



**COMMUNITY BOARD #11, BRONX  
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**COMMUNITY BOARD WEBSITE**

**www.bronxmall.com/commboards/cd11.html**

**Dominic Castore  
Chairman**

**Adolfo Carrion, Jr.  
Borough President**

**John A. Fratta  
District Manager**

**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

MINUTES OF MEETING HELD THURSDAY, OCTOBER 20, 2005 AT  
CALVARY HOSPITAL

The meeting was called to order at 7:35 PM by Dom Castore, Chairman

I. Gallery Session

a. Germania Vasquez – Judith Lynn Assisted Living

Ms. Vasquez spoke about the services being offered an Judith Lynn

B. Greg Kisloff – Pelham Parkway South Neighborhood Association

Mr. Kisloff reported that over the summer there had been b successful graffiti clean up with the Mayor’s Community Assistance Unit. He stated that follow up needs to be done.

Mr. Kisloff reported that they did a walk through with a representative of the Bronx office of the Department of Health to identify related sanitary conditions on Lydig Avenue and White Plains Road. He thanked John Fratta, Joe Franklin of the Department of Health for their help.

Mr. Kisloff spoke about the project on White Plains Road between Bronxdale and Brady Avenues. He voiced his concerns and objections with the project.

John commended Greg and his group for the work they did in the Pelham Parkway area in regard to the clean up.

John suggested that Greg work with the Morris Park Association to do whatever it takes, demonstrations etc. to stop this project from going through. John stated that it is an as of right project.

II. Minutes

John explained that there were no Minutes as the tape broke. He stated that with Linda White’s Minutes he hoped to have two sets of Minutes for next month. Cecilia Haas stated that she had taken some notes and would send them to the office.

Dom introduced a new Board member Joanne Rubino.

III. District Manager's Report – John A. Fratta

John reported that Margaret from our office retired as of last Friday. He stated that we are trying to figure out what our next step will be. He stated that we cannot replace her for at least 5 months because of terminal and annual leave. John reported that Susan and Harriet have been alternating afternoons. John stated that he is going to miss Margaret. John stated that we are going to be divvying up of lot of Margaret's responsibilities.

John reported that at the Executive board meeting we met with the Chairs about getting the key to the office for meeting. He stated that we know that it has become a problem form some committees as they work and cannot get to the office before 5 PM to pick up the key. John said that while the office is always available for a committee meeting, there are other places in the district where the committees can met such as Jacobi and Calvary Hospitals. He stated that we will make the arrangement for these meetings as long as we know about them before the calendar is set.

John reminded the Board members that whenever there is a meeting in the office the alarm is not set, so please don't turn it on.

John reported that housing is still a problem in reference to the White Plains Road and Bronxdale Avenue site. He stated that 100 people in that area is going to create a problem with parking. John stated that when they met with the developer he felt that these people don't drive. John stated that the elected officials have backed up the Board's position.

John spoke about the proposed motel on Pelham Parkway South. He stated that while the issue of the motel is dead the property has not been sold. Mr. Patel the owner of the property informed us that he would like us to rezone the area to R6 , which we are in the process of doing. Mr. Patel wants to build condos with of the hope of selling them.

John reported that Pelham Parkway South and Indian Village are the next areas that City Planning plans to rezone. He stated that City Mr. Patel to go with the Benny Celaj's group from the Albanian community.

John reported that we are in the process of closing the stables on Pelham Parkway. He stated that the ASPCA approached him regarding the numerous violations on the site. There is an infestation of rodents and termites as well as health code violations and sanitation violations. He stated that the corral and some of the stables are on city property. DOT already issued a notice for him to vacate the property, which he is ignoring. John stated that we will go in with all the agencies and get the owner out.

John reported that another issue came to our attention that the property east of the stables which is city property has become a homeless encampment. John stated that Eddie, the same individual that had a homeless shelter near there several years ago is involved with this encampment. John stated that we are in the process of removing him. The police department was there and took the VIN numbers to see if any of the vehicles are stolen.

John reported that the Board received a letter from the Post Graduate Center of Mental Health regarding a piece of property at 2330 Bronx Park East which they want to acquire to construct an apartment building for people that have mental health issues. John stated we did not have a chance to bring this before the Health and Housing Committees. John reported that these people are being relocated from other areas. He also reported that we have a letter from Councilwoman Madeline Provenzano supporting this project. John said that we met with the agency and we don't think it is a problem, but they would like to have a letter of support to stop the process of other buyers acquiring this site. John said that 40% of the apartments would be set aside for older low income residence of this community. John stated that this site is located on Bronx Park East and Thwaites Place. John said that there will be 70 units.

