

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 DECEMBER 16, 1982

AT THE KNIGHTS OF COLUMBUS - MARY, QUEEN OF PEACE HALL

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

I. Gallery Session

No one spoke during the time allotted for gallery speakers.

II. Minutes

Motion by Rhoda Gogatz - Second by Bill Liblick - That the Minutes be accepted as received.

III. District Manager's Report

Tom Brown reported that the District Service Cabinet Minutes would be sent out next week. He stated that he had attended a meeting on December 7th at Parks Department Headquarters with a representative of the Botanical Garden and Michael Bialek of Neighborhood Initiatives Development Corporation. Tom said that last month the Board had voted to send a letter to the State Division of Housing and Community Preservation supporting a plan which the Botanical Garden and N.I.D.C. want to work on. He explained that this was a request for \$75,000 to do landscaping in the area of White Plains Road, Bronx River Parkway, Boston Road and Pelham Parkway. Tom said that this was just an orientation meeting as to what will be done. Tom also stated that the list of snow routes had been sent to all the Board members, and asked if anyone has a request for a change.

IV. Borough President's Report

Annette Marchitello reported that the Board of Estimate approved a contract of \$31,364 between the Department of Transportation and Goodkind & O'Dea for the design of improvements at the former Williamsbridge Road Courthouse to accommodate the Bronx Hearing Office for the Parking Violation Bureau. She also reported that the Board of Estimate approved a contract for \$18,000 between the New York City Youth Board and Pelham Parkway Block Association for the operation of an after school youth program from 12/1/82 to 4/30/83 to operate at P.S. 105.

Annette stated that Borough President Stanley Simon has received a letter of thanks from the Pelham Parkway Little League for his efforts in obtaining the site adjacent to P.S. 96 at Olinville and Waring Avenues for use as a Little League field.

Annette stated that she had a copy of a release from the Borough President on the Bronx Commercial Strip Study. She said that she did not believe any of the areas are in the Board #11 area, and that Harriet would have a copy if anyone wanted to see it.

V. Committee Reports

A. Land Use

1. Application for extension of an existing Variance to operate a gasoline station at 1131-39 Neill Avenue (545-56BZ)

Arthur DeLuca reported that a Public Hearing had been held on this request for a Variance extension earlier in the evening.

Motion by Arthur DeLuca - Second by Rhoda Gogatz - That Community Planning Board #11 go on record as approving this application.

A great deal of discussion took place on the gasoline smell that two residents complained about at the Public Hearing.

Tom said that he would look into finding out what the source of the gasoline smell is, and talk to the Buildings Department about whether curb cuts are permitted on Neill Avenue.

Motion by Lew Goldstein - Second by Blanche Comras Rifkin - That Community Planning Board #11 request the Board of Standards and Appeals to postpone any action on 545-56BZ until a complete investigation of the community complaints is heard and a determination is made.

Art DeLuca withdrew his motion.

For	19	Abstentions	2
-----	----	-------------	---

Passed

Art explained that the next two items on the Agenda, 713-82BZ and C820772GFX, require Board action before the next regularly scheduled Board meeting.

Tom explained that the Executive Committee had recommended that a Public Hearing be held on both these items prior to the Board meeting, and that the Board meeting be held on January 13th at P.S. 105.

Motion by Lee Mager - Second by Rhoda Gogatz - That Community Planning Board #11 hold a Public Hearing on 713-82BZ and C820772GFX on January 13th, and that the Board meeting, which would normally be scheduled for January 20th, be held the same night.

A lengthy discussion took place on whether the Board should hold two Public Hearings and a Board meeting on the same night.

Discussion took place on the "clock" on 713-82BZ.

The vote on this motion was:

For	14	Against	5	Abstentions	2
-----	----	---------	---	-------------	---

Passed.

Rhoda Gogatz suggested that an addition to that motion should be that when the meeting notice goes out, it indicate that if the Agenda is not completed on January 13th that it be extended to the following Thursday.

Motion by Frank Muccioli - Second by Henry Yuspeh - That the site of the meeting be changed to the Knights of Columbus.

B. Housing

1. Landmark Status for the Allerton Avenue Coops

Tom stated that on November 18th he had received a letter from Brenda Neuman Petri informing the Board that her organization, Association for Landmark Status for the Coops, had applied to the Landmark Preservation Commission to obtain Landmark designation

of the Allerton Coops. He explained that these buildings were bounded by Bronx Park East, Arnow Avenue, Allerton Avenue and Barker Avenue. Ms. Neuman Petri requested Community Board support before the Commission on January 11th. Tom said that he had spoken with the Landmarks Preservation Commission as to why it had not sent the Board notice on the Hearing to consider the designation request. He stated that he had spoken with the Executive Committee as to how it wanted to handle this. Tom said that the Executive Committee felt that it should be placed on the Agenda for December 16th. He stated that letters were sent to Brenda Neuman Petri, Mr. Jacques Traubee, who represents the owners of the Coops, and Mr. O'Neal Freeman, who represents the Tenants Association, asking them to attend the Board meeting. Tom said that Mr. Traubee and Mr. Freeman were present, but that no one was here from the Association which made the initial application. He said that Brenda Neuman Petri called and said that she would not be able to attend.

