

**BRONX COMMUNITY BOARD NO. 8**

**MINUTES OF THE REGULAR BOARD MEETING  
HELD ON OCTOBER 13, 2015  
AT KINGSBRIDGE HEIGHTS REHABILITATION AND CARE CENTER  
3400-26 CANNON PLACE**

**PRESENT:** S. Alexander, R. Bender, A. P. Creaney, Lenora Croft, L. Daub, M. Donato, A. G. Feldmeier, N. Friedman, P. Friedman, S. Froot, D. Gellman, R. Ginty, M. Goodman, M. Heller, R. Pochter Lowe, C. G. Moerdler, O. Murray, J. O'Brien, D. Padernacht, L. Parker, K. Pesce, R. Press, J. Reyes, Amy Joy Robateau, G. Santiago, S. Sarao, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

**ABSENT:** L. Baez, P. Ellis, R. Fanuzzi, M. Felix, D. Fuchs, M. Galvin, A. Guzman, D. Kornbluh, I. Ladimer, S. Marquez, D. McCord, A. Moore, J. M. Pilsner, J. Rather, D. Toledo,

**STAFF:** P. Manning – District Manager  
D. Bay – Community Associate  
L. Hernandez – Community Associate

**GUESTS:** J. Dinowitz, Assemblyman  
Andrew Cohen, Councilman  
C. Lang – rep. State Senator Jeffrey Klein  
A. Castano – Office of Assemblyman Jeffrey Dinowitz  
D. Ojeda-Tiru – rep. Congressman Eliot Engel  
A. Sandler – rep. Councilman Andrew Cohen  
J. Lugo – rep. Councilman Fernando Cabrera  
A. Toledo – rep. Bronx Borough President Ruben Diaz, Jr.  
P.O. Ventura, NYPD, 50<sup>th</sup> Police Precinct  
M. Gonzalez-Buitrago, Kingsbridge Library  
R. Raimundi – News 12  
M. Derecci  
J. McKenzie  
E. Bell  
Y. Bumpurs  
A. Roberts  
T. Mullen  
D. Burke  
W. Baer

Chairman Padernacht convened the meeting for the Public Hearing on the Capital and Expense Budget Priority Requests for Fiscal Year 2017 at 7:10 P.M. Chairman deferred to the Budget Chair, R. Press to conduct the hearing. The only change was a typo in the capital budget priorities, #16, from West 234 Street to West 254 Street. Following that correction the board meeting proceeded. At the board meeting the attached Capital and Expense budget priorities for FY 2017 were approved by a vote of 30 in favor, 0 opposed and 0 abstentions:

S. Alexander, R. Bender, A. P. Creaney, Lenora Croft, L. Daub, M. Donato, A. G. Feldmeier, N. Friedman, P. Friedman, D. Gellman, R. Ginty, M. Goodman, M. Heller, R. Pochter Lowe, C. G. Moerdler, O. Murray, J. O'Brien, D. Padernacht, K. Pesce, R. Press, J. Reyes, Amy Joy Robateau, G. Santiago, S. Sarao, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

The hearing was closed at 7:40 PM and Chairman Padernacht proceeded with the Board meeting.

## 1. Gallery Session -

- A. D. Burke, representing the Vinmont Homeowners Association expressed concerns about the draft Environmental Impact Study for the Zoning on Quality and Affordability text amendment. She is not opposed to affordable housing but has concerns on how it may impact neighborhoods. She suggested that before any housing is built, a study should be done on how this may affect school overcrowding, sewer systems, etc.
- B. S. Seltzer, Principal of In-Tech Academy introduced himself and is looking forward to working with the community. Their school is focused on Technology and Careers. Open House is October 28 and November 7, 2015. D. Padernacht thanked the Principal for hosting the Community Board's upcoming Land Use meetings.
- C. J. Scarlott is a member of Bronx Climate Justice North, a grassroots organization based in the North Bronx. They work in solidarity with partners in Bronx Climate Justice, a coalition of environmental justice organizations in the South Bronx. On Saturday, November 14, 2015 from 2-5 pm they will hold their first major public event at Smith Auditorium, Manhattan College, 4513 Manhattan College Parkway. No RSVP/no registration required/doors open at 1:45PM.

