muccioli - Second by _____ - That Community Board #11 recommend that this application be approved.

For 22 Opposed 8 Abstentions 6

Passed

2. C830400PPX - Application to dispose of, through sale or lease, five (5) parcels of City-owned property

Tom stated that there was a correction on this application. He stated that one of the properties listed is Corners Distributors which was an error on the original application. Tom said that he was also informed that there is a claim that the parcel on the northern corner of Yates and Burke Avenues is privately owned. He said that until the Board hears from City Planning that it has been withdrawn, and that it never was IN REM it has to stay on the list.

Motion by Lee Mager - Second by Frank Muccioli - That Community Board #11 hold a Public Hearing on this application, and that the Executive Committee set the date for this Public Hearing.

Passed

3. 546-56-BZ - Application for extension of an existing Variance at 1131-1139 Neill Avenue

Art DeLuca stated that a Public Hearing had been held on this application on December 16th, and that action was delayed on this until the complaints that the Board had received at the Public Hearing could be looked into. Art elaborated on the complaints, and stated that there does not seem to be any recent complaints and that there is some question as to whether the gasoline odors were seeping through sewer line or were in the air.

Motion by Art DeLuca - Second by Rhoda Gogatz - That Community Board #11 approve this Variance renewal.

Passed with one abstention

B. Housing

1. Landmark Status for the Coops

Simeon Goldstein made a resolution as proposed by the Housing Committee with respect to the Coops.

"Whereas, the exterior of the building which has been designated as a landmark may not be changed, except after an application for special permission is made, is studied, and is granted and

"Whereas, Community Planning Board #11 is informed that the plans for the badly needed rehabilitation of the Allerton Coops (a.k.a Workers Cooperative Colony at

2700-2870 Bronx Park East) include changes in its exterior, in particular, removal of deteriorated window frames and their replacement with ones which are modern and are energy saving, and replacement of obsolete and vandalized wooden doors with metal ones, and

"Whereas, any delay in a rehabilitation job may be expected to result in increased costs, now therefore be it

"Resolved that Community Planning Board #11, Bronx, earnestly requests that consideration of designation of the Allerton Coops as a landmark be deferred until either the rehabilitation has been completed or it is determined by Community Planning Board #11 that it is no longer likely that there will be rehabilitation of those houses, and that a copy of this resolution be sent to the Landmarks Commission, to Borough President Simon and to the Board of Estimate"

Brenda Petri spoke. She stated that she was a new member of the Board and the President of the Landmark Status of the Coops Association. Brenda stated that what they are seeking is a cultural landmark designation and not an architectural landmark designation. She said that what they want to do is landmark the history of the Coops. Brenda said that the history of the Coops has been documented, and she passed a brochure around about its history for the members to look at. Brenda spoke about the rehabilitation work to be done at the Coops. She said that none of the work to be done will affect the outside look of the Coops, and she explained the work in detail. She stated that ten of the tenants in the building have new windows and that they are exactly like the old windows, and have been approved by the Landmarks Commission. Brenda said that they do not have to stick to every brick, as they are going for a cultural landmark designation.

Brenda spoke about the fact that they were able to obtain 300 Section 8's for the Coops, and that the City gave them 20 more. She said that had to prove to the bank that the tenants can pay their rents so that the bank would know that they were guaranteed their money. She said that letters were sent to the elected officials and others requesting their support of the rehabilitation of the Coops. Brenda said that everyone except the Housing Committee of Community Board #11 supported the rehab project.

Discussion took place on the Landmarking of the Coops.

Simeon stated that he had gone to the City Planning Commission years ago, and spoke in favor of the Coops rehabilitation. He spoke about the time delays that would be involved with any work that has to be done once the Coops are designated a landmark. He stated that even with a cultural landmark designation any change would have to be approved by the Landmark Commission before it can take place.

Discussion took place on this.

Motion by Lewis Goldstein - Second by _____ -That Community Planning Board #11 approve of the Housing Committee's resolution.