Mr. Traubee spoke. He stated that he had applied for Landmark status about a year ago, but that he had not followed up on it. He spoke about the rehabilitation he hoped to do at the Coops and that he was in the process of getting funding for rehabilitation.

Mr. O'Neal Freeman spoke. He said that he was in favor of Landmark status for the Coops.

Questions were asked by the Board members of Mr. Traubee and Mr. Freeman. However, it was not determined what impact, if any, Landmark status would have on rehabilitation.

Motion by Frank Muccioli - Second by Lee Mager - That this item be tabled.

Motion by Simeon Goldstein - Second by Frank Muccioli - That Community Planning Board #11 request the Landmarks Preservation Commission to delay any discussion on the proposed request for Landmark Status for the Allerton Coops until Community Planning Board #11 has had an opportunity to study the matter, both in general, and in particular, to find out the effects of Landmark Status on the proposed rehabilitation of the Allerton Coops.

Passed.

2. 754 Mace Avenue

Simeon stated that the Housing Committee met on November 23rd at the Neighborhood Preservation Office. He said that Ted Weinstein had informed the Committee that 754 Mace Avenue was under contract for sale by the owner. Simeon said that a motion was adopted by the Housing Committee that "in the event that the title had not changed by December 3rd, that the Housing Committee would suggest that the tenants go to Housing Court to enforce their rights for proper services". Simeon stated that Ted Weinstein informed him that the owner signed the papers necessary for title closing, and that the closing was scheduled for Friday. Simeon elaborated on why this closing will not end the matter.

Lew Goldstein asked if there were any heat and hot water complaints from 754 Mace Avenue during the recent cold spell.

Tom said that his office had not received any.

3. 655 Thwaites Place

Simeon reported that the building has had its mortgage foreclosed by the federal government. He stated that Michael Bialek of Neighborhood Initiatives Development Corporation had informed him that he has a petition signed by 93 of the tenants in favor of a tenant-sponsored coop. Simeon said that the federal government wants a deposit of one month's rent from 75% of the tenants. He said that the tenants say that if they don't know the cost, how can they agree to this. Simeon explained that there is a problem because two of the bidders, whose bids were not recognized during the foreclosing procedure, were making a legal challenge to H.U.D.'s ownership. He added that until it is settled there can be no negotiations.

C. Health and Social Services

Myra Rose reported that the Planning Board had received a letter from Mayor Ed Koch on shelters for the homeless. She read, from the letter, the requirements for such a shelter, and stated that no such buildings exist in Community Planning District #11 that meet with the Mayor's requirements.

Motion by Myra Rose - Second by Rhoda Gogatz - That Community Planning Board #11 send a letter to Mayor Koch stating that no such buildings exist in Community District #11.

Passed with 16 For.

D. Youth

1. Youth Development and Delinquency Prevention Program

As Leslie was not present, Tom spoke. He said that subsequent to the Youth Committee meeting, he had learned from the Youth Board that the Fair Share allocation formula has been reduced in Community District #11 to \$17,900. He stated that he had suggested to Leslie that the Board request the Youth Board to fund the Bronx Council on the Arts at its requested amount of \$20,000.

Discussion took place as to whether Community District #11's funding is less due to the fact that it does not have a Youth Coordinator.

Motion by Lewis Goldstein - Second by Rhoda Gogatz - That Community Planning Board #11 recommend to the Youth Board that the Bronx Council on the Arts be funded for the full \$20,000 for the continuation of its program.

Passed

2. Summer Youth Employment Program

Tom spoke on the Summer Youth Employment Program cuts that will be forthcoming. He stated that a questionnaire had been sent to the Board on this. He stated that it asked:

1. If the Board wanted to continue operating as a project sponsor.
2. If it wanted to do so in consortium with another project sponsor.

Tom said that he spoke with the Youth Committee and that it felt that the Board did want to continue to be a Project Sponsor and to do so alone.

E. Membership

Bill Liblick stated that the Membership Committee had met earlier in the evening. He stated that letters were sent to eight Board members who had missed three consecutive meetings or more than half of the Board meetings since January, 1982. Bill said that he received six responses. He said that the Committee decided that if a letter is sent to a Board member and whether he/she responds or not, if he/she is not at the next meeting he/she will receive a second letter. Bill stated that after two letters if a member is still not attending Board meetings, the Committee will request that removal of this member be discussed. Bill said that four of those members who had responded were not present this evening. He read a copy of the letter he sent to the Borough President, and explained why he had sent the letter.

Discussion took place on the letter that Bill Liblick sent and his authority to do so without Board approval.

Motion by Frank Muccioli - Second by Myra Rose - That henceforth no letters be sent out by any standing committee Chairperson to any elected or appointed officials or any other agencies unless it comes before the Board or the Executive Committee for its approval.

