



Ruben Diaz, Jr.  
Borough President

## BRONX COMMUNITY BOARD No. 10

3165 East Tremont Avenue • Bronx, New York 10461  
Tel: (718) 892-1161 • Fax: (718) 863-6860  
E-mail: [bx10@cb.nyc.gov](mailto:bx10@cb.nyc.gov) • [www.bronxmall.com](http://www.bronxmall.com)  
Website: [www.nyc.gov/bronxcb10](http://www.nyc.gov/bronxcb10)



Martin A. Prince  
Chairperson

Kenneth Kearns  
District Manager

### BRONX COMMUNITY BOARD #10 MEETING Thursday, November 19, 2015 7:30PM

Villa Barone Restaurant  
3289 Westchester Avenue  
Bronx, NY 10461

#### AGENDA

- |    |                      |                         |
|----|----------------------|-------------------------|
| 1. | Call to Order        | Martin Prince, Chairman |
| 2. | Public Participation | 15 Minutes              |

**Public speakers are allowed to sign up for the public session until the meeting is called to order. Public speakers are allowed to speak 3 minutes unless otherwise instructed by the Chairperson.**

- |    |  |             |
|----|--|-------------|
| 3. | Acceptance of Minutes of Community Board #10 Meeting of October 16, 2015 |             |
| 4. | Borough President's Report   | Tom Lucania |

**During the segments below, ONLY board members can ask questions or address the board or its speakers.**

- |    |                               |                       |
|----|-------------------------------|-----------------------|
| 5. | District Manager's Report     | Kenneth Kearns        |
| 6. | Committee Reports             |                       |
|    | a. Executive Board            | Martin Prince         |
|    | b. Housing and Zoning         | Peter Sullivan        |
|    | c. Economic Development       | Jim McQuade           |
|    | d. Youth & Education Services | Robert Bieder         |
|    | e. Municipal Services         | Joseph Russo          |
|    | f. Parks and Recreation       | Virginia M. Gallagher |
|    | g. Planning and Budget        | Julian Misiurski      |
|    | h. Health and Human Services  | Deborah Hunt          |
| 7. | Old Business                  |                       |
| 8. | New Business                  |                       |



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Martin A. Prince  
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### BRONX COMMUNITY BOARD #10 MEETING

Thursday, November 19, 2015

7:30 p.m.

Villa Barone Restaurant  
3289 Westchester Avenue  
Bronx, NY 10461

### RESOLUTIONS

1. “**Resolved**...to accept the minutes of the Bronx Community Board #10 meeting of **October 16, 2015.**”
2. Floor Resolution resulting from the November 12, 2015 Public Hearing at P.S.71 which did not have a quorum:

“**Resolved**...at the recommendation of Bronx Community Board #10 that the proposed site for an early childhood education center annex for P.S. 71, located at Continental Avenue, E. 197<sup>th</sup> Street and Hutchinson River Parkway Service Road, be disapproved for the following reasons with notification of this decision to be sent to the New York City School Construction Authority and New York City Department of Education:

- The proposal to build an annex for 270 students we feel is inadequate considering the 3,279 projected increase in student population by the year 2018. A site that accommodates additional students should be considered.
- The site in question is in a high traffic area and requires many safety measures that would create a major problem to the safety of the children.
- The site puts an undue pressure on the residents of the surrounding community.
- Alternate sites are available such as the site at 3860 East Tremont Avenue which could accommodate many more students.”

3. “**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments, who are applying for *renewals* of licenses, have agreed to comply with the best management practice standards contained in the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board’s file:

\*Pine Bar & Grill, 1634 Eastchester Rd, 10461, between Blondell Ave & Williamsbridge Rd, License # 1003976, which expires on 10/31/15.

\*Louis Seafood Restaurant, 3478 E Tremont Ave, 10465, between Greene Pl & Barkley Ave, License # 1004080, which expires on 12/31/15.

