



COMMUNITY PLANNING BOARD #11, THE BRONX
 BRONX MUNICIPAL HOSPITAL CENTER
 NURSES RESIDENCE—ROOM 11N22
 PELHAM PARKWAY SOUTH & EASTCHESTER ROAD
 BRONX, NEW YORK 10461
 (212) 892-6262

DOMINIC CASTORE,
 CHAIRMAN

FERNANDO FERRER,
 BOROUGH PRESIDENT

THOMAS J. BROWN,
 DISTRICT MANAGER

- COMMITTEES
- COMMUNITY DEVELOPMENT & BUDGET PRIORITIES
- ECONOMIC DEVELOPMENT
- EDUCATION & CULTURE
- HEALTH & SOCIAL SERVICES
- HIGHWAYS, TRAFFIC & TRANSPORTATION
- HOUSING
- LAND USE
- PARKS & PLAYGROUNDS
- PUBLIC SAFETY
- SANITATION & ENVIRONMENTAL PROTECTION
- YOUTH

MINUTES OF MEETING HELD THURSDAY, NOVEMBER 19, 1987 IN

THE MARY, QUEEN OF PEACE LODGE OF THE KNIGHTS OF COLUMBUS

The meeting was called to order at 8:00 P.M. by Dom Castore, Chairman.

I. Gallery Session

a. Frank Muccioli

Mr. Muccioli introduced himself and stated that he was the Vice President of the Allerton Avenue Homeowners and Tenants Association and the Chairman of Community Board #11's Housing Committee.

Mr. Muccioli thanked the following people for their help and support in clarifying certain issues raised by the proposed construction of the Villa Capri condominiums: Senator Guy Velella, Assemblyman Eliot Engel, Councilman Jerry Crispino, District Leader Linda Loeb, District Leader Jerry Esposito, District Manager Tom Brown of Community Board #11 and Borough President Fernando Ferrer for having his staff do an in-depth study of the plans and informing us that the Buildings Department had possibly erred in the approving of the plans, and would take steps to notify the Buildings Department of their oversight and ask them to have the plans resubmitted.

Mr. Muccioli displayed architects' sketches of what the plans for the proposed condominiums look like.

Mr. Muccioli stated that the present plans call for two buildings to be located on Bouck Avenue between Mace and Allerton Avenues. He stated that the owner is Frank Gabrielli, and that the architects are Salvatti Architects.

Mr. Muccioli stated that there would be 39 families in each building for a total of 78 apartments. There are:

- 16 1-bedroom units
- 58 2-bedroom units
- 2 3-bedroom units
- 2 3-bedroom units with a loft

Mr. Muccioli stated that there would be parking in the rear for 39 cars and parking under the structure for another 39 cars.

Mr. Muccioli stated that the community was opposed to it and that there were people here tonight who would speak against the condominiums. The speakers were: Sal Castorina, Frank Garafolo (representing Senator Guy Velella), Lisa Buga, Nina Casella, Efrain Alvarado, Jennie Bailey and Joseph Tirello.

The speakers stated that they were opposed to the proposed condominiums for various reasons. The speakers pointed out the traffic problems that would develop if additional cars were to regularly travel in the area. Seventy-nine families will add more than 100 cars to an already heavily traveled area. Cars, that would not park on the complex grounds, would be forced to park on neighborhood streets. Other speakers expressed concern for the water and sewer systems and their ability to handle the additional load from the condominiums. Some expressed concern with the overall quality of life conditions that would be negatively effected by the proposed condominiums. Finally, one speaker expressed concern for the children of the new residents of the area, stating that the neighborhood public schools are already overcrowded and the additional children may not be able to attend the local public schools.

b. Mel Hirsch

Mr. Hirsch stated that the Advisory Board of the Human Resources Administration had held a Speak-out on Youth, Drugs and Delinquency and Drinking, on November 16, 1987. He stated that the speakers were: Clark Richardson, Sgt. Dennis O'Connor of the 47th Precinct, Dr. Harold Osborn, Director of Emergency Medicine at Our Lady of Mercy Medical Center, Curtis Sliwa, leader of the Guardian Angels, and Dean Menninger. Mr. Hirsch stated that it was a very interesting meeting.

c. Martin O'Grady

Mr. O'Grady spoke about the abortion clinic on Eastchester Road.