Amended - to any letters stating Board policy - accepted by Frank Muccioli

A great deal of discussion took place on this.

Annette Marchitello stated that she takes the attendance sheet back to the Borough President, and that he is aware of those Board members who were frequently absent.

Motion by Frank Muccioli - Second by Myra Rose - That no Chairman of any standing committee of Community Planning Board #11 is to write a letter to any elected or appointed official or any City official stating the Board's position unless it is approved by the Executive Committee or the Chairman of the Board.

Amended by Bill Liblick and accepted by Frank Muccioli - That no Board member should have the authority to say he/she represents the Planning Board, unless the approval of the Executive Committee has been given.

Passed

E. Other

1. Education

Blanche Comras Rifkin reported on the Columbus High School project. She stated that its Director Caroline Guiffre had been injured recently.

Tom reported on a phone call he received that day. He stated that he had tried to reach Ruth Burko, Chairman of the Education Committee, and that he had had some difficulty in reaching her. Tom said that he heard from her later in the day and learned that she would not be attending tonight's meeting. Tom said that the call he received was from the South Bronx Development Corporation. He stated that Fordham University is applying for funds from the federal Department of Education for an Upward Bound program to operate in all 12 High Schools in the Bronx. Tom explained what the program was about. He stated that it is requesting a letter of support from Community Planning Board #11. He read from the letter he had drafted for Board approval.

Motion by Lewis Goldstein - Second by Lee Mager - That Community Planning Board #11 send a letter of support on the Fordham University request for funding.

Passed.

2. Parks and Recreation

As Elizabeth Brown was not present, Tom reported that the vendors outside of Bronx Municipal Hospital Center have had their equipment confiscated several times. He explained that Tony Shaw of the Parks Department informed him that letters were sent to the vendors telling them that they have 60 days to pay their fines or their equipment will be confiscated and sold.

v. Old Business

A. Relocation of District Office

Lee stated that the Board had received a bid for construction from Drago and Cancelliere. He explained what the Board had requested in the bid, and what the Board received from the contractor. Lee said that the cost of the work to be done is \$11,950, and that the Officers are requesting that other bids be obtained.

Tom explained that this is not a bid but merely an estimate in order for the Board to know how much money is needed on the line for renovation and moving.

Joe Milone said that he will look at the space and attempt to determine if the estimate is reasonable.

Pat DeMartino spoke about abandoned cars.

Tom told Pat that after two days to call the District Office with the tag number, and that he would handle it.

B. Committee Assignments

Dom said that they will be mailed out the week following the meeting.

V. New Business

A. Designation of the Bronx Times Reporter as a paper of record

Tom explained that the Board originally had three papers of record, and that one had closed. He explained that the Board needs to designate papers or record to print public notices of Public Hearing. Tom said that the Bronx Times Reporter has been publishing recently in Community District #11.

Motion by Lewis Goldstein - Second by Lee Mager - That Community Planning Board #11 designate the Bronx Times Reporter as a paper of record.

Passed with one abstention

Meeting adjourned at 10:45 P.M.

Respectfully submitted,

Lewis Goldstein (TB)

Lewis Goldstein,
Secretary

ATTENDANCE AT DECEMBER 16, 1982 MEETING *

PRESENT

Pita Bolstad	(0)	Lee Mager	(3)
Dominic Castore	(2)	Silvio Mazzella	(7)
John Cifichiello	(1)	Tom Miller	(2)
Arthur DeLuca	(2)	Joseph Milone	(1)
Pat DeMartino	(0)	Frank Muccioli	(3)
Kenneth Fleisser	(3)	Ernie Odierna	(2)
Rhoda Gogatz	(2)	Charles Re	(5)
Lewis Goldstein	(0)	Blanche Comras Rifkin	(2)
Simeon Goldstein	(0)	Myra Rose	(2)
Romolo Imundi	(3)	Madeline Saltaformaggio	(0)
Michael LaGuardia	(0)	Henry Yuspeh	(2)

ABSENT

Ruth Bernstein	(4)	Rabbi Simon Konovitch	(6)
Robert Black	(7)	Steve Lovitch	(5)
Elizabeth Brown	(1)	Leslie McHenry	(3)
Ruth Burko	(4)	Sal Napolitano	(3)
Ann Danisi	(7)	Abe Pereira	(4)
Gloria DiGianni	(6)	Joseph Reda	(3)
Nora Fox	(3)	William Ricevuto	(1)
Barbara Fried	(2)	Ruth Weiss	(4)
Anthony Funigiello	(1)	Steve Zarkin	(5)
Rabbi Israel Greenberg	(8)		

EX OFFICIO BOARD MEMBERS

Thomas Denaro - Rep. Hon. Jerry Crispino

OTHER ELECTED OFFICIALS

John DeGaetano - Rep. Senator Abraham Bernstein
Rose Gang - Rep. Assemblyman Eliot Engel

STAFF, BOROUGH PRESIDENT, AND AGENCY OFFICIALS

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

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