\*Rino's Restaurant, 3938 E Tremont Ave, 10465, between Dewey & Sampson Aves, License #1004071, which expires on 12/31/15.

\*Shamrock Inn, 1729 E Tremont Ave, 10461, between Buhre & Roberts Ave, License #1003945, which expires on 12/31/15."

**The Resolution was passed unanimously.**

4. **“Resolved...** at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments, who are applying for *new* licenses, have agreed to comply with the best management practice standards contained in the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board's file:

\*3841 E Tremont Uncle Al's Corp, 3841 E Tremont Ave, between Schley & Dewey Aves, License #NEW

\*Bartow Ave Restaurant Corp, 2051 Bartow Ave, 10475, between Co-op City Blvd & Alcott Pl, License #NEW."

**The Resolution was passed unanimously.**

5. The following resolution was tabled at the October General board meeting as there were concerns regarding ownership and an incident that occurred off premises. After a lengthy discussion, the resolution was read.

**“Resolved...** at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board's file.

\*Made in Puerto Rico, 3363 E Tremont Ave, 10461, between Haskin St & Baisley Ave, Liquor License # NEW."

**The Resolution was opposed unanimously.**

6. The committee passed a resolution to be put before the full board to have a letter written to the State Liquor Authority stating our objections to Made in Puerto Rico due to the fact

that the owners have ties to Pompeii Lounge and the history of Jose Torres aka Jonathan Torres.

**“Resolved...**at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the Board write a letter to the State Liquor Authority (SLA), citing the Committee’s concerns about not approving the new liquor license for Made in Puerto Rico, 3363 E Tremont Ave, 10461.”

**The Resolution approved unanimously.**

7. The following multi-day street activity permits are presented to the full Board for review and approval. The Municipal Services Committee is meeting on Monday, September 23 and there is insufficient time for Committee review as these multi-day events must be approved in the year prior to being held:

**“Resolved...**at the request of Bronx Community Board #10 that the following Street Activity Permit Applications be approved:

- Event Id 252256: May 26-27-28-29, 2015, Throgs Neck Little League Summer Festival, Throgs Neck Boulevard between Harding and Schurz Avenues, 5:00 – 11:00 p.m. each day
- Event Id 250827: June 5-6, 2015, City Island Spring Arts and Craft Fair, City Island Avenue, between Bay Street and Schofield Avenues, 10:00 a.m. – 7:00 p.m. each day
- Event Id 250828: September 10-11, 2015 City Island Fall Arts and Craft Fair, City Island Avenue, between Bay Street and Schofield Avenues, 10:00 a.m. – 7:00 p.m. each day.”



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**Martin A. Prince**  
Chairperson  
**Kenneth Kearns**  
District Manager

**PUBLIC HEARING  
MAYOR’S HOUSING PROGRAM  
OCTOBER 27, 2015**  
Greek School  
3573 Bruckner Boulevard South  
Bronx, New York 10461

CB #10 Members: H. Acampora, T. Accomando, R. Baez, R. Barbarelli, R. Bieder, J. Boiko, A. Boller, P. Cantillo, W. Chin, A. Chirico, M. Davilla, V. Gallagher, L. Goldstein, I. Guanill-Elukowich, A. Henry, R. Kurz, R. Lifrieri, J. Marano, J. Misiurski, M.J. Musano, K. Neddermeyer, J. Onwu, C. Papastefanou, A. Ponder, M. Pricoli, E. Primavera, M. Prince, M. Prohaska, J.M. Provetto, J. Robert, P. Sullivan, R. Talarico (32)

Guests: S. Brady, J. Hortsman, NYC Department of City Planning  
D. Hogle, Office of State Senator J. Klein  
E. Fiorio, Office of Assemblyman M. Benedetto  
M. Cruz, Office of Council Member J. Vacca

The Public Hearing began at 7:40 p.m. with the Pledge of Allegiance. Mr. Prince introduced Mr. Brady and Mr. Hortsman from the NYC Department of City Planning (NYC DCP). A slide presentation describing the features of the Mayor’s Housing Program, Zoning for Quality and Affordability (ZQA) and the Mandatory Inclusionary Housing (MIH), was presented. The focus of ZQA portion of the Mayor’s Program, is to create more affordable housing, preserve existing housing and prevent displacement, plan for and invest in strong neighborhoods, through zoning. The MIH focus of the Mayor’s Program is to promote income mixing within quality housing. It was stressed that the presentation is a city-wide and not tailored for each Community Board. Mr. Brady requested that his office receive suggestions from the Board and community, as to items which need to be addressed in each of the components.

