

**BRONX COMMUNITY BOARD NO. 8**

**MINUTES OF THE REGULAR BOARD MEETING  
HELD ON DECEMBER 10, 2013 AT THE  
RIVERDALE TEMPLE, 4545 INDEPENDENCE AVENUE**

**PRESENT:** S. Alexander, S. Balicer, B. Bender, B. Contant, A. P. Creaney, L. Daub, M. Donato, P. Ellis, R. Fanuzzi, A. Fella, P. Friedman, S. Froot, M. Galvin, R. Ginty, M. Goodman, M. Heller, M. Khury, G. O. Koppell, D. Kornbluh, I. Ladimer, D. Lennon, C. G. Moerdler, A. Moore, P. Mullen, D. Padernacht, L. Parker, J. M. Pilsner, R. Press, J. Rather, J. Reyes, X. Sanchez, G. Santiago, G. Singleton, A. A. Spett, S. Villaverde, M. Wolpoff, H. Young, M. Zegarra-Soja

**ABSENT:** S. Catechis, A. G. Feldmeier, B. Fettman, D. Kirksey-Floyd, T. Lim, R. Pochter Lowe, M. Marquez, K. Pesce, A. Piscitelli, P. Reyes, L. Spalter, I. W. Stone

**GUESTS:** J. Dinowitz – Assemblyman  
A. Cohen – Councilman-Elect  
J. Demko – Office of Assemblyman Jeffrey Dinowitz  
D. Johnson – Office of Assemblyman Jeffrey Dinowitz  
A. Sandler – Office of Councilman G. Oliver Koppell  
M. Gonzalez – NYPL, Kingsbridge Library  
R. McDonald – NYPL, Kingsbridge Library  
D.I. P. Rasa – NYPD, 50<sup>th</sup> Police Precinct  
P.O. S. Cordero – NYPD, 50<sup>th</sup> Police Precinct  
P.O. M. Ramos – NYPD, 50<sup>th</sup> Police Precinct  
T. Brohi – Citizens Committee for New York City  
D. Bush  
T. Giallorenzi  
K. Green  
J. Grossman  
Dr. C. Lopez  
C. McAlarney  
L. Mercado  
R. Mirakat  
P. Moerdler  
A. Pantazis  
K. Pantazis  
T. Pantazis  
S. Ramos-Alamo  
F. Rubin – PS 24 and KRVC  
T. Shelton – KRVC

Chairman Fanuzzi called the meeting to order at 7:40 PM.

1. Gallery Session

- A. Tracy Shelton, KRVC, reported on the summer and fall event activities. There were two fall merchant street festivals, Johnson Avenue and Riverdale Avenue. She thanked the Board, 50<sup>th</sup> Precinct, Senator Klein, Assemblyman Dinowitz, Congressman Engel and all the sponsors. KRVC has a new website, [www.krvcdc.org](http://www.krvcdc.org). It features great information on

community resources. Tentative activities for 2014 are also posted on the site. T. Shelton acknowledged the NYC Small Business Services for the grant which funded the site.