John stated that this should go before the Health and Housing committees and the Board could vote on it at its next meeting.

Michael Carriere asked if we could hold off on what we plan on doing on office staffing until we see how the office operates. John said that we can't do any interviewing until Margaret's time is up.

Vinny reported that the Board would go into Executive Session at the end of the regular meeting.

#### IV. Borough President's Report – Denise Gonzalez , BOEDC

As Jose Candelario was not present yet Denise reported that the Borough President is going to hold the 11<sup>th</sup> annual Tour de Bronx on October 23<sup>rd</sup>. The rain date is October 30<sup>th</sup>. She stated that this is a free bike ride around the borough which will be 25 miles for slower cyclists and 40 miles for faster cyclists.

John reminded the Board members that they received a letter from the Borough President on a drive for the Katrina victims. He stated that we have a box in our office for donations. John stated that needed are new baby clothes. Diapers, prepackaged underwear and any new items you want to donate. The deadline is Tuesday.

Jose Candelario gave the Borough President's Report as:

1. Borough President announces Hurricane relief program in cooperation with the 12 Bronx community boards, elected officials, Bronx clergy Task Force and Worldvision.

2. Borough President Adolfo Carrion, Bronx Health Link and the Commission on the Public's Health System to distribute community health care guide to the uninsured
3. Bronx Borough President holds meeting to discuss child pedestrian fatalities
4. Bronx Borough President announces fit now's first car free Sunday
5. Borough President's Fit now campaign gets in gear to host New York State's largest free cycling event
6. Borough President celebrates Italian Heritage on Friday, October 21<sup>st</sup> at the Belmont Library

V. Committee Reports

A. Economic Development – Joseph Thompson

1. Taxi and Limousine Licenses

a. MO Super cars – 1382 E. Gun Hill Road

Joe said that this is where the office will be. The cars will be around the corner. He stated that he met with the owners about concerns because the garage is adjacent to residential homes on the block. Joe stated that 2 of the residents are against it. He stated that the Committee decided to notify the residents and the owners to come back to a committee meeting and see what we can do.

A Motion was made by Joseph Thompson, Seconded by Linda White – That a vote on this license be tabled until the committee can come back to the Board.  
Passed.

b. Raja Car and Limousine Service -2199 White Plains Road.

Joe reported that this is the corner of White Plains Road and Pelham Parkway South. The cars will be housed at 1751 Zerega Avenue. John reported that there is a mini mall there where the cars will be. He state that the Committee wants to see how the people on Zerega Avenue feel bout this before making a decision.

A Motion was made by Joseph Thompson, Seconded by Robert Potter – That this item be tabled until the Committee can speak to the residents on Zerega Avenue.  
Passed.

2. Alcohol Beverage Control Licenses

a. Café Lou's - 3060 Bosen Road – for on-premises consumption (renewal)

A Motion was made by Joseph Thompson – Seconded by Linda White – That Community Board #11 send a letter to the State Liquor Authority that we have no objection to the issuing of this license renewal. **PASSED.**

b. Allerton Lounge – 698 Allerton Avenue – for on-premises consumption (renewal)

A Motion was made by Michael Carriere, Seconded by Robert Potter – That Community Board #11 send a letter to the State Liquor Authority that we have no objection to the issuing of this license renewal. **PASSED.**

3. Prevailing Wage and Apprenticeship Bill

Michael stated that this was discussed by the Committee. He stated that Assemblyman Benjamin is proposing that we piggy back the Apprenticeship Bill with the Prevailing Wage Bill.

A Motion was made by Michael Carriere, Seconded by Robert Potter – That Community Board #11 send a letter to Assemblyman Benjamin agreeing to the piggy backing of the Apprenticeship bill to the Prevailing Wage Bill. **PASSED.**

B. Education and Culture – Ruth Burko

Ruth reported that the Committee meeting was poorly attended. She thanked those people who did attend. Ruth reported that the Minutes were distributed.

Ruth reported that the main issue that was discussed was trying to get the Board of Education to meet with the us and set up an Advisory Council for the school on Antin Place. She stated that they have had no response from Laura Rodriguez to the several letters sent to her.