NYC DCP said that Bronx Community Board #10 is not part of the MIH component. The ZQA component will cover the Westchester Square area.

After the presentation, questions and statements were taken from the audience and the Board, followed by a public speaking session. Letters from Council Member Vacca and Senator Klein were read; these letters were not in favor of the Program in that it did not include information on infrastructure. Overall, the items of concern from the Board and public included a lack of parking for new construction, problems with maintaining existing infrastructure, lack of transportation accessibility for the handicapped. It was added that with new housing, there is more opportunity for crime. Another concern was the lack of adequate housing for seniors residing in the community; if new senior housing were to be developed, would seniors in the Board service area get preference?

After the commentary, Mr. Prince asked for a show of hands from the public as to the acceptance of the Program. The majority were against the Program, two were in favor.

A motion to close the public participation section was made by Mr. Bieder, seconded by Mr. Sullivan and unanimously approved by the Board.

Mr. Prince asked the Board members to vote on the two components of the Mayor's Housing Program. On the ZQA component, the vote was (2) two in favor, and (30) thirty against. On the MIH component, the vote was (3) three in favor, (27) twenty-seven against, and (2) two abstentions.

The following Resolution was read:

**“Resolved...**At the Recommendation of the Housing and Zoning Committee of Bronx Community Board #10, that the Committee's no vote on the Zoning for Quality and Affordability Text Amendment and the Mandatory Inclusionary Text Amendment, be communicated by letter accompanied by a list of recommendations, to all of the elected officials in the City government and each Community Board.”

A motion to accept the resolution was made by Mr. Sullivan, seconded by Mr. Bieder and approved by (31) thirty-one members, with (1) one abstention.

A letter with bullet points, detailing recommendations in the form of bullet points was subsequently forwarded to the Mayor, Public Advocate, Comptroller, Borough President, the entire City Council, all of the Community Boards and the City Planning Commission and Department of City Planning.

A motion was made by Mr. Prince to close the Public Hearing, seconded by Mr. Sullivan and unanimously approved by all.

The Hearing ended at 9:40 p.m.



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### HOUSING AND ZONING COMMITTEE NOVEMBER 2, 2015

Present: P.J. Sullivan; VM Gallagher; A. Chirico; MJ Musano; R. Rodriquez; I Guanill-Elukowich; A. Boller; M.  
Guests: MD Abdukl Hannan; M. Abdulhakil; M. Ortiz; I. Otto; M. Drury and N. Simpson – NYC Parks and Recreation; B. Dolensek; J. Doyle - City Island Civic Assoc., VH Perry  
Staff: K. Kearns, District Manager

Mr. Sullivan began the meeting with the Pledge of Allegiance and asked that everyone observe a moment of Silence, in memory of our colleague and friend, Ben Randazzo. Mr. Sullivan introduced the topic of the New York City Department of Parks and Recreation possible acquisition of the Stuyvesant Yacht Club on City Island. The representatives of the agency were asked why they held a meeting at the Yacht Club, without inviting the Community Board and the elected officials. Their response was that they had met with the Yacht Club to discuss the concept of the City acquiring it, in lieu of receiving back taxes. The Parks Department could acquire the site and operate a marina there. The reason the agency did not consult with the elected officials or the Community Board, is because they maintain that the Stuyvesant Yacht Club invited the Parks Department to the meeting. The representatives assured the Board that if any plans were to move forward, that those plans would be subject to the Uniform Land Use Review Process or a ULURP proceeding.