- B. Rebecca McDonald, Kingsbridge Branch Library, announced the Lifetime Arts Grant Writing through Memory Workshop. It is an eight week program and registration is underway for February start. The Sharing event will take place in March. The workshop has been running for three years, and has grown from 12 to 18 available slots for participants. Anyone interested can sign-up at the Library.
  - C. Lucy Mercado, Kingsbridge - Riverdale Farmers Market, sponsored by Church of the Mediator. The seasonal market closed one week ago. The purpose is to inspire healthy living and healthy eating and environmentalism. Food seminars are 3-5pm on Sundays at the Church. Asked for support of endeavor. The market will re-open mid-June.
  - D. Dr. Lopez, leader of Kingsbridge-Riverdale Farmers' Market Sunday seminars, discussed health benefits of Naturopathic medicine. She informed about the free Natural Medicine seminars led by her at Church of the Mediator on Sundays from 3-5pm.
  - E. Tehmina Brohi, Citizens Committee for New York City, discussed the availability of grants and workshops provided by them to resident-led groups to work on community and school improvement projects. The application deadline is January 27<sup>th</sup>, 2014. For application and more information go to [www.citizensnyc.org/grants](http://www.citizensnyc.org/grants) and [grants@citizensnyc.org](mailto:grants@citizensnyc.org)
2. Approval of Board Meeting Minutes November 12, 2013  
The minutes were approved unanimously.
  3. Discussion of Executive Committee Meeting Minutes of December 4, 2013
    - S. Alexander referred to the Chairman's Report. She stated that there was no reference to issues raised by her concerning the adequacy of minutes and benefit to members who are absent from committee meetings. Chairman requested that S. Alexander submit her comments in writing. The following statement was given: "The Executive minutes do not reflect the discussion of minutes of committees as to the content to include information that could enlighten a committee member who could not attend a meeting, as to the issues before the committee and minutes should contain some material discussed at the meeting over and above action taken not sub-titles, even though Roberts Rules says so."
    - P. Friedman referred to the statement in Economic Development report concerning the email exchanges between S. Villaverde and himself. P. Friedman asked that those emails be included in the minutes.
    - R. Press noted that discussion of impropriety relating to acceptance of discretionary funding from Councilman Cabrera was omitted from the Executive minutes. J. Pilsner advised that the decision to exclude that discussion was because the allegations against the Councilman are unsubstantiated.
  4. Chairman welcomed Deputy Inspector (D.I.) Paul Rasa and invited him to address the Board.  
D.I. Rasa reviewed the year to date monthly statistics: murder 2 vs 6; rape 2 vs 9; robbery 142 vs 139; felony assault 141 vs 126; burglary 140 vs 168; grand larceny 387 vs 384; grand larceny auto 82 vs 97; shootings 13 vs 4. He discussed crime patterns involving teenagers. D.I. Rasa discussed the recent Metro North derailment at Spuyten Duyvil. The 50<sup>th</sup> was first to respond, death toll was 4. He complimented the 50<sup>th</sup> Precinct Officers for the brave manner in which they conducted themselves at the scene with the rescue of passengers. Holiday Safety tips were distributed and an announcement about coat donations for the NYPD's Coat Drive.

5. Chairman welcomed Assemblyman Jeffrey Dinowitz and invited him to address the Board.

Assemblyman Dinowitz noted that the State Budget Hearing is coming up in January and the time for budget requests is now. He encouraged lobbying for only one Primary Election next year instead of two (spring and fall) to save a cost of \$50 million. He discussed his proposed legislation for an Office of Utilities Consumer Public Advocate. He added that he and Assemblyman Espaillat had co-sponsored bills to guard against landlords adding frivolous extra costs to rents; i.e., air conditioning in rent stabilized apartments; "legal" late fees; etc. He discussed Montefiore's medical facility proposal and joint letter he wrote with State Senator Jeffrey Klein that was sent to the State Department of Health seeking a requirement for Montefiore to file an application for a Certificate of Need before commencing construction. An on-line petition is being set-up to show public opposition on the construction of Montefiore. He was at Metro-North's derailment at Spuyten Duyvil and observed the great cooperation by all the emergency responders.

6. Chairman welcomed Councilman G. Oliver Koppell and invited him to address the Board noting he would be doing so one last time as Councilman, as his Council membership terminates at the end of the year.

Councilman Koppell extended gratitude to C. Moerdler for his presence at the Metro-North train derailment.