Passed with 1 opposed and 5 abstentions

2. Non-Solicitation Order

Simeon stated that the Non-Solicitation Order in effect for Community District #11 and surrounding areas does not affect real estate "dealers" because, unlike brokers, they are not regulated by the Secretary of State. He explained that several years ago an attempt was made to place "dealers" under the regulatory power of the Secretary of State, but that this proposal was vetoed by the governor. He said that last year two bills were

were introduced, but neither went anywhere, nor did they fill loo-holes to prevent those intent on evading the intent of the Non-Solicitation Order.

Resolution by Simoen Goldstein - Second by Tony Funigiello - That Community Board #11 send a letter to the legislators asking them to introduce legislation and work to amend the previous vetoed bill in order to meet the objections to the previous bill and to avoid loopholes.

Passed with 10 against.

3. J-51

Motion by Simeon Goldstein - Second by Rhoda Gogatz - That Community Board #11 approve the following resolution:

"Whereas all pending plans and proposals for large-scale rehabilitation of apartments in Community District #11, Bronx assume use of the benefits available under Section J-51 if the Administration Code and

"Whereas, said Section J-51 provides for realty tax exemption for a period of years, of the increase in value resulting from those residential improvements which qualify, and provides for reduction in real estate taxes spread out over a period of years which total an amount equal to a large portion of the cost of the alterations (and while interest must be paid on all the money borrowed for the alterations, the reduction in realty taxes provides for a large portion of the principal repayments), and

"Whereas, in middle-income neighborhoods such as ours the rentals in rehabilitated apartments without J-51 would have to be substantially higher than the market rental levels, and therefore without J-51 rehabilitation would not take place and deterioration of housing would continue and neighborhood blight would spread and

"Whereas it is believed by many that J-51 benefits are not necessary in areas where high rents can be, and are, paid, and therefore the use of J-51 in the prosperous parts of Manhattan has been restricted, but there is a controversy now taking place between those who would impose further restrictions on the use of J-51 in Manhattan and those who disagree, with the result that pending legislation for extension of the time limit for use of J-51 in the rest of the City - where it is clearly needed - has been delayed and is in peril, now therefore be it

"Resolved that Community Board #11, Bronx, strongly urges the extension of the time limit for J-51 for areas such as ours, and be it further

"Resolved that a copy of this resolution be sent to each State Senator and Assemblyman representing any part of our Community District, and further be it

"Resolved that we call upon all community organizations to write to their State Senator and Assemblyman urging them to support extension of J-51, and that a copy of this resolution be sent to all such organizations and to the newspapers"

Passed

4. Target Area Prevention Program (TAPP)

Simeon stated that Assistant Commissioner Andrew Chertoff assured him that Pelham Parkway be included in the Target area, but that he could not give Simeon a date.

Some discussion took place on what kinds of areas were included in the TAPP. Simeon

explained that areas with a substantial number of multi unit dwellings in need of moderate rehabilitation can be included designated in this program.

"Whereas, there exists a Target Area Preservation Program, under which federal insurance may be granted for loans for housing rehabilitation in designated areas, under Section 221 (f) of the National Housing Act, and

"Whereas, we are not aware of any reason why our area has not been designated, and

"Whereas, granting the designation without further delay could be very helpful in promptly bringing about badly needed rehabilitation of various apartment houses in our neighborhood which require low-cost financing in order to be economically feasible, now therefore be it

"Resolved that Community Planning Board #11, Bronx calls upon the Department of Housing Preservation and Development to designate our community for inclusion in the Target Area Preservation Program, and that a copy of this resolution be sent to said Department, to Borough President Simon, and to the newspapers"

For 32 Abstentions 1

Passed

C. Youth

Tom spoke, as Lew Goldstein was ill and had to leave the meeting. He stated that Lew is the new Chairman of the Youth Services Committee. Tom stated that Lew held a meeting on Wednesday, February 12th, at Bronx House, and that 15 to 20 community organizations were represented. He stated that the purpose of this meeting was to revive the Comprehensive Youth Services Committee to be able to hire a Youth Coordinator. Tom said that the next meeting of the Committee is set for February 16th.

Tom reported that the Board had received a proposal from Northeast Bronx Neighborhood Restoration that will encompass three Boards surrounding Pelham Bay Park. He stated that the Committee will have a recommendation for the Board on this next month.

D. Sanitation and Environmental Protection

As Ernie Odierna was not present, Tom gave the report.

