



**COMMUNITY BOARD #11, BRONX**  
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[www.bronxmall.com/commboards/cd11.html](http://www.bronxmall.com/commboards/cd11.html)

**Dominic Castore**  
**Chairman**

**Adolfo Carrion, Jr.**  
**Borough President**

**John A. Fratta**  
**District Manager**

MINUTES OF MEETING HELD THURSDAY, JULY 25, 2005 IN  
CALVARY HOSPITAL

**COMMITTEES**

Community Development &  
Budget priorities  
Economic Development  
Education & Culture  
Health & Social Services  
Highways, Traffic &  
Transportation  
Housing  
Information & Technology  
Land Use  
Parks & Playgrounds  
Public Safety  
Sanitation & Environmental  
Protection  
Youth

I. Public Hearing IN THE MATTER OF an application submitted by the Department of City Planning pursuant to sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Sections Nos. 4a and 4b: - **C 050442ZMX the Morris Park Rezoning**

Kelly Murphy from the Department of City Planning gave a presentation of the proposal to rezone portions of the Morris Park Community in order to preserve the character of the community.

Ms. Murphy went into details of the zoning package and then opens the floor to questions from Board Members. The areas that are being rezoned would only allow semi-attached and detached houses. This zoning would also reduce the 150 foot commercial encroachment into a residential zone on the side streets to 100 feet. This would also reduce the off-street parking requirement for commercial spaces on Morris Park from one space for every 300 square feet of commercial space to one space for every 1,000 square feet of commercial.

Speakers

Debra Ann Jaffee – Debra complained that there was not enough community notice on this issue. All though she is in favor of this there was nothing in the newspaper and maybe more people would have been present to let us know their views.

Philip Foglia – Supports this proposal with some reservations. He explained how in his community three family homes, medical facilities and pools have gone up. His reservations about this plan had to do with Jacobi and Einstein properties being left out. He was also concerned about the change in the parking requirement. He also felt that we should go to R3X rather than R4-A or R4-1.

Senator Jeff Klein – Senator Klein thanked the Community Board and City Planning for bringing this issue up.

Over development in our communities is a big problem. He said that we have to preserve what we have in our community. He said that we are not saying that we don't want development in our community; we're not saying that they can't build that in our back year, but we have to be very careful to maintain what we have.

Greg Kisloff – Voiced his support for the rezoning.

That ended the speakers for the public hearing. We had a question and answer period from Board Members and City Planning.

The public hearing was adjourned. Joe McManus thanked Kelly Murphy and Jose Lopez for coming to tonight's meeting.

Special Board Meeting was opened by Dominic Castore, Chairman.

#### Borough President's Report – Jose Candelario

Jose reported that because of the request of Community Board 11 the Borough President funded the purchase of New Curtains for PS 97. The Borough President also allocated \$75,000 for a new sound system for JHS 144. Both schools are located in CB 11. Jose announced that we are going to have a new farmer's market in our area at Our Savior Lutheran School from July 9 to November 19<sup>th</sup> from 8AM to 4PM. Discount coupons are available for seniors.

John reported to the Board about the planned hotel for Pelham Parkway South. John will keep the Board informed on this issue. John did report that this project is an as-of-right project and they need no approvals from the Community Board and the City. John explained the difference between a motel and hotel. He also thanked the Borough President's Office, Councilwoman Provenzano and City Planning for helping us in this fight.

#### Street Activity Closing Applications

1. Application by Artie Mondrone of FAB Communications to close Stillwell Avenue between McDonald Avenue and Seminole Street on September 17, 2005 from 9:00 AM to 6:00 PM for a Corporate Event.
2. Application by Diana Auletta of the 2200 Ave Young Association to close Young Avenue on September 10, 2005 with a rain date of September 11, 2005 from 1:00 PM to 8:00 PM for a block party.

Vincent Prezioso moved, seconded by Kenny Agosta that we have no objection to these street closing events. PASSED

Land Use – Joseph McManus

Joseph McManus moved, seconded by Kenny Agosta that we approve the proposal C 050442ZMX by City Planning to rezone parts of Morris Park. PASSED

John Fratta announced that National Night Out is August 2, 2005 on Pelham Parkway North and Wallace Avenue. Silvio Mazzella announced that on September 14, 2005 at 4:00 PM will be the Budget Consultations at Fordham Prep. John Fratta announced that the 49<sup>th</sup> Precinct received an increase of 12 new officers with 12 more coming in a month.

The meeting was adjourned at 8:45 PM

Respectfully submitted,



Ruth Burko,  
Secretary

ATTENDANCE AT MEETING OF JULY 25, 2005

PRESENT

Kenneth Agosto	(0)	Joseph McManus	(0)
Joseph Bacote	(0)	Diane Norris	(0)
Ruth Burko	(0)	Mary Paliotta	(0)
Joseph Carfora	(0)	Dr. Mahendra Patel	(0)
Dominic Castore	(0)	Robert Potter	(0)
Diane Cerino	(0)	Vincent Prezioso	(0)
Alfred D'Angelo	(0)	Eliezer Rodriguez	(0)
John Dennehy	(0)	Blanche Rifkin	(0)
Patrick Dolan	(0)	Irene Rukaj	(0)
Harain Figueroa	(0)	Martin Sacewicz	(0)
Kenneth Gelnick	(0)	Vincent Taddeo	(0)
Cecilia Haas	(0)	Joseph Thompson	(0)
DebraAnn Jaffee	(0)	Eugene Tutora	(0)
Marilyne Jamieson	(0)	Sandra Unger	(0)
Annette Marchitello	(0)	Janice Walcott	(0)
Silvio Mazzella	(0)	Elaine Weisbrot	(0)

ABSENT

Junior Campbell	(1)	Rev. Leslie McHenry	(1)
Michael Carriere	(1)	Hazel Miura	(1)
Rosemary Durso	(1)	Pat Quaranta	(1)
Rabbi Moshe Fuchs	(1)	Joseph Reda	(1)
David Leavitt	(E)	Linda White	(1)
Lilith Lozano	(1)		

EX-OFFICIO BOARD MEMBERS

Jonathan Conte – Representing Councilwoman Madeline Provenzano

OTHER ELECTED OFFICIALS

Senator Jeffrey Klein

STAFF, BOROUGH PRESIDNE AND AGENCY OFFICIALS

John Fratta, District Manager – Community Board 11

Margaret Guglielmo, Office Aide – Community Board 11

Jose Lopez – DEP

Kelly Murphy – DEP