II. Minutes

A Motion was made by Lee Mager, and second by Lewis Goldstein - That the Minutes be accepted as received.

Passed unanimously.

III. Chairman's Report - Dominic Castore

Dom reported that he and Joe Reda had attended a New York City Council Public Safety Committee meeting today, chaired by Councilman Crispino. He stated that they spoke about crime in the neighborhood. Dom stated that they also spoke about the fact that the 49th Precinct is undermanned.

Dom stated that an Ad Hoc Committee, which consists of Joe Reda, Eli Goldsmith and himself, had gone to the 49th Precinct twice and spent between three and four hours going through the roll call books to determine how many officers are actually on duty at specific times at the 49th Precinct.

Dom introduced P.O. James Strafella and P.O. Isabel Torres, the Community Affairs officers from the 49th Precinct.

Dom stated that he had learned that the 49th Precinct should have 6 sector cars.

Dom asked that anyone seeing a crime or is a victim of a crime, no matter how small, should report it. He said that it seems that the more complaints there are, the more chance there is of obtaining additional manpower.

Dom reported that Michael Fanelli had resigned.

IV. District Manager's Report - Thomas Brown

Tom reported that the Treasurer's Report was sent out attached to the Board minutes. He stated that the District Service Cabinet minutes had been sent out yesterday.

Tom reported that the newsstand on White Plains Road was removed due to the efforts of Emil Eisdorfer, Mrs. Lee of Disco City, Councilman DeMarco and Borough President Ferrer. Tom also thanked the Department of Sanitation who removed the newsstand immediately after receiving the approval from the Department of Consumer Affairs to remove it.

V. Borough President's Report - Annette Marchitello

Annette stated that there were no Board of Estimate items. She stated that she was giving the secretary the following:

1. Borough President's letter on the condominiums
2. Testimony of Borough President Ferrer at the City Council Hearing on the Emergency Medical Service
3. News release from the Association for the Bar

VI. Committee Reports

A. Housing - Frank Muccioli

1. Condominiums planned for Mace and Bouck Avenues

A Motion was made by Frank Muccioli, second by Bob Black -

Whereas the plans to develop condominiums of 78 units on Block 4463, Lots 80 and 148 (Bouck and Mace Avenues) will be rejected by the Department of Building; and

Whereas the developer will be able to submit revised plans; and

Whereas such revised plans may still include a sizeable structure and be within regulations; and

Whereas the surrounding community may still find such revisions objectionable though within regulations; and

Whereas the developer has expressed the desire to attempt to meet community objections;

Be it therefore resolved that Community Planning Board #11 through its District Office, Housing Committee and/or Land Use Committee act as a conciliatory agent between the developer and community, provided that:

1. the developer continues to desire to work with the Community Board and community; and

2. that the Community Board nor anyone acting in its name agree to any matter which may have to be considered in Public Hearing under the provisions of Sections 197C (U.L.U.R.P.) or 201 (Applications for zoning change) of the City Charter.

Passed with 1 abstention (Fred Pocci).

Lee Mager read a letter from the Borough President which stated that the Buildings Department had revoked their approval of the proposed condominium plans. The builder has five days from the date of the letter to resubmit plans. Letter attached.

2. 1944, 1954 and 1980 Unionport Road

Frank stated that he had attended a meeting the other day with Artha Management. He stated that from his conversations with the owner, he feels the owner is not unaware of the problems in the buildings, and he has expressed a desire to work with the community.

