



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, JANUARY 21, 1988 IN  
THE MARY, QUEEN OF PEACE HALL OF THE KNIGHTS OF COLUMBUS

The meeting was called to order at 8:09 P.M. by  
Dominic Castore, Chairman.

I. Gallery Session

a. Mark Friedlander - Chairman, Community Board #8

Mr. Friedlander spoke in length about the Commercial  
Rent bill and that landlords have been increasing rents so much  
that many small businesses have been forced to close. He stated  
that some members of the City Council have not taken a position  
on this bill.

b. Larry Prospect - Pelham Parkway Merchants Association

Mr. Prospect spoke about the problems that will occur if  
commercial rents keep escalating. He stated that he felt that what  
is needed is for the tenant and landlord to negotiate. Mr. Prospect  
asked the Board to take a stand on this issue.

c. Lisa Buga - Allerton Avenue Homeowners Association

Ms. Buga spoke about the proposed condominiums on Bouck  
and Mace Avenues. She stated that the residents of that area want  
the Community Board to help them down zone the area to a R 3-1 zone  
to keep with the character of the neighborhood. Ms. Buga stated that  
the area is comprised of 1 and 2 family homes. She stated that the  
Bouck and Mace area is zoned R 4. Ms. Buga read from an article in  
the Bronx Times Reporter about the proposed condominiums.

d. Leo Lukowitz - Knox-Gates Neighborhood Association  
located in Community Board #7

Mr. Lukowitz stated he was here tonight to speak in support  
of Intro 914. He stated that the Jerome Avenue Merchants Association  
is also in support of Intro 914. He said these merchants are being  
driven out by landlords who are asking extremely high rent increases.  
He spoke about the merits of Intro 914.

Dom Castore introduced Jack Corona, President of the 47th Precinct Community Council; Thal Davis; Jean Richardson, Director of Public Relations at Bronx Municipal Hospital Center; Frank Garofolo, representing Senator Guy Velella; Helen Korman, representing Councilman Michael DeMarco; Manny Lagares, of the City Planning Commission; and Stella Shang, of the Allerton Library.

Dom Castore then introduced Frank Maddalena, Executive Director of Bronx Municipal Hospital Center. Mr. Maddalena stated that B.M.H.C. has been greatly affected by the drastic nursing shortage. He said that B.M.H.C. almost had to close its Pediatric Emergency Room during the 11 - 7 shift, due to the nursing shortage.

Mr. Maddalena stated that the emergency room is overcrowded and he would like to expand. He said the hospital was not designed to care for the amount of patients that it now handles. Mr. Maddalena said that he would like to rebuild, and this involves a capital plan which would include enlarging the capacity of the emergency room. He stated that this is in the planning process which should take six to nine months. He said that the B.M.H.C. Advisory Board is involved and the community will be able to comment on the plans, once completed.

Dom announced that Tom Brown is in the hospital in Cleveland, and that anyone wishing to send him a card should see Harriet Lasky for his address.

## II. Minutes

A Motion was made by Norman Engel, Second by Eli Goldsmith - That the Minutes be accepted as received.

Passed unanimously.

## III. Chairman's Report - Dom Castore

Dom announced that Ray Locascio, Tom Lucania, Linda Loeb and he had met with the Mayor's Advisory Council on Community Relations. Also present were representatives of the 49th Police Precinct and Bronx Borough Command. He stated that John LoCicero, special assistant to the Mayor, chaired the meeting. At the meeting, Dom stated, they spoke about how the community would react if a racial incident occurred in the neighborhood. The Police representatives stated that they often work with community associations to calm tensions among youth.

Tom Lucania stated the Borough President had appointed seven new members to the Board. Dom asked each one to introduce and tell about themselves. The seven new members are:

Dr. Mary Acker  
Helen Frank  
Jeffrey Klein  
Pat Manfredonia  
Richard Padro  
Pat Quaranta  
Kenneth Thompson

Dom welcomed all the new members and wished them well.

Dom announced that Al Tartaglia had resigned.

## IV. Treasurer's Report - Raymond Locascio

Attached.

V. District Manager's Report

Tom Lucania announced that the District Cabinet minutes had been sent out. He stated that the next meeting would be Tuesday, January 26th, at Bronx House.

VI. Borough President's Report - Annette Marchitello

Annette Marchitello stated that on behalf of the Borough President she wanted to welcome the new Board members.

Annette submitted the following reports:

1. Formation of a Health Care Advisory Committee to address the critical nursing shortage which nearly closed down B.M.H.C.'s Pediatric Emergency Ward.

2. Borough President Ferrer urged the Mayor to lift the freeze on Police hiring and to revise the Police Officer Allocation Formula.

Annette reported that the Borough President has supported Intro 914, and has urged the City Council to pass it.