Councilman Koppell provided an update on recent bills at City Council along with other information. He was proud to announce that at an earlier session, the Council approved the Kingsbridge Armory's Ice Skating Rinks, a \$250 million development with all private money that will create 250 jobs with living wages. City Council also mandated an increase in installation of traffic bumps in school vicinities; passed a bill for all new garages to have charging stations; and passed a bill requiring the Fire Department EMS Ambulances to change its way of tracking emergency response time. The legislation was named after Ariel Russo, a four-year-old girl who was killed after being struck by a SUV in June, and it was first said the response time was 4 minutes, and it was later learned that it was much longer. The Court has forced the Taxi & Limousine Commission to provide a certain number of handicapped accessibility taxis for people with disabilities. The Council has proposed a bill to include the same prohibition with the smoking of e-cigarettes as it does with cigarettes. The Council is also addressing a proposal for a ban on styrofoam containers and mandate only recyclable containers. Councilman Koppell commented on his pride of his environmental record.

D. Kornbluh made a motion to thank Councilman G. Oliver Koppell for a record of outstanding service to Community Board 8 and the City. The motion carried unanimously.

Chairman Fanuzzi, on behalf of the Board, paid special tribute to Councilman Koppell. He listed his accomplishments and service spanning from Community School Board, Co-op Board, City Council, Assembly, and State Attorney General. He thanked him for his strong leadership and dedication to the constituency of Community Board 8's district; and to issues close to his heart related to mental health, disabilities and environmental. Chairman presented Councilman Koppell with a Certificate of Appreciation on behalf of Bronx Community Board 8.

Councilman Koppell thanked the Board for the recognition and returned the tribute to the Board. He recognized and praised the long-term members who have been serving for 30, 15, and 10 years. He conveyed his pleasure with working with the Board and receiving support over the last 12 years.

7. Chairman welcomed and invited Councilmember-Elect Andrew Cohen to address the Board. Councilmember-Elect Cohen announced his swearing-in ceremony will be held on January 5,

2014 at 1:30PM at Lehman College and he issued an invite to the Board advising that written invites will also be sent.

8. Report from the Office of Borough President Ruben Diaz, Jr. – A. Toledo

Community Board Membership applications are now available on the Borough President's website: [bronxboropres.nyc.gov](http://bronxboropres.nyc.gov). Applications deadline is February 13, 2013.

9. Chairman's Report

- Chairman wished all a Happy Holiday, and thanked Riverdale Temple for hosting the Board meeting.
- Acknowledged the great emergency response to the scene of Metro-North derailment. Thanked N. Stent, C. Moerdler and D. Padernacht for their immediate attendance at the site.
- The Borough President's Community Boards Task Force report has been published. He gave credit to N. Stent for her input. Chairman asked that committees review the report.
- Thanked DEP for admitting members of the Croton Filtration Monitoring Committee (CFMC) into the inner roadway of the Jerome Park Reservoir. Chairman Fanuzzi had been insisting on the walkthrough and was pleased that it was finally granted. They were afforded the opportunity to see progress of work and work that remains to be done. A full report will be given at the next public meeting of the CFMC on December 12, 2013. Chairman Fanuzzi advised that the upcoming meeting will be his last meeting as CFMC Chair.

10. Treasurer's Report

- P. Friedman advised that he met with the District Manager to review the Board's finances and all is in order.
- Refer to Executive minutes.
- Thanked emergency responders for their actions at the Metro-North derailment.

11. District Manager's Report – N. Stent

- Refer to the Executive minutes for report.
- Having been at the site on the day of the Metro-North derailment, expressed appreciation to the emergency response teams for their work at the site.

12. Committee Reports

A. Land Use – C. Moerdler

- 1) Presented the following resolution passed at the Land Use Committee meeting on December 9, 2013:

**RESOLVED**, that Bronx Community Board No. 8 approves NYC Department of City Planning ULURP No. N 110346 ECX, DCA No. 1391747 application for Dale Restaurant, Inc., d/b/a Dale Diner, 189 West 231<sup>st</sup> Street for an Enclosed Sidewalk Café with 3 tables and 15 seats.