1. Allerton Avenue Reconstruction Project

Tom reported that he and Ernie had attended a meeting in late December at the Department of Environmental Protection, where they learned that the costs to the homeowners for the sewer work in this project, would be higher than originally expected. Because the homeowners would also have to pay for sidewalk improvements, it was felt that a meeting should be arranged, as soon as possible, with leaders of the homeowners associations in the area affected to begin planning ways to defray expenses. Tom said that such a meeting is scheduled for January 20th.

2. Gun Hill Bus Garage

Tom stated that the Chester Civic Improvement Association had informed him of a consultant study that had been done on the environmental impact of the bus garage. He said that this study as well as community comment had to be submitted by the M.T.A. to

the Federal Urban Mass Transit Administration by the end of December. He stated that since the Board had not had time to digest the report, having received it only shortly before the deadline, a letter was sent expressing the Board's opposition to the garage. Tom read from the letter. He said that he had received notice from the M.T.A. that the period for comment had been extended until February 3rd. Tom said that he had two copies of the study. Lee Mager said that they should be given to the Sanitation and Highways Committees, and it would be discussed at the Executive Committee.

E. Parks

Elizabeth Brown stated that her Committee had met on Tuesday night with Parks to discuss problems and strategies for the coming summer.

1. Lorette Playground

She reported that there seems to be a question about the lights at Loretto Park, as to whether they should remain on all night or go off at 10 P.M.

Motion by Elizabeth Brown - Second by Pat DeMartino - That Community Planning Board #11 request that the lights be turned off at 10 P.M.

Some discussion took place on whether the extended lighting was for year round or just for the summer. Elizabeth said that it was for year round and explained the background of the extended lighting for the new members.

Passed with 4 abstentions.

2. Zimmerman Playground Boiler

Elizabeth reported that there had been some difficulty with the replacement of the boiler. She said that it should have been completed by December 15th. She requested the Board to direct Tom Brown, the District Manager, to follow up on this.

Tom explained the problems that had occurred, and said that he felt the Comptroller should be requested to disallow future contracts with the contractor if his information was correct.

3. Concessionaires

Elizabeth stated that the vendors are still at Bronx Municipal Hospital Center on Pelham Parkway. She stated that the Board was notified that if the vendors continue to sell at B.M.H.C. their vehicles will be confiscated and perhaps sold if their tickets are not paid. Elizabeth said that while some in the community felt there is need for these vendors, the Board was more convinced by the environmental problems that the Hospital, Police and Parks Department has with the vendors.

F. Highways, Traffic and Transportation

Mike LaGuardia reported that Community Board #11 had voted to have the six pedestrian bridges demolished. He said the first three to be demolished were Van Buren, Hone and Lurting, and then Melville, Taylor and Garfield will follow.

Tom spoke on this matter. He explained that several problems seem to be preventing demolition.

Motion by Elizabeth Brown - Second by Tony Funigiello - That a letter be sent to

local legislators and the proper agencies regarding the removal of these bridges.

Passed.

Abe stated that sometime ago the Board approved a franchise for Pelham Parkway Express to run a bus line from Pelham Parkway to Wall Street. He stated that nothing has been done and asked why.

Tom said that as far as he knows the Board of Estimate has yet to act. In addition, he has heard the company does not have the money to operate the route. Abe asked that a letter be sent on it.

Frank Muccioli spoke about conditions above the station at Pelham Parkway - Esplanade. He asked what agency has responsibility for this location. Annette stated that if it is special gardening it is Parks Department responsibility; otherwise it is Highways and Sanitation's responsibility.

Tom said that this was one of the joint jurisdictional areas which he had submitted to a Task Force studying similar problems. He said that he expected to receive the report shortly.

G. Education

Ruth Burko reported that she had received a proposal from Jeff Wisotsky of the Bronx Film Project requesting a grant from the Department of Cultural Affairs Community Development Project for \$9,500.

Tom explained that, in addition, Mr. Wisotsky needed a letter from Community Planning Board #11 in order to have some equipment he needs released to him from City Salvage. He said that the letter would be sent.

Lee requested that this be referred back to the Education Committee for discussion at the Executive Committee.

Ruth announced that the Community Education Resource Center is holding a class in ceramics for children ages 8-11 on Mondays and Wednesdays from 3-5:30.