Several questions were asked with respect to parking, concessionaire rights, how this marina might fit in with the other marinas in the community. No answers to these questions could be received at the time of the meeting, because the City had not acquired the site. A woman purporting to be a member of the Stuyvesant Yacht Club, asked the Board for assistance in publicizing the need for members, if they could attract more members that they would not need to involve the City.

The subject shifted to the application of Mr. Hannan, and his interest in constructing and operating a newsstand at 34 Westchester Square. Mr. Hannon briefly explained his desire to open this business. The Board had heard from the Executive Director of the Westchester Square BID, stating their opposition. The New York City Department of Consumer Affairs has informed the Board that it has until December 22, 2015 to offer comments on the proposed site. The BID representatives were not present and the Board staff and members attempted to explain to Mr. Hannon about the BID, its purpose and operations, and how his proposed stand stood in the middle of the BIDs territory. It was further explained to him that the business of this type was not needed in the area because there were other newsstands and candy stores that sold the same items, as he was going to sell. It appeared that Mr. Hannon did not understand the information that he was presented with and the Committee took no action. Mr. Hannon was invited to the full Board meeting on November 19, 2015 and was advised to bring a representative, who could assist him in understanding the proceedings.

The meeting adjourned at approximately at 8:30 PM.



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Chairperson

**Kenneth Kearns**  
District Manager

### **PUBLIC HEARING MINUTES COMMUNITY EDUCATION COUNCIL and BRONX COMMUNITY BOARD #10**

**on a Proposed Annex for P.S. 71**

**November 12, 2015**

**P.S. 71**

**3040 Roberts Avenue**

**Bronx, NY 10461**

**PRESENT:** Karen Ames, District 8 School Superintendent  
Eduardo Hernandez, Community Education Council President  
Members of Community Education Council  
T. Accomando, R. Baez, J. Boiko, A. Boller, P. Cantillo, Col. W. Chin, A. Chirico, L. Goldstein, I. Guanill-Elukowich, A. Henry, R. Lifrieri, J. Marano, J. Onwu, C. Papastefanou, A. Ponder, M. Pricoli, E. Primavera, R. Rodriguez, N. Semaj, R. Talarico, M. Velazquez

**Community Liaisons:** Daniel Hogle - Office of State Senator Jeffrey Klein  
John Collazi - Office of Assemblyman Michael Benedetto

**Board #10 Staff:** Kenneth Kearns - District Manager  
Susan Duffy

Mr. Marano, 1<sup>st</sup> Vice Chair convened the Hearing at 7:45 with the Pledge of Allegiance, followed by a moment of silence for the passing of Mr. Ben Randazzo of Assemblyman Michael Benedetto's Office. Mr. Marano acknowledged representatives from the offices of Senator Klein and Assembly Member Benedetto.

The hearing began with an information session presented by Kendrick Ou, Senior Director, Real Estate Services, School Construction Authority (SCA) on a proposed site for an Early Childhood Center Annex for P.S. 71, located on the Hutchinson River Parkway South, Continental Avenue, and 197<sup>th</sup> Street, followed by commentary from the NYC Department of Education School District 8 Superintendent Karen Ames, Eduardo Hernandez, President, District 8 Community Education Council (CEC), and the members of Bronx Community Board #10.

Mr. Ou stated that this is a public review process of the proposed early childhood facility on a site owned by the NYC Department of Transportation. The site was originally acquired for a highway project which did not take place. Comments can be submitted up until November 23,

2015 to the School Construction Authority at 30-30 Thompson Avenue, Long Island City, NY. Determination of findings after public comment will be forwarded to the City Council before presentation to the Mayor, which is scheduled to be done in the Spring 2016. Mr. Ou said that site assessment along with environmental impact studies must be done prior to any design. A projected timeline for design and construction can take up to four years.

A question and answer session opened for the CEC members first, followed by CB #10 members to address the SCA and District Superintendent.