## 2. Introduction of Special Guests

Chairman announced Assemblyman Dinowitz, Community Affairs Officer Ventura of the 50<sup>th</sup> Precinct, Jillian Lugo of Councilman Fernando Cabrera's office, Councilman Cohen, Andrea Castano of Assemblyman Dinowitz office, Andrew Sandler of Councilman Cohen's office, Andy Toledo of Bronx Borough President Ruben Diaz Jr.'s office and Christina Lang of Senator Klein's office.

## 3. Chairman welcomed Assemblyman Dinowitz to address the board

- The Governor and the Mayor agreed on monies for NYC Trains and Busses.
- White lane line pavement markings will be installed at the service road of the Henry Hudson Parkway and West 239<sup>th</sup> Street.
- Flu shots will be given out from 10AM-1PM at St. Gabriel's on October 14, 2015.
- The Assemblyman is very concerned with the proposed changes that could be made to our neighborhoods if the Mandatory Inclusionary Housing and the Zoning for Quality and Affordability text amendment is passed. In every community the opportunities exist to build larger buildings, remove trees, eliminate private houses and limit parking.

## 4. Chairman welcomed and invited Councilman Cohen to address the Board

- Councilman Cohen thanked the Traffic & Transportation Committee for working on repaving in the community.

## 5. Chairman welcomed Community Affairs Police Officer Ventura

Crime stats/year to date: 2 murders vs 1, 16 rapes vs 15, 116 vs 92 robberies, felony assaults are 80 vs 105, 89 vs 103 burglaries and grand larcenies 352 vs 309 is a problem, grand larceny auto 79 vs 72. P.O. Ventura reported that there is a problem with credit card scams and internet scams. The police captured the thief who robbed the Riverdale Pharmacy, Verizon, Subway and Citibank on Riverdale Avenue, European Spa on Johnson Avenue, Mosholu Pharmacy and Broadway Pharmacy.

## 6. Report from the Office of the Bronx Borough President – A. Toledo

- The annual Tour De Bronx event is Sunday, October 25, 2015. You can register online at [www.iLoveTheBronx.com](http://www.iLoveTheBronx.com). The Department of Transportation will be giving out free helmets to participants.

## 7. Chairman's Report – Daniel Padernacht

- The Chair thanked Mr. Nathan Freund from the Kingsbridge Heights Rehab and Nursing Center for hosting the board meeting.
- Dana Lennon and Beverly Fettman resigned from the board.
- The Land Use meetings to discuss the Mayor's proposed Mandatory Inclusionary Housing and Zoning for Quality for Affordability have been arranged for October 14, 2015, October 28, 2015 and a Public Hearing on November 9, 2015. The board will then vote on the text amendments at the November 10, 2015 board meeting. It is important that board members attend the meetings so there is a quorum to vote. The boards 60 day period to comment on these proposals expire on November 30, 2015. The Borough President has a Public hearing on November 12, 2015 and the Borough President is anticipating taking a vote at the Borough Board meeting on November 19, 2015.
- It was suggested that committee members contact the Committee Chairs when they cannot attend a meeting. Absence of a member/s at committee meetings affects their ability to achieve a quorum.
- A. Feldmeier is stepping down as Chair of the Public Safety Committee. Vice Chair, Joseph O'Brien was named as temporary Chair for one month. A special election for the Public Safety Chair will be held at the November board meeting. All board members will be informed by email of this available position. The Chair thanked Arlene for her years of service. S. Villaverde also thanked Arlene for helping him throughout the years.