John stated that he has put in several calls to Ms. Rodriguez, and we are playing phone tag. He stated that he had spoken to Councilwoman Provenzano who was instrumental in getting the Advisory Board requirement put into the legislation. John suggested that we send a letter to Michelle Cahill and cc Laura Rodriguez.

John stated that the Advisory Board was supposed to be made up of the community that lived near the school.

C. Land Use – Cecilia Haas

Cecilia reported that she had received a letter on 2443 Poplar Street. John explained that this was a BSA that comes up every 5 years for renewal. He stated that we no not need to hold a public hearing on it and can approve it now.

A Motion was made by Cecilia Haas, Seconded by Sandra Unger – That Community Board #11 send a letter to BSA that we have no objections to the renewal of this BSA. **PASSED.**

John reported that unfortunately we lost the Arnow mansion. He stated that the owner of the lot tried to beat the deadline by working on the weekend, but we shut him down. John stated that he is no longer going to build what he want to do due to the rezoning.

John reported that the Morris Park rezoning went into effect on Tuesday, October 11, 2005. He stated that we did this in 2 months with the help of Councilwoman Provenzano.

John reported that Pelham Parkway South and Indian Village are the next areas to be rezoned. He stated that City Planning is going block by block to see what blocks can be rezoned. He explained in detail why some blocks could not be rezoned.

Linda spoke about garage that are being bought up and demolished to make way for 3 and 4 family houses. John told her to come before the Land Use Committee about the down zoning. John thanked City Planning and the Mayor's office for their work.

D. Health and Social Services – Blanche Comras Rifkin

Blanche reported that it was a good meeting. She thanked Harriet for the Minutes. However, there was once correction Phase II of the hospital work is Ambulatory Care. Marilyne thanked Harriet for deciphering her notes.

Bob Potter spoke about a sanitation problem at 3218 Yates Avenue. He stated that the owner was storing cars there and now is storing garbage. He stated that he has called this into 311 and was promised that it would be cleaned up, but nothing has been done to date.

John said that he would look in to it.

E. Public Safety - Vincent Prezioso

Vinny introduced PO Sammy Perez who is the new Community Affairs Officer. Vinny reported that he had met with Captain Smith about having an officer at every Public Safety meeting. Vinny stated that the next meeting would be held on November 2<sup>nd</sup> at 7:30 PM.

F. Sanitation and Environmental Protection - Michael Carriere

Michael reported that the Minutes were distributed. He stated that if anyone knows of any sanitation problems that need to be addressed, to please call the Board office and they will contact him.

G. Technology and Communication – Mary Paliotta

Mary reported that the Committee met on October 6<sup>th</sup>. She stated that the Minutes were distributed. Mary reported that the broken link on the government link has been fixed.

Mary reported that the current project that the Committee is working on has to do with the Board's new phone system. She stated that they are trying to get prerecorded messages so that when someone calls they would get information on the

Community Board, committee meetings etc. She stated that this would be updated on a regular basis.

Mary reported that the Committee would like to meet on the second Tuesday of the month, but owing to Election Day in November, they will be meeting on November 15<sup>th</sup> at 7:30.

John stated that he was at a Borough Board meeting at the Borough President's office, and they are going to be workshops at the Borough President's office where they are going to start looking into each community board and coming up with color coded maps. These maps would include age density people density, where schools and parks are and whatever else the community board would like to have on these maps. John stated that they will give us laminated maps to hang in the office, and they can be put on the web site. John said that since Mary and David work he would go these meetings and get them the information. John stated that he would need to know what the Committee would like to see on the maps.

#### H. Parks and Playgrounds – Joseph Carfora

Joe reported that on October 11<sup>th</sup> the Committee met. The Minutes were distributed. Joe thanked Joe Thompson for taking him around and familiarizing him with the parks.

Joe reported that Diane Cerino, a member of the Committee had brought to his attention a program called Trees and Sidewalks. He stated that this is sponsored by Mayor Bloomberg and the Borough President in Queens, the Bronx and Staten Island. Joe stated that this is a pilot program whereby the city repairs sidewalks that had been destroyed by tree roots. He stated that he would have a copy of this for the Board members at the next meeting.

#### I. Highways, Traffic and Transportation – Robert Potter

Bob spoke about a request for IS 135 for speed bumps last year. He stated that no action has been taken.

John reported that DOT rejected this, but he would look into this.