**Vote:** 37 in favor, 0 opposed, and 0 abstentions

**In Favor:**

S. Alexander, S. Balicer, B. Bender, B. Contant, A. P. Creaney, L. Daub, M. Donato, P. Ellis, R. Fanuzzi, A. Fella, P. Friedman, S. Froot, M. Galvin, R. Ginty, M. Goodman, M. Heller, M. Khury, D. Kornbluh, I. Ladimer, D. Lennon, C. G. Moerdler, A. Moore, P. Mullen, D. Padernacht, L. Parker, J. M. Pilsner, R. Press, J. Rather, J. Reyes, X. Sanchez, G. Santiago, G. Singleton, A. A. Spett, S. Villaverde, M. Wolpoff, H. Young, M. Zegarra-Soja

- 2) A demolition notice was received for 6469 Broadway, the location of the proposed Selfhelp senior housing development. This will be added to the Land Use Committee meeting agenda for January.
- 3) The Land Use Committee followed up on the Montefiore Medical Facility proposal at the December 9, 2013 meeting. C. Moerdler let it be known that he recused himself on chairing the agenda item related to Montefiore due to his son's representation of the builders Simone Developers. M. Wolpoff had chaired. C. Moerdler deferred to M. Wolpoff to present on Montefiore.
- 4) M. Wolpoff explained that the Land Use committee had discussed Montefiore's Medical facility at its last two meetings. Montefiore and its representatives have been negative in its responses and no studies have been conducted to show need for the facility. He presented a resolution regarding Montefiore proposed plan for a Medical Center passed by the Land Use Committee on December 9, 2013. Discussion ensued. C. Moerdler made a strong statement in opposition to the plans.

The following amended resolution was presented for a vote:

**WHEREAS**, Montefiore Hospital has secured the services of Simone Developers to erect an 11-story building on Riverdale Ave through to Oxford Avenue to be used by Montefiore Hospital for a medical facility; and

**WHEREAS**, Montefiore Hospital has not engaged in any studies of medical need, community impact or provided any "statement of need;" and

**WHEREAS**, Montefiore Hospital has boycotted opportunities to engage in direct dialog with the community board or the immediate neighbors; and

**WHEREAS**, Montefiore Hospital plans call for over 50 physicians, several hundred support personnel, as well as over 1,000 patient visits per day with supportive family members, without providing for adequate parking; and

**WHEREAS**, Montefiore has made clear that it intends to push neighborhood physicians to join its network and refer patients exclusively to it; and

**WHEREAS**, Montefiore Hospital has been acquiring medical facilities in the Bronx, such as Westchester Square Hospital and Our Lady of Mercy, and then reducing medical services, raising the question as to whether it is in violation of the State's Donnelly Act by trying to monopolize health care services in the North Bronx;

**THEREFORE, BE IT RESOLVED**, that Bronx Community Board No. 8 hereby expresses its opposition to this development for the following reasons:

1. The community has offered overwhelming opposition to this development as it, by size and being out of context with the adjoining community, will impact on congestion and quality of life concerns;
2. This residential community cannot presently accommodate its current parking needs;
3. The facility is almost certain to impose a restraint of trade for the many medical practices, pharmacies and medical facilities, already operating in the community;
4. The facility is far too large, with Oxford Avenue, far too narrow to accommodate the planned traffic and activities proposed; and be it further

**RESOLVED**, that Bronx Community Board No. 8 calls on the State Department of Health to investigate the need and appropriateness of Montefiore Hospital proposed construction plans; and be it further

**RESOLVED**, that Montefiore be prohibited from receiving any Federal, State or local funding, including UJA contract funding for research grants or any funding not directly related to its care-giving operations until such time as Montefiore Hospital responds to community concerns strongly stated at the Bronx Community Board No. 8 Land Use Committee meetings by substantially rethinking the entire proposed project.