## 8. Treasurer's Report – P. Friedman

- A Treasurer's report was distributed. There is a surplus of \$ 50,000 not yet programmed for this year. Ideas are needed on how to spend the money. P. Friedman asked for suggestions/comments on how to improve the Treasurer's report. S. Froot commended P. Friedman for sending an easy to understand report and asked him for examples on what they can use the funds for. The Treasurer suggested hiring consultants to deal with some of the extraordinary issues the board faces this year. Chair Padernacht announced that this will be discussed further at the next Executive Committee meeting.

## 9. District Managers Report – P. Manning

- See Executive minutes for the full report.
- At the District Service Cabinet meeting three agencies, Department of Sanitation, Department of Parks & Recreation/Forestry and Department of Transportation resolved a clean-up on the West 238<sup>th</sup> Step Street. The Captain of the NYPD reported on the high number of robberies that were taking place in the community.
- The Department of Sanitation collected 17 tons of textile collections which will be donated to the goodwill.

## 10. Committee Reports

### A. Land Use – C. Moerdler, Chair

On October 14<sup>th</sup> at the In-Tech Academy is the first of 3 meetings on the Mayor's proposed zoning text amendments. The October 14<sup>th</sup> meeting is on the Mandatory Inclusionary Housing proposal, October 28<sup>th</sup> is the Zoning for Quality and Affordability proposal and the Public Hearing will be on November 5, 2015. The Environmental Impact Statement from these proposals has been reviewed by the City Planning Commission.

Chair Moerdler went on to announce the following resolutions that were passed by the Committee.

1. **Resolved**, Bronx Community Board No. 8 approves the Landmarks Preservation Commission Docket No. 172219, College of Mt. St. Vincent, 6301 Riverdale Avenue application for phased window replacement for Founders Hall.

Vote: In Favor: 30    Opposed: 0    Abstention: 1

In favor:

S. Alexander, B. Bender, A. P. Creaney, Lenora Croft, L. Daub, M. Donato, A. G. Feldmeier, N. Friedman, P. Friedman, S. Froot, R. Ginty, M. Goodman, M. Heller, R. Pochter Lowe, C. G. Moerdler, O. Murray, J. O'Brien, D. Padernacht, K. Pesce, R. Press, J. Reyes, Amy Joy Robateau, G. Santiago, S. Sarao, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

Abstention: D. Gellman

2. **Resolved**, Bronx Community Board No. 8 approves the Landmarks Preservation Commission Application – re 4520 Waldo Avenue, home renovations.

Vote: In Favor: 31    Opposed: 0    Abstention: 0

In favor:

S. Alexander, B. Bender, A. P. Creaney, Lenora Croft, L. Daub, M. Donato, A. G. Feldmeier, N. Friedman, P. Friedman, S. Froot, D. Gellman, R. Ginty, M. Goodman, M. Heller, R. Pochter Lowe, C. G. Moerdler, O. Murray, J. O'Brien, D. Padernacht, K. Pesce, R. Press, J. Reyes, Amy Joy Robateau, G. Santiago, S. Sarao, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

3. **A) Resolved**, Bronx Community Board No. 8 approves the Board of Standards & Appeals Cal No. 168-98 BZ, 3050 Bailey Avenue, (Public Parking Lot) Block: 3261 Lot: 12 – Extension of Term (11-411) of previously approved variance which permitted public parking lot for more than 5 vehicles, which expired on March 23, 2009; Waiver of Rules. Located in R6/R4A Zoning District.