PS 71 Principal M. Miranda said that there are currently five trailers on the grounds of the school to accommodate the students with an overflow being schooled at the Delta School. There are approximately 140 Kindergarten students overall. There are currently 86 students on a waiting list for September 2016. There is no pre-k program at PS 71. A new facility would allow for pre-k and kindergarten students to attend PS 71. An estimated number of students is 270.

Questions ranged from admission preference for children residing in District 8 to comments about early childhood students being moved to a school other than PS 71 starting in Grade 1. Another concern was transportation issues; however it was stated that pre-k and kindergarten students are entitled to bus transportation.

The SCA stated that capital plans are five year plans and are continually updated; overcrowding issues and projections are reviewed annually; attendance levels and funding are included in the evaluations.

Members of the Community Board expressed concerns about traffic exiting from the Hutchinson River Parkway, entering Pelham Parkway South as well as the additional traffic. Issues, such as close proximity to highways, were noted. Safety signage (speed, traffic signals, school crossing guards) must be included in any proposed design for the highway exits and entrances. Further discussion took place about future traffic problems should the site be used. Also noted is the current lack of parking and the impact on homeowners if a new facility were constructed. Inquiries were made about adding a floor and or extending a wing to the existing PS 71 building to create additional space. Zero lot line issues were raised. It was suggested that any construction include a green roof.

The SCA said that the environmental impact study would address the above noted concerns. Adding a wing and/or a floor was not a viable option because the use of the existing top floor as well as the existing wing would require the temporary evacuation of students, until work was complete. In addition, it would require closing the school at some point to complete the project and this is not feasible. There was concern expressed by the CEC and the Community Board over placing a highway. It was noted that PS 14 and the IS 192 campus are all close to highways.

CEC members questioned the possibility of reverting the existing PS 71 back to grades k-5. It was answered that the parents of students do not want this to happen, even though it would ease overcrowding. A downside of this would be that students in grades 6-8 could be reassigned to any school in District 8. Ms. Ames added that the overall goal is to reduce crowding at schools by creating smaller learning facilities. Adding on to the existing building would not work because there is only one lunch room, gym, etc.

**PUBLIC COMMENT SECTION:**

- 1 – Bob Bieder, Chair of Youth Services & Education Committee, CB #10: Mr. Bieder's letter was read by Mr. Kearns. Mr. Bieder is against the proposed site and suggested that the East Tremont site be revisited.
- 2 – M. Torrioni – is against the site because of issues concerning traffic safety.
- 3 – C. Felicion – is against the site because of zoning and overcrowding.
- 4 – E. Sementilli – is against this site and suggested 1870 Pelham Parkway South as a solution.
- 5 – T. Impemba – is against this site and suggested St. Mary's on City Island
- 6 – R. Reilly - concerned about busing and the impact on the surrounding area.
- 7 – J. Gomez – is against this site and suggested that pre-k be private or home-based; new facility should accommodate grades 1 and kindergarten.
- 8 – V. Fella – is against this site because of close proximity to his property as well as the on-going traffic issues.
- 9 – L. Rocco – is against this site and suggested that 1870 Pelham Parkway South is a better solution.
- 10 – D. Deda – is against this site because of close proximity to his property as well as the on-going traffic issues.

The public comment period was closed and no further comments were taken.

In closing, it was the consensus that a solution to the overcrowding is needed but this site is not the best choice. However, no vote by CB #10 could be taken because there was not a membership quorum. A resolution will be introduced and a vote will be taken at the full CB #10 meeting scheduled for November 19, 2015 regarding the acceptability of this site.



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Martin A. Prince  
Chairperson

Kenneth Kearns  
District Manager

### Economic Development Committee Minutes November 4, 2015

Present: H. Acampora; T. Accomando; B. Bieder; A. Boller; A. Chirico; J. Onwu; L. Popovic; N. Rosario

Guests: Dan Hogle (Sen. Klein)

Observers: L. Rocco; E. Sementilli

Staff: P. Caruso

The meeting was called to order with the Pledge of Allegiance 7:30 PM, by Hannah Acampora, who chaired the meeting.