Dom introduced Michael Sherman, Treasurer of Chester Civic Association, and Bob Costanza of School Board #11.

VII. Committee Reports

A. Economic Development - Emil Eisdorfer

1. Continuation of discussion on the Commercial Rent Stabilization Legislation before the New York City Council (Intro 914).

a. Steve Null - President of the Coalition for Fair Rent

Mr. Null stated that the City Council is considering legislation that would protect small businesses from the outrageous rent increases landlords are charging. Mr. Null spoke about Intro 914, a bill that is based on binding arbitration.

Questions were asked by Board members.

Mr. Null stated that Mayor Koch has said he will veto this bill, and that the Mayor has his own bill. Mr. Null asked the Board to support Intro 914, which already has the support of twelve Boards.

Mr. Null spoke about the loss of jobs that occurs when small businesses close or move. He stated that the people who service these businesses also lose their jobs.

b. Mike Press - Mayor's Office of Business Development

Mr. Press stated that this is a very serious issue. He said the main objective is to get the landlord and the tenant together. He stated that Ms. Echols would give the Board the information on the Mayor's proposed bill.

c. Beate Echols - Mayor's Office of Business Development

Ms. Echols spoke about rent control in California. She spoke about the

Mayor's bill which would make tenants and landlords sit down and try to come to terms. If they could not come to terms, the tenant could stay for another year, but would then have to leave. (Ms. Echols gave the secretary a copy of the Mayor's bill).

A great deal of discussion took place on this.

A Motion was made by Emil Eisdorfer, Second by Norman Engel - That Community Board #11 send a letter to Mayor Koch, the Bronx Councilmanic delegation and the other 58 Community Boards urging them to support Intro 914.

Passed with 4 abstentions.

A question was asked as to how our Councilmen stand on this bill. It was stated that Councilman DeMarco is a sponsor of this bill, but that Councilman Crispino has not yet committed himself.

B. Land Use - Kenneth Gelnick

C-880160 PPX - Application to permit the N.Y.C. Division of Real Property to sell or enter into a long term lease for disposition of Block 4018, Lot 46, a parcel of vacant land on the North side of Adams Street, 172 feet west of Van Nest Avenue.

As Ken Gelnick was not yet present, Lee Mager gave the report.

Lee reported that they had spoken with City officials and that the Land Use Committee Chairperson recommended that a Public Hearing be held. Lee stated that he had polled the officers prior to the start of the meeting and they agreed that the Public Hearing should be held prior to the start of the February meeting.

A Motion was made by Lee Mager, Second by Bill Liblick - That Community Board #11 hold a Public Hearing on the sale of this property prior to the February Board meeting.

Passed.

C. Economic Development - Emil Eisdorfer (continued)

Liquor Licenses

1. Application for renewal of license to sell alcoholic beverages for on-premises consumption at

- a. 724 Allerton Avenue (DBA Horizon Restaurant)
- b. 76 Westchester Square (DBA Jack's Restaurant)
- c. 1475 Williamsbridge Road (DBA Hawaii Sea Restaurant)

2. Application for renewal of license to sell alcoholic beverages for off-premises consumption at

- a. 1459 E. Tremont Ave. (DBA Willow Wine and Liquor)

Emil stated that there have been no problems with any of these.

A Motion was made by Emil Eisdorfer, Second by Blanche Comras Rifkin - That Community Board #11 request that these liquor licenses be approved. Passed.

D. Parks & Recreation - John Cifichiello

1. Preliminary scope for the construction of a new Electrical Service to the Bartow-Pell Carriage House, located East of Shore Road and North of the Lagoon, in Pelham Bay Park (P-245X).

John stated that this project is in a joint interest area, which is why it has been referred to Community Board #11.

2. Preliminary scope for the Reconstruction of Pelham Parkway Malls - Phase I from the Bronx River Parkway to White Plains Road and from Westervelt Avenue to the New Haven Railroad (P-1034).

John stated that this is presently in the design phase.

John spoke about the Gateway to Pelham Parkway. He spoke about the article in the Bronx Times Reporter. He asked Tom Lucania to look into this. Tom stated that this will be brought up at the Highways meeting in early February.

E. Housing - Frank Muccioli

1. Submission of U.L.U.R.P. Application by Community Planning Board #11 to the City Planning Commission to down zone a portion of the district from R 4 To R 3-1.

Frank stated that a meeting had been held in November with the residents of Allerton, Mace and Waring Avenues on the proposed condominiums on Bouck Avenue. He stated that the residents are opposed to this as it will put a hardship on the community services.

Frank stated that the builder wants to build a complex with 39 units. Frank said that the association has hired a consultant. The consultant has told them that the builder is putting in a foundation for a garage on the other side of the lot, and that it is such that he can later remove the walls and build another 39 units.