B. Parks - John Cifichiello

1. Schematic Design for the Reconstruction of Rice Stadium and Vicinity, Pelham Bay Park (P-91)

A Motion was made by John Cifichiello, second by Joe Reda - That Community Planning Board #11 support P-91, and urge that work in progress proceed.

Passed.

2. Schematic Design and Phase I Schematic Documents for Reconstruction of Bronx River Park between City-line and Allerton Avenue (P-963)

A Motion was made by John Cifichiello, second by Joe Reda - That Community Planning Board #11 continue to support P-963 and urge that work in progress proceed; however, the Department of Parks and Recreation should inform the design consultant to coordinate its planning with State Department of Transportation with respect to the reconstruction of Kazimiroff Boulevard and with Community Board #7, which borders on the project but was omitted from the Inter-agency Coordination section (p.11) of the Development of Schematic Plans.

Passed.

C. Highways, Traffic and Transportation - Fred Pocci

1. P.I.N. X-751.53 Rehabilitation of Kazimiroff Boulevard

Fred stated that only one report was attached. He stated that the report on Kazimiroff Boulevard was not prepared.

Fred reported that the State does not have funding for the project in its 5-year plan. He stated that they discussed the various elements of the project with State representatives who suggested that they discuss with the City the possibility of some short-term improvements for traffic safety in the area.

2. HW-691 - Reconstruction of Eastern Portions of Astor, Waring and Mace Avenues and Adjacent Streets

Fred stated that Rabbi Fuchs had attended the meeting. However, his name had

been omitted from the report. He stated that the minutes of that meeting were attached to tonight's agenda. He asked the Board members to read it, and if there were any questions that they refer them to the Board office.

Fred reported that there were two items that will warrant discussion after there is a meeting with the community on HW-691. They are:

1. Waring Avenue from Westervelt Avenue to Kingsland Avenue - de-mapping is recommended by the consultant and Department of Transportation. Fred stated that there will be a meeting on this project in January.

2. North side of Astor Avenue between Eastchester Road and Woodhull Avenue - currently the Astor Restaurant maintains head-on off-street parking. The consultant advises that this parking can be maintained by the installation of a drop curb. Fred stated that before the Board takes a position it should be discussed with the community.

Lee spoke about Kazimiroff Boulevard and gave the background. He stated that he has been involved in it since 1979. Lee stated that this is a very hazardous road. He stated that he wanted the Board to go on record with a letter to the Governor that this Board objects to being ignored, objects to having the feeling of its community and its sister board and the members of the precinct in the area who have been pushing to have this road repaired, ignored. Lee stated that he felt that the Board should go on record and state that it feels this is totally horrendous, and that each of the Board's elected officials in Albany be notified that Community Board #11 is being done a disservice by these people and that the Board explore every avenue possible to get this project back on track. He further stated that the bridge there is crumbling, and that when the City was asked to make repairs 10 years ago said it was not their road, it was the state's road and the city doesn't have the money to make the repairs. Lee stated that some pot holes have been repaired as a favor. He also stated that the median divider gets knocked down every 2 weeks and the City repairs it as a favor rather than as an obligation. Lee stated that the Board should put it in the newspapers that the State is ignoring an area that is a hazard to life and limb of motorists using that highway.

A Motion was made by Lee Mager, second by Bob Black - That a letter be sent to the Governor and our State Senators and Assemblymen protesting the States decision not to reconstruct Kazimiroff Boulevard as originally planned.

Passed unanimously.

Rabbi Fuchs spoke about the Sheridan Expressway. He stated that he had been informed by Arthur Loeb, of the Borough President's office, that the reason that there could not be a temporary entrance going on to the Sheridan Expressway on West Farms Road was because there were too many cars coming off the Cross Bronx Expressway going to the Sheridan Expressway. Rabbi Fuchs stated that he would be sending a letter on his own stationery to the Borough President concerning the long delays in completing the construction.

A great deal of discussion took place on this item.

Annette Marchitello stated that the objection that the Dept. of Traffic had was that opening a temporary entrance to the Sheridan Expressway would cause a serious problem with traffic on the Cross Bronx Expressway which exits at that point.