The new and renewal liquor license applicants introduced themselves and their establishments.

The Resolution was read for renewals:

**“Resolved...** at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board’s file:

\*Pine Bar & Grill, 1634 Eastchester Rd, 10461, between Blondell Ave & Williamsbridge Rd, License # 1003976, which expires on 10/31/15.

\*Louis Seafood Restaurant, 3478 E Tremont Ave, 10465, between Greene Pl & Barkley Ave, License # 1004080, which expires on 12/31/15.

\*Rino’s Restaurant, 3938 E Tremont Ave, 10465, between Dewey & Sampson Aves, License #1004071, which expires on 12/31/15.

\*Shamrock Inn, 1729 E Tremont Ave, 10461, between Buhre & Roberts Ave, License #1003945, which expires on 12/31/15.”

The Resolution was passed unanimously.

The owner of Villa Barone Restaurant was present and introduced himself as he was unable to attend last month's meeting where the committee approved his application for renewal.

**For New Licenses:**

**“Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board's file:

\*3841 E Tremont Uncle Al's Corp, 3841 E Tremont Ave, between Schley & Dewey Aves,  
License #NEW

\*Bartow Ave Restaurant Corp, 2051 Bartow Ave, 10475, between Co-op City Blvd & Alcott Pl,  
License #NEW.”

The Resolution was passed unanimously.

All licensees were given flyers for the next ATAP training and were told of the many benefits of taking the course.

**For License Review:**

The following resolution was tabled at the October General board meeting as there were concerns regarding ownership and an incident that occurred off premises. After a lengthy discussion, the resolution was read.

**“Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority and a copy placed in the Board's file.

\*Made in Puerto Rico, 3363 E Tremont Ave, 10461, between Haskin St & Baisley Ave, Liquor License # NEW.”

The Resolution was opposed unanimously.

The committee passed a resolution to be put before the full board to have a letter written to the State Liquor Authority stating our objections to Made in Puerto Rico due to the fact that the owners have ties to Pompeii Lounge and the history of Jose Torres aka Jonathan Torres.

**“Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the Board write a letter to the State Liquor Authority (SLA),

citing the Committee's concerns about not approving the new liquor license for Made in Puerto Rico, 3363 E Tremont Ave, 10461."

The Resolution approved unanimously.

**Zombie Houses:** A rep from Sen Klein's office gave a brief presentation on Zombie Houses in our area. Zombie Houses are homes left in limbo without any owners and forgotten by the banks. There is a problem with the foreclosure process, where the proceedings are purposely delayed. The original owner is still the owner (on paper only), but in reality, the home is not his. The house may be surrendered to the bankruptcy court, but the bank never forecloses on the property, as they do not want to be responsible for the maintenance of the property. In some cases, when an owner lives on site during the foreclosure process, he is responsible for the property.

Sen. Klein is sponsoring a bill that would make the mortgage holders responsible for the property early on in the foreclosure process, and this would be a great help in eliminating many zombie houses, and have someone responsible for the upkeep of said property and any cost associated with it.

The bill would also create a data base of all foreclosed homes statewide, where anyone can call a dedicated number and get information on specific addresses.

The meeting adjourned at 9:00 PM.



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**Martin A. Prince**  
Chairperson

**Kenneth Kearns**  
District Manager

Youth committee 11/16/15

Present: B. Bieder, Chair; J. Onwu; E. Primavera; M. Prince, Chair CB10

Observer: M. Abuhaikal

The committee had a lengthy discussion regarding the annex at PS71.

There being no quorum at the public hearing or at the committee meeting a floor resolution is required.

Resolved that community board reject the proposed site at Hutchinson River Parkway and Continental Avenue for the following reasons:

The proposal to build an annex for 270 students we feel is inadequate considering the 3,279 projected increase in student population by the year 2018. A site that accommodates additional students should be considered.