A Motion was made by Frank Muccioli, and seconded - Be it resolved that Community Planning Board #11 submit a U.L.U.R.P. Application to City Planning Commission for down zoning of the area bounded by Allerton Avenue on the North, Waring Avenue on the South, Eastchester Road on the East and Laconia Avenue on the West, from an R 4 to an R 3-1 zone.

Passed unanimously.

A great deal of discussion took place on this.

F. Highways, Traffic and Transportation - Fred Pocci

Fred stated that there would be a meeting on Wednesday, February 3rd on the Reconstruction of Pelham Parkway from Boston Road to the Hutchinson River Parkway. He stated that they would be meeting with Highways, Parks and the Mayor's office. He stated that we want to make sure that everyone is working in coordination with each other.

Fred stated that he had attended a meeting at Board #10 on the #5 bus which dead ends at Esplanade at the Dyre Avenue station. He stated that both Boards recommended that the #5 bus be ended at the Pelham Bay station. Fred stated that the M.T.A. will take it under advisement and get back to us.

Fred reported that he had learned that the City is proposing to put in a shelter at 727 Throggs Neck (Board #10). He stated that this was once proposed to be a nursing home. He stated that it is the U.L.U.R.P. process.

G. Youth/Youth Services - Raymond Locascio/Linda Loeb

Ray reported that the Minutes of the November 16th and 23rd were sent out. He stated that the next meeting is January 25th.

Linda reported that there would be a speaker from the Bronx Office of Family Court, Division of the N.Y.C. Law Dept. to discuss juvenile crime. She stated that the meeting was open to the public. Linda stated that the meeting would be on Monday, January 25th at 7:30 P.M. at Bronx House.

H. Public Safety - Joe Reda

Tom reported that he had attended a meeting of the Coalition of Police Precinct Community Councils. He stated that Joe Reda had requested that copies of the notice printed in the Bronx News regarding the 49th precinct manpower be sent to all community organizations, and that they be asked to send letters to the Police Commissioner demanding additional police for the 49th.

VIII. Old Business

Lewis Goldstein asked if the Board had heard from the State or local officials about Kazimiroff Blvd.

Tom stated that the only letter the Board received was a copy of a letter that Assemblyman Engel had sent to the Governor on the Planning Board's behalf.

The meeting adjourned at 9:52 P.M.

Respectfully submitted,

*Lewis Goldstein* (72)

Lewis Goldstein  
Secretary

ATTENDANCE AT MEETING OF JANUARY 21, 1988

PRESENT

Dr. Mary Acker	(0)	Abraham Kleinman	(4)
Ruth Burko	(2)	William Liblick	(2)
Dominic Castore	(0)	Raymond Locascio	(2)
John Cifichiello	(1)	Lee Mager	(2)
Anthony DelGaudio	(1)	Pat Manfredonia	(0)
Emil Eisdorfer	(0)	Frank Muccioli	(1)
Norman Engel	(3)	Richard Padro	(0)
Helen Frank	(0)	Fredric Pocci	(2)
Rabbi Moshe Fuchs	(0)	Michael Prisco	(3)
Kenneth Gelnick	(0)	Pat Quaranta	(0)
Eli Goldsmith	(0)	William Ricevuto	(1)
Lewis Goldstein	(2)	Blanche Comras Rifkin	(1)
Jeffrey Klein	(0)	Anthony Rizzo	(0)
		Kenneth Thompson	(0)

ABSENT

Robert Black	(2)	Jay Ira Nadler	(4)
Nicholas Cremonese	(4)	Abraham Pereira	(4)
Stella Fernandez	(5)	Joseph Reda	(3)
Steve Lovitch	(5)	Madeline Saltaformaggio	(1)
Leslie McHenry	(3)	George Sottolano	(5)
Joseph Milone	(4)	Vincent Zarcone	(4)

EX OFFICIO BOARD MEMBERS

Helen Korman - Representing Councilman Michael DeMarco

OTHER ELECTED OFFICIALS

Frank Garofolo - Representing Senator Guy Velella  
Dominic Esposito - Representing Senator Abraham Bernstein

STAFF, BOROUGH PRESIDENT AND AGENCY OFFICIALS

Annette Marchitello - Bronx Borough President Ferrer's Office  
Manuel Lagares - Bronx City Planning  
Robert Costanza - Community School Board #11  
Thomas Lucania - Assistant District Manager, Community Planning Board #11  
Linda Loeb - Youth Coordinator, Community Planning Board #11  
Harriet Lasky - Secretary, Community Planning Board #11

GUESTS

Thal Davis - Chairman of A.I.D.S. and Patient Care Committee  
Member of Advisory Council of B.M.H.C.  
Frank Maddalena - Executive Director of B.M.H.C.  
Jean Richardson - Director of Public Relations of B.M.H.C.