**Vote:** 34 in favor, 0 opposed, and 3 abstentions

**In Favor -**

S. Alexander, S. Balicer, B. Bender, B. Contant, A. P. Creaney, L. Daub, M. Donato, P. Ellis, R. Fanuzzi, A. Fella, S. Froot, M. Galvin, R. Ginty, M. Goodman, M. Khury, D. Kornbluh, D. Lennon, C. G. Moerdler, A. Moore, P. Mullen, D. Padernacht, L. Parker, J. M. Pilsner, R. Press, J. Rather, J. Reyes, X. Sanchez, G. Santiago, G. Singleton, A. A. Spett, S. Villaverde, M. Wolpoff, H. Young, M. Zegarra-Soja

**Abstentions –**

P. Friedman (with cause), M. Heller (with cause), I. Ladimer (with cause)

**B. Parks and Recreation – B. Bender**

1. Refer to minutes
2. Thanked Councilman Koppell for approval of funds for park renovations in Community Board 8; new funds for a skate park in Van Cortlandt Park; and funding for the restoration of Veterans Memorial Grove.

**C. Public Safety**

- A. Creaney reported in the absence of the chair.

The following resolutions approved by the Committee on November 21, 2013 were presented:

1. Fusion Café d/b/a The Barbecue Pit, 5788 Mosholu Avenue

**WHEREAS**, Fusion Café d/b/a The Barbeque Pit, enhances our neighborhood by offering tasty take-out and in store meals, and

**WHEREAS**, they cooperated by contacting the Chair of the Public Safety Committee, and

**WHEREAS**, the 50<sup>th</sup> Precinct reports no problems with this establishment,

**THEREFORE BE IT RESOLVED**, that Bronx Community Board 8 supports renewal of this liquor license.

**Vote:** 37 in favor, 0 opposed, and 0 abstentions

**In Favor -**

S. Alexander, S. Balicer, B. Bender, B. Contant, A. P. Creaney, L. Daub, M. Donato, P. Ellis, R. Fanuzzi, A. Fella, P. Friedman, S. Froot, M. Galvin, R. Ginty, M. Goodman, M. Heller, M. Khury, D. Kornbluh, I. Ladimer, D. Lennon, C. G. Moerdler, A. Moore, P. Mullen, D. Padernacht, L. Parker, J. M. Pilsner, R. Press, J. Rather, J. Reyes, X. Sanchez, G. Santiago, G. Singleton, A. A. Spett, S. Villaverde, M. Wolpoff, H. Young, M. Zegarra-Soja

**2. Re: Montezuma Mexican Restaurant, Inc., 119 West Kingsbridge Road**

**WHEREAS**, Montezuma Mexican Restaurant enhances our neighborhood by maintaining a welcoming atmosphere and serving authentic Mexican cuisine, and

**WHEREAS**, they cooperated by appearing before the Public Safety Committee, and

**WHEREAS**, the 50<sup>th</sup> Precinct reports no problems with this establishment,

**THEREFORE BE IT RESOLVED**, that Bronx Community Board 8 supports renewal of this liquor license.

**Vote:** 37 in favor, 0 opposed, and 0 abstentions

**In Favor -**

S. Alexander, S. Balicer, B. Bender, B. Contant, A. P. Creaney, L. Daub, M. Donato, P. Ellis, R. Fanuzzi, A. Fella, P. Friedman, S. Froot, M. Galvin, R. Ginty, M. Goodman, M. Heller, M. Khury, D. Kornbluh, I. Ladimer, D. Lennon, C. G. Moerdler, A. Moore, P. Mullen, D. Padernacht, L. Parker, J. M. Pilsner, R. Press, J. Rather, J. Reyes, X. Sanchez, G. Santiago, G. Singleton, A. A. Spett, S. Villaverde, M. Wolpoff, H. Young, M. Zegarra-Soja

**D. Traffic and Transportation – D. Padernacht**

1. The next meeting will be held on December 17, 2013.
2. Thanked Councilman Koppell and the Councilman's representative Andrew Sandler for being supportive at the Committee meetings.