The site in question is in a high traffic area and requires many safety measures that would create a major problem to the safety of the children.

The site puts an undue pressure on the residents of the surrounding community.

Alternate sites are available such as the site at 3860 East Tremont Avenue which could accommodate many more students.

The committee discussed the Yankee grants which are being prepared for our next meeting. The committee also stated that our last months' guest, Isabel's Empowering Queens, fund raiser is being held on 11/19 from 6 pm – 10 pm at 3677 East Tremont Ave.

IncludeNYC sent a letter to the committee regarding servicing those with special needs. They provide services to children up to 26 years of age and their families.

Respectfully submitted,

Robert Bieder  
Chair



**Ruben Diaz, Jr.**  
*Borough President*

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*Chairperson*

**Kenneth Kearns**  
*District Manager*

### **Parks & Recreation Committee**

**October 26, 2015**

**Committee Members:** Virginia Gallagher, Mike Prohaska, Kevin Lynch, Pat Devine,  
Bob Bieder

**Guest:** Marianne Anderson, Michael Holoszc

**Observers:** Marylou Frong, Leonard Frong, Jorge Santiago

Meeting opened with the Pledge of Allegiance at 7:30 p.m. on October 26, 2015.

Joint meeting of Community Boards #10 and #11 was discussed. Members present agreed that both plans, in their present forms leave very little room, if any, for community boards to have input into future projects.

Nick Simpson of Parks wrote a memo to Board #10 to let us know he was unable to come to tonight's meeting but would be happy to attend our November meeting to give an update on talks between NYC Parks and the Stuyvesant Yacht Club concerning a possible acquisition of the SYC and the agency awaits a follow-up from the Yacht Club on next steps if any. The City Island Civic Association wrote a letter to Commissioner Mitchell Silver on the subject and indicated four concerns they have. (copy of letter attached).

The Sewage Treatment Works and Parks Service Buildings in Pelham Bay Park will convert the existing oil service to new gas service. Also, existing oil burner will be replaced by new dual fuel burner. The heating and ventilation piping system will be replaced inside the service building. Work will start shortly.

Marianne Anderson from Parks informed us that a Request for Proposals for the renovation operation and maintenance of three (3) snack bars and the operation of up to fifteen (15) Mobil Food Units at Orchard Beach has been proposed by Zoe Piccolo, Project Manager. They would be located under the platform and steps leading to the sandy beach.

Amendola Plaza was discussed. There will be two green street triangles to be situated on the Plaza. It is our understanding that work will begin next week.

Pat Devine gave a report of the meeting with Kevin Devine and Justin from Hammond Cove Marina. The area has been funded for the dredging project including soil sediment sampling.

There was also discussion about a 10 year maintenance program for future work in Hammond Cove.

The dredging of Hammond Cove Marina has received a \$50,000 grant. Permits have been granted and work will start immediately. It is expected to be completed by October, 2016.

The City of New York is checking all Marinas and Beach Clubs city-wide for their compliance with rules and regulations under C-3 zoning.

We were informed that all marinas and boat clubs will be inspected by NY City.

The Committee discussed the complaint made that the Ice House Café dump their garbage into a public container which was placed on the sidewalk for the public use.

On Sunday, November 8, 2015 at 12 noon, the Bronx Veteran's Parade will honor a three-war veteran (WW II, Korean and Vietnam). He served in the Tuskegee Air Wing, is a Bronx resident and also won the President's 5 Star Citizen Award.

A discussion was held about the Parks Department taking over a yacht club in City Island. Stuyvesant Yacht Club is bankrupt and their 8 directors have had meetings with the City of N.Y. to take it over. It was the feeling of the Committee that residents living on this narrow block would not be in favor of it.

The Committee discussed the piece of steel that came from the 9-11 disaster. It was felt that if it comes to the Bronx, it could be placed in a small triangle park in front of the Church that always has a religious ceremony for those killed and wounded.