Mrs. Marchitello stated that she would express this concern to the Borough President.

Dom suggested that a letter be sent from the Board to the Borough President on this.

D. Youth/Youth Services - Ray Locascio

Lew Goldstein stated that the minutes of the October meeting were handed out prior to the meeting.

Lewis Goldstein stated that a resolution was attached to the Minutes. He stated that the Youth Services Committee was presently looking over the various R.F.P.'s for Y.D.D.P. and A.S.P. He stated that the Committee would be meeting with the groups that are requesting Y.D.D.P. funding on Monday, November 23rd.

Resolution made by Lewis Goldstein, second by Bob Black and Joe Reda - That Community Planning Board #11 delegate to the Executive Committee the responsibility of approving the recommendations to be submitted to the N.Y.C. Youth Bureau regarding Fiscal Year '89 Youth Development and Delinquency Prevention (Y.D.D.P.) and After School Program (A.S.P.) funding, based on the recommendations of the Youth Services Planning Committee.

Passed with 1 abstention.

Tom reported that the Executive Committee would be meeting on November 30th.

A Motion was made by Lee Mager, and second by Lewis Goldstein - That the Board go into Executive Session.

The Board went into Executive Session at 9:31 P.M. and returned to Board business at 10:08 P.M.

Dom announced that the District Manager had been granted the raise he had requested.

Joe Reda asked about the letter on the Rand System and the free ad in the Bronx News that Bill Liblick had offered the Board at the last meeting.

Tom said that the Rand letter was almost ready to go.

There being no further business, the meeting adjourned at 10:09 P.M.

Respectfully submitted,

Lewis Goldstein (TL)

Lewis Goldstein,
Secretary

ATTENDANCE AT MEETING OF NOVEMBER 19, 1987

PRESENT

Robert Black	(0)	Lee Mager	(2)
Dominic Castore	(0)	Frank Muccioli	(0)
John Cifichiello	(1)	Jay Ira Nadler	(2)
Emil Eisdorfer	(0)	Abraham Pereira	(2)
Norman Engel	(2)	Fredric Pocci	(1)
Rabbi Moshe Fuchs	(0)	Joseph Reda	(1)
Kenneth Gelnick	(0)	William Ricevuto	(1)
Eli Goldsmith	(0)	Anthony Rizzo	(0)
Lewis Goldstein	(0)	Madeline Saltaformaggio	(0)
		Vincent Zarcone	(2)

ABSENT

Ruth Burko	(2)	Steve Lovitch	(3)
Nicholas Cremonese	(2)	Leslie McHenry	(1)
Anthony Del Gaudio	(1)	Joseph Milone	(2)
Stella Fernandez	(3)	Michael Prisco	(2)
Abraham Kleinman	(3)	Blanche Comras Rifkin	(1)
William Liblick	(1)	George Sottolano	(3)
Raymond Locascio	(1)	Alfred Tartaglia	(1)

EX OFFICIO BOARD MEMBERS

Helen Korman - representing Councilman Michael DeMarco

OTHER ELECTED OFFICIALS

Frank Garafolo - representing Senator Guy Velella
Rose Gang - representing Assemblyman Eliot Engel
Dominic Esposito - representing Senator Abraham Bernstein

STAFF, BOROUGH PRESIDENT, AND AGENCY OFFICIALS

Annette Marchitello - Borough President Fernando Ferrer's Office
Thomas J. Brown - Community Board #11 District Manager
Thomas Lucania - Community Board #11 Assistant District Manager
Harriet Lasky - Community Board #11 Secretary

GUESTS

Mel Hirsch - H.R.A. Advisory Board
P.O. Jim Strafella - 49th Precinct Community Affairs
P.O. Isabel Torres - 49th Precinct Community Affairs
Robert Costanzo - Community School District #11

NOTE: Number in parentheses denotes absences starting with the September 17, 1987 meeting.