Vote: In Favor: 27    Opposed: 3    Abstention: 1

In favor:

S. Alexander, B. Bender, A. P. Creaney, Lenora Croft, L. Daub, M. Donato, A. G. Feldmeier, N. Friedman, P. Friedman, S. Froot, D. Gellman, R. Ginty, M. Goodman, M. Heller, R. Pochter Lowe, C. G. Moerdler, O. Murray, J. O'Brien, D. Padernacht, K. Pesce, R. Press, J. Reyes, Amy Joy Robateau, G. Santiago, S. Sarao, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

Opposed:

P. Friedman, C. Moerdler, S. Villaverde

Abstention:

O. Murray

**B) Resolved**, Bronx Community Board No. 8 approves the Board of Standards & Appeals Cal No. 169-98-BZ, 3141 Bailey Avenue (Automotive Service Station) Block: 3267, Lot: 38 – Extension of Term (11-411) of previously approved variance which permitted Automotive Service Station (Use Group 16B), which expired on July 20, 2009; Amendment (11-413) to permit the Change in Use from Automotive Service Station (UG: 16B) to Automotive Repair Facility (UG: 16B); Waiver of Rules. Located in C2-3 in R6 Zoning District.

Vote: In Favor: 27    Opposed: 3    Abstention: 1

In favor:

S. Alexander, B. Bender, A. P. Creaney, Lenora Croft, L. Daub, M. Donato, A. G. Feldmeier, N. Friedman, P. Friedman, S. Froot, D. Gellman, R. Ginty, M. Goodman, M. Heller, R. Pochter Lowe, C. G. Moerdler, O. Murray, J. O'Brien, D. Padernacht, K. Pesce, R. Press, J. Reyes, Amy Joy Robateau, G. Santiago, S. Sarao, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

Opposed:

P. Friedman, C. Moerdler, S. Villaverde

Abstention:

O. Murray

4. **Resolved**, Bronx Community Board No. 8 approves the Storage Deluxe Realty request for Letter of support for After Hours Work Permit at 5740 Broadway from 6AM to 6PM

Vote: In Favor: 27    Opposed: 4    Abstention: 0

In favor:

S. Alexander, B. Bender, A. P. Creaney, Lenora Croft, L. Daub, M. Donato, A. G. Feldmeier, N. Friedman, P. Friedman, S. Froot, D. Gellman, R. Ginty, M. Goodman, M. Heller, R. Pochter Lowe, C. G. Moerdler, O. Murray, J. O'Brien, D. Padernacht, K. Pesce, R. Press, J. Reyes, Amy Joy Robateau, G. Santiago, S. Sarao, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

Opposed: P. Friedman, K. Pesce, J. Reyes, S. Villaverde

5. **Resolved**, Bronx Community Board No. 8 approves the Street Permit Application for Safety Awareness Day – NYPD and FDNY coming to give presentations to parents and children - full street closure on October 25, 2015 from 9:00 AM to 1:00 PM on Independence Avenue between Henry Hudson Parkway and West 237<sup>th</sup> Street. This event has not been held previously

Vote: In Favor: 30    Opposed: 1    Abstention: 0

In favor:

S. Alexander, B. Bender, A. P. Creaney, Lenora Croft, L. Daub, M. Donato, A. G. Feldmeier, N. Friedman, P. Friedman, S. Froot, D. Gellman, R. Ginty, M. Goodman, M. Heller, R. Pochter Lowe, C. G. Moerdler, O. Murray, J. O'Brien, D. Padernacht, K. Pesce, R. Press, J. Reyes, Amy Joy Robateau, G. Santiago, S. Sarao, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

Opposed:

I.W. Stone

B. Aging – L. Daub

1. The next meeting is on Tuesday, October 20<sup>th</sup> at the Hudson House on Johnson Avenue. There will be a speaker from Neighborhood Shop. They provide assistance towards elder abuse victims. There will also be a discussion on how the Zoning Text Amendment will affect seniors in the community.

C. Budget – R. Press

1. R. Press thanked the Committee Chairs for getting their budget requests in promptly.

D. Economic Development

1. The next meeting is on October 29<sup>th</sup> and they will focus on the Bronx Borough President Kingsbridge/Broadway Retail Corridor Report.