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

TREASURER'S REPORT - 12/10/87

	<u>CURRENT AMOUNT</u>	<u>EXPENDED (11-6-87)</u>	<u>COMMITTED</u>	<u>AVAILABLE</u>
<u>PERSONAL SERVICES</u>				
District Manager	35,550	11,267	24,283 <sup>1.</sup>	-0-
Assistant District Manager	22,500	7,131	16,494 <sup>1.</sup>	-1,125
Office Associate	10,293	3,059	7,749 <sup>1.</sup>	- 515
Office Associate	15,439	4,587	11,624 <sup>1.</sup>	- 772
Principal Administrative Associate	19,976 <sup>2.</sup>	3,569	17,406 <sup>1.</sup>	- 999
Amount to be Scheduled	<u>6,045</u>	<u>-0-</u>	<u>-0-</u>	<u>6,045</u>
<u>TOTAL PERSONAL SERVICES</u>	109,803	29,613	77,556	2,634
<u>OTHER THAN PERSONAL SERVICES</u>				
General Supplies/Materials	2,876	265	403 <sup>3.</sup>	2,208
General Supplies/Material (Storehouse)	864	-0-	433 <sup>3.</sup>	431
Office Equipment	500	-0-	65 <sup>3.</sup>	435
General Contractual Services	3,126	750	1,045 <sup>3.</sup>	1,331
Postage	1,700	-0-	-0-	1,700
Telephone and other Communications	2,766	-0-	2,766 <sup>4.</sup>	-0-
Office Services	3,500	1,594	901 <sup>3.</sup>	1,005
Rental of Miscellaneous Equipment	200	41	124 <sup>3.</sup>	35
Space Rental	1,575	525	1,050 <sup>3.</sup>	-0-
Fixed Charges	<u>600</u>	<u>-0-</u>	<u>600</u>	<u>-0-</u>
<u>TOTAL O.T.P.S.</u>	<u>17,707</u>	<u>3,175</u>	<u>7,387</u>	<u>7,145</u>
<u>GRAND TOTAL</u>	127,510	32,788	84,943	9,779

1. These amounts include the 5% contractual increase, retroactive to July 1, 1987, covering the clerical staff and Assistant District Manager.
2. This amount includes \$4,800 which will be added to budget to cover the contractual increase, as well as \$1,245 which has been set aside for a merit increase for the District Manager pending the end of the Mayor's freeze on increases.
3. Goods or services have been ordered or received, but have either not been paid or have not yet been deducted from computer print-out.
4. Telephone bills are paid against this line by the Department of General Services on a very sporadic basis. Because of payment method, it is close to impossible to transfer any surplus. It must be assumed that no balance will be available by the end of the fiscal year.



TREASURER'S REPORT -1/14/88

	<u>CURRENT</u> <u>AMOUNT</u>	<u>EXPENDED</u> <u>(12/5/87)</u>	<u>COMMITTED</u>	<u>AVAILABLE</u>
<u>PERSONAL SERVICES</u>				
District Manager	35,550	13,986	21,564 <sup>1.</sup>	-0-
Assistant District Manager	22,500	8,852	14,773 <sup>1.</sup>	-1,125
Office Associate	10,293	3,849	6,959 <sup>1.</sup>	- 515
Office Associate	15,439	5,771	10,440 <sup>1.</sup>	- 772
Principal Administrative Associate	19,976 <sup>2.</sup>	5,101	15,874 <sup>1.</sup>	- 999
Amount to be Scheduled	<u>6,045</u>	<u>-0-</u>	<u>-0-</u>	<u>6,045</u>
<u>TOTAL PERSONAL SERVICES</u>	109,803	37,559	69,610	2,634
<u>OTHER THAN PERSONAL SERVICES</u>				
General Supplies/Materials	2,876	305	526 <sup>3.</sup>	2,045
General Supplies/Material (Storehouse)	864	-0-	433 <sup>3.</sup>	431
Office Equipment	500	-0-	65 <sup>3.</sup>	435
General Contractual Services	3,126	890	964 <sup>3.</sup>	1,272
Postage	1,700	-0-	-0-	1,700
Telephone and other Communications	2,766	-0-	2,766 <sup>4.</sup>	-0-
Office Services	3,500	2,304	529 <sup>3.</sup>	667
Rental of Miscellaneous Equipment	200	41	124 <sup>3.</sup>	35
Space Rental	1,575	525	1,050 <sup>3.</sup>	-0-
Fixed Charges	<u>600</u>	<u>-0-</u>	<u>600</u>	<u>-0-</u>
<u>TOTAL O.T.P.S.</u>	<u>17,707</u>	<u>4,065</u>	<u>7,057</u>	<u>6,585</u>
<u>GRAND TOTAL</u>	127,510	41,624	76,667	9,219

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