#### Yankee Scholarship Awards

John reported that the Board received the Yankee Scholarship awards with a very fast turn around. He stated that since they were in to late last year and the students did not get any award we just resubmitted the same ones.

#### J. Community Development and Budget Priorities – John A. Fratta

John reported that the Capital and Expense Budget Priorities are in the package that was distributed. He stated that we kept all the same priorities from last year and added new priorities from libraries and Jacobi. He stated that the change was in the

Expense Priorities. John stated that we are asking every community board in the city to make their number 1 Expense priority that the community board's budget be increased to \$250,000. He stated that if every community board does this we may have a chance at getting the monies we need to meet our expenses.

John reported that Jacobi requested medical equipment for the new genetic diagnostic center and the purchase of a data management system. Eastchester Gardens requested the purchase of a Viper Camera System.

John reported that this year instead of requesting additional youth funding we requested funding for a Beacon Program in Community Board #11

Hazel spoke about item #19 and asked that it be made a higher priority. John stated that we would change item #19 to #5.

A Motion was made by Junior Campbell, Seconded by Vincent Prezioso - That Community Board #11 accept the budget priorities as corrected. **PASSED.**

The Board went into Executive Session at 8:55 PM to discuss an amendment to the By-Laws on the functioning of Committee meetings.

The Executive Session ended at 10:00 PM and the meeting adjourned at 10:05 PM.

Respectfully submitted,

Ruth Burko,  
Secretary



**ATTENDANCE AT MEETING OF OCTOBER 20, 2005**

**PRESENT**

Joseph Bacote	(0)	Mary Paliotta	(0)
Ruth Burko	(1)	Dr. Mahendra Patel	(0)
Junior Campbell	(2)	Robert Potter	(0)
Joseph Carfora	(0)	Vincent Prezioso	(0)
Michael Carriere	(2)	Blanche Comras Rifkin	(0)
Dominic Castore	(0)	Joanne Rubino	(0)
Diane Cerino	(0)	Irene Rukaj	(0)
Alfred D'Angelo	(0)	Martin Sacewicz	(0)
Cecilia Haas	(0)	Vincent Taddeo	(0)
David Leavitt	(0)	Joseph Thompson	(0)
Marilyne Jamieson	(0)	Sandra Unger	(0)
Annette Marchitello	(0)	Elaine Weisbrot	(0)
Diane Norris	(0)	Linda White	(0)

**ABSENT**

Kenneth Agosto	(1)	Silvio Mazzella	(1)
John Dennehy	(1)	Rev. Leslie McHenry	(3)
Pat Dolan	(2)	Joseph McManus	(1)
Rosemary Durso	(1)	Pat Quaranta	(2)
Harain Figueroa	(1)	Joseph Reda	(2)
Kenneth Gelnick	(2)	Eliezer Rodriguez	(1)
DebraAnn Jaffee	(2)	Eugene Tutora	(1)
Lilith Lozano	(3)	Janice Walcott	(2)

**OTHER ELECTED OFFICIALS**

Marina King – Representing Senator Ruben Diaz

Claire DeCampo – Representing Senator Jeffrey Klein

**STAFF, BOROUGH PRESIDENT AND AGENCY OFFICIALS**

John A. Fratta, District Manager – Community Board #11

Susan Nolan – Community Coordinator, Community Board #11

Harriet Lasky, Secretary – Community Board #11

Jose Candelario – Representing Borough President Adolfo Carrion Jr.

Denise Gonzalez, BOEDC

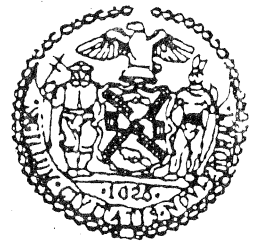
PO Sammy Perez , Community Affairs – 49<sup>th</sup> Precinct

**GUESTS**

Helene Samberg – Van Nest Branch Library



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

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

**Dominic Castore**  
**Chairman**

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- Public Safety
- Sanitation & Environmental Protection
- South

*11/9/05*

**JOSEPH THOMPSON**

*Joseph Thompson*

**HARAIN FIGUEROA**

*Harain Figueroa*

**MICHAEL CARRIERE**

*Michael Carriere*

**SILVIO MAZZELLA**

*Silvio Mazzella*

**JOSEPH MCMANUS**

*WORKING*

**ELAINE WEISBROT**

*Elaine Weisbrot*