She stated that there would be a meeting in two weeks which she hoped to attend.

H. Membership

Bill Liblick explained the By-Laws on absences to the new members. He stated that a letter, and in some cases two letters, had been sent to those members who were frequently absent from Board meetings. He said that some responses were received. Bill said that he would be attending the Executive Committee and would discuss the possible removal of some members at the February meeting.

VII. New Business

A. Charter Revision Committee

Tom reported that the Charter Revision Committee would be holding a Public Hearing on February 3, 1983 on the following matters:

1. The resolution of the problem posed by the invalidation of the current Charter's provision for at-large City Council representation;
2. The question of the establishment of a permanent, impartial agency to be charged with the task of periodically redistricting the City Council;
3. The question of the minimum population requirement for Community Districts which arose following the 1980 Census which showed that some of the Districts have fallen below the 100,000 population required by the City Charter;

4. Questions relating to the Board of Estimate in the event of a determination that the Board of Estimate does not meet one person, one vote requirements.

He said that the Board had already responded to the Mayor and City Planning Commission on the matter of district boundaries, and asked if he should write or appear with this position. There was consensus that the position should be reiterated.

B. New location(s) for Bus Stop for Northbound Pelham Parkway Express Line

Motion by Rhoda Gogatz - Second by _____ - That the Transportation Committee review the traffic problem with reference to the Pelham Parkway Bus Service at the Pelham Parkway stop.

Rhoda recommended that the Transportation Committee do a study on the problems of congestion at the Pelham Parkway stop of the Pelham Parkway Bus Service and report back to the Board at the February meeting. Lee indicated that such a report would be forthcoming at the February meeting and did not take a vote.

She also asked that the Committee look into the regrading and sidewalk in the area. Tom said that regrading and sidewalks were submitted as two budget requests. Rhoda asked that the Committee see what temporary work can be done.

Meeting adjourned at 11:00 P.M.

Respectfully submitted,



Lewis Goldstein,
Secretary

ATTENDANCE AT MEETING JANUARY 13, 1983*

PRESENT

| | | | |
|--------------------|-----|-------------------------|-----|
| Robert Black | (7) | Michael LaGuardia | (0) |
| Elizabeth Brown | (1) | William Liblick | (3) |
| Ruth Burko | (4) | Richard Lipsky | (0) |
| Dominic Castore | (2) | Raymond Locassio | (0) |
| John Cifichello | (1) | Steve Lovitch | (5) |
| Nicholas Cremonese | (0) | Lee Mager | (3) |
| Silvana DeBelles | (0) | Tom Miller | (2) |
| Arthur DeLuca | (2) | Frank Muccioli | (3) |
| Pat DeMartino | (0) | Sal Napolitano | (3) |
| Gloria DiGianni | (6) | Abe Pereira | (4) |
| Norman Engel | (0) | Brenda Petri | (0) |
| Stella Fernandez | (0) | Michael Prisco | (0) |
| Nora Fox | (3) | Charles Re | (5) |
| Barbara Fried | (2) | Joseph Reda | (3) |
| Anthony Funigiello | (1) | William Ricevuto | (1) |
| Rhoda Gogatz | (2) | Blanche Comras Rifkin | (2) |
| Eli Goldsmith | (0) | Madeline Saltaformaggio | (0) |
| Lewis Goldstein | (0) | Henry Yuspeh | (2) |
| Simeon Goldstein | (0) | Steve Zarkin | (5) |
| Abraham Kleinman | (0) | | |

ABSENT

| | | | |
|------------------------|-----|-----------------------|-----|
| Ruth Bernstein | (5) | Rabbi Simon Konovitch | (7) |
| Ann Danisi | (8) | Joseph Milone | (2) |
| Kenneth Fleisser | (4) | Ernest Odierna | (3) |
| Rabbi Israel Greenberg | (9) | Leslie McHenry | (4) |
| Romolo Imundi | (4) | | |

EX OFFICIO BOARD MEMBERS:

Pat O'Hanlon - Rep. Aileen Ryan

OTHER ELECTED OFFICIALS:

Ronnie Albert - Rep. John Dearie

STAFF, BOROUGH ORESIDENT, 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:

Thal Davis - 2424 Boston Road Senior Center

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