**E. Youth – L. Parker**

1. The 50<sup>th</sup> Precinct has selected a family from Ft. Independence Housing as a recipient of NYPD's Toy Drive.

2. The 2014 Youth Day Ice Skating event with youth from the community centers will have admission free, will be held on February 13<sup>th</sup>, from 5:00 PM to 8:00PM at Van Cortlandt Park Ice Rink.
3. The 2014 Youth Poetry Slam featuring youth from the community centers and libraries will be held on May 15<sup>th</sup> at Kingsbridge Branch Library.
4. Refer to minutes for remainder of report.
5. There will be no December Committee meeting. The next meeting will be held on January 22<sup>nd</sup>, at 1:00PM at the Riverdale Neighborhood House.

F. Aging

L. Daub reported in the absence of the chair.

1. Reviewed the meeting. Presentations were made by DFTA, Jewish Lifecare, and YM-YWHA. Refer to minutes.
2. The next meeting will be held on December 17<sup>th</sup>, at 2:00PM Riverdale Senior Services.

G. Budget – B. Contant

No report.

H. Economic Development – S. Villaverde

1. The West 230<sup>th</sup> Street development company Equity One will be leasing to TJ Max, Sports Authority, and Aldi, a supermarket chain.
2. The Committee discussed 2014 SAPO applications for North Riverdale Merchants Fair, South Riverdale Merchants Fair, and Johnson Avenue Merchants Fair. The MTA will be invited to next meeting to discuss re-routing of bus routes. C. Moerdler, Member of MTA, offered assistance in that area.
3. M. Khury announced that S. Villaverde was an honored recipient of Senator Jeffrey Klein's Hispanic Community Leadership Award. Additionally, she spoke of his impressive bio which includes his law practice, active status as a US Coast Guard Commander, and formerly an EMT employee and an officer of NYPD.

I. Education - S. Alexander

1. Refer to minutes.
2. There will be no December meeting.

J. Environment and Sanitation

No report.

K. Health, Hospitals and Social Services – S. Froot

1. The Underage Drinking Forum was very good and informative. It had excellent panelists and students who also participated in the question and answer session on the panel. However, it was not well attended. Work will be done to improve upon getting the word out before another event is scheduled.
2. The next meeting will be held on December 16<sup>th</sup>. A representative from Riverdale Hatzalah, Volunteer Ambulance Service and EMT Corp. will present.

L. Housing – S. Balicer

1. Committee minutes are pending for distribution December 11<sup>th</sup>.
2. The meeting for December 23<sup>rd</sup> has been cancelled, due to the inability to schedule at a Mitchell Llama venue.
3. HPD is invited to attend the January 27<sup>th</sup> meeting to discuss long-term affordable housing, and there will also be a discussion and review of Mitchell Llama's new regulations.
4. Chairman thanked S. Balicer and P. Ellis for pursuing the issue on Mitchell Llama. He urged attendance at the meeting.

M. Law, Rules and Ethics – R. Ginty

1. The Committee did not meet in November due to date falling on Thanksgiving.
2. The next meeting will be held on December 11<sup>th</sup>, at 7:00 PM, at Riverdale Mental Health Association.

N. Libraries and Cultural Affairs – M. Goodman

1. The minutes were distributed.
2. The next meeting will be held on December 12<sup>th</sup>, at Riverdale Library, at 6:00 PM.
3. Thanked Councilman Koppell for his help in funding construction of Kingsbridge Library.

13. Miscellaneous Business

Amy Moore announced the Ecumenical Tree Lighting led by Presbyterian Church taking place at the Bell Tower Monument on West 238<sup>th</sup> Street, December 12<sup>th</sup> at 7:30PM. All are invited.

Respectfully submitted by,

Patricia Manning  
Community Associate

Reviewed by,

Joyce Pilsner  
Secretary