We received a complaint from the owner of a home owner that requested the Parks Dept. to remove a tree that is undermining their sidewalk. The Committee requests the Board assist the owners.

NYC Parks Commissioner Mitchell Silver is convening a meeting in the Bronx to discuss the "Mayor's Parks Without Borders". It will be held in the Bronx and all 12 Boards are invited on November 30<sup>th</sup> at 6:30 p.m. at the NYC Parks Ranaqua campus.

Meeting adjourned at 10:00 p.m.

October 26<sup>th</sup> 2015



Mitchell J. Silver, FAICP  
Commissioner, New York City Department of Parks & Recreation  
830 Fifth Ave  
New York, NY, 10065

Dear Commissioner Silver:

*Bill Stanton*  
**President**

*Fred Ramfil*  
**First Vice-President**

*Barbara Dolensek*  
**Second Vice-President**

*Janie Blanks*  
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**Executive Committee**

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<https://www.facebook.com/groups/city.island.civic>

**Meetings:**  
General Meetings occur on the last Tuesday of every month, save December.  
Meetings take place in the City Island Community Center, 190 Fordham Street- Basement Level, Bronx, New York, 10464

We, the City Island Civic Association, write to you today about a matter of utmost importance to the City Island community: the future of the Stuyvesant Yacht Club. As you may be aware, the Stuyvesant has fallen on hard economic times after having been badly damaged by Hurricane Sandy. The club's membership has seriously dwindled, and as a result, its future is in jeopardy. This situation is a matter of concern to many City Islanders, as another part of our nautical heritage seems to be fading into history.

We appreciate the fact that the Department of Parks & Recreation is making an effort to be proactive about preserving this property for its original purpose. Indeed, if the Parks Department operated the Stuyvesant, the result could be positive for both Parks and the community. However, it is essential that the City Island community be fully engaged in the process, and at the present time, this is not taking place.

Residents have several concerns that must be taken into consideration throughout the planning process:

1. The need for onsite parking.
2. A full-time concessionaire would compete with local businesses and bring traffic down an otherwise quiet residential street or, worse, institute valet parking on the side streets.
3. The lower rates at a Parks-owned facility would undercut rates at the three nearby yacht clubs, threatening their viability.
4. The introduction of a facility for recreational nightlife (such as that at Dyckman Marina) would be a cause of great concern for our community.

A failure to address these needs could result in the community's opposition to any Parks Department plan during the Universal Land Use Review Process.

A few members of the Civic Association were allowed to attend part of the meeting on October 3 at which your representatives presented a plan to the few remaining members of the Stuyvesant Yacht Club. It was suggested that Parks could elect to enter into a short-term licensing agreement with the club that would allow your department to operate a facility before going through the lengthy ULURP process.



**Ruben Diaz, Jr.**  
*Borough President*

## **BRONX COMMUNITY BOARD No. 10**

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**Martin A. Prince**  
*Chairperson*

**Kenneth Kearns**  
*District Manager*

### **PLANNING AND BUDGET COMMITTEE MEETING NOVEMBER 9, 2015**

**Present:** J. Misiurski; M. Prince; T. Accomando; A. Henry

**Guests:** R. Caraballo; M. Rivera, G. Rivera D. Poggi; A. Accomando; M. Abduhalil; D. Lopez; J. Rosado; T. Autry; R. Singh

**Staff:** K Kearns, District Manager

The Planning and Budget Committee Chairman, Julian Misiurski graciously consented to have his meeting take place off site, at the Acacia Network Housing facility known as Crystal's Place, located at 555 Hutchinson River Parkway. The Board would like to acknowledge and thank the Acacia Network Housing for allowing us to use their facility. The purpose of this meeting was to hear the concerns of the Ferry Point community and to develop a coordinated response to the community's needs. A number of concerns were expressed at the meeting ranging from road maintenance, to traffic signage and noise from commercial operations.

The Board agreed to contact a series of agencies, most notably NYC DOT and a group of private firms regarding service requests.

The Meeting concluded at 8:30 PM.