E. Education – S. Alexander

1. The Education meeting is on October 27<sup>th</sup> in the board office.

F. Environment & Sanitation – R. Press and L. Spalter

1. D. McCord has initiated a discussion with the Department of Sanitation to get dog waste containers in the community.
2. The Committee will work with Councilman Cohen's office to research parking on Manhattan College Parkway.
3. L. Spalter reported that the Committee has formed a Water Working Group with members being; R. Fanuzzi, R. Spalter, B. Spalter – community committee member and K. Argenti of the Bronx Council for Environmental Quality. At the next meeting they will discuss an online survey to collect information on stormwater impact in CB8. The next meeting is Wednesday, October 21<sup>st</sup>.

G. Health, Hospitals & Social Services – S. Froot

1. S. Froot announced that the Committee passed a resolution for Sinergia Inc. to establish a 24-hour supportive housing supervised residence for three developmentally disabled adults at 3016 Corlear Avenue.

Vote: In favor: 30 Opposed: 0 Abstention: 1

In favor:

S. Alexander, R. Bender, A. P. Creaney, Lenora Croft, L. Daub, M. Donato, A. G. Feldmeier, N. Friedman, P. Friedman, S. Froot, D. Gellman, R. Ginty, M. Goodman, M. Heller, R. Pochter Lowe, C. G. Moerdler, O. Murray, J. O'Brien, D. Padernacht, K. Pesce, R. Press, J. Reyes, Amy Joy Robateau, G. Santiago, S. Sarao, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, H. Young

Abstention:

M. Yamagata

2. The next meeting is Monday, October 19 at the Board Office. A representative from Schervier Nursing Facility will speak on the Healthy Communities Program.

## H. Housing – J. Reyes

1. The committee had a planning meeting in September. Please see minutes.
2. At the October meeting representatives spoke on the Mitchell Lama Housing. The meeting was well attended. Minutes are forthcoming.
3. The next meeting is on October 26 at Manhattan College, 4<sup>th</sup> floor at 7:00PM. It will be a Housing Court forum. Guest panel speakers are Judge Marion Doherty and legal aid and landlord representatives. Flyers were distributed.

## I. Law, Rules and Ethics – M. Wolpoff

1. The Committee will meet on October 22<sup>nd</sup> at the Riverdale Mental Health Association. The committee is meeting at an earlier time, 6:30 PM.
2. M. Wolpoff advised the board members to review the minutes of the Executive Committee and the Law, Rules and Ethics Committee regarding several important items. One issue was that board members should be aware that unauthorized use of their board positions could result in disciplinary action. The second issue was the use of abstaining from a vote.

## J. Libraries and Cultural Affairs – M. Goodman

1. For the first time in 10 years the City voted for a funding proposal for the NYPL. With this funding libraries will now be able to increase their number of days and hours.
2. Please refer to minutes for the September meeting. There was no October meeting.
3. M. Goodman pointed out the numerous programs the Libraries have for all age groups.

## K. Parks &amp; Recreation – B. Bender

1. There will be a clean-up at Ft. Four Park on October 24<sup>th</sup> from 10AM to 3PM
2. A resolution thanking the elected officials for their support in lowering the height of the LG electronics building by 50% along the Palisades was voted on by the committee unanimously.

Vote: In favor: 30    Opposed: 0    Abstention: 1

In favor:

S. Alexander, R. Bender, A. P. Creaney, Lenora Croft, L. Daub, M. Donato, A. G. Feldmeier, N. Friedman, P. Friedman, S. Froot, D. Gellman, R. Ginty, M. Goodman, M. Heller, R. Pochter Lowe, C. G. Moerdler, O. Murray, J. O'Brien, D. Padernacht, K. Pesce, J. Reyes, Amy Joy Robateau, G. Santiago, S. Sarao, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

Abstention:

R. Press

3. The next meeting is October 22<sup>nd</sup> at the Church of the Mediator at 7:30. The main subject of that meeting will be the use of pesticides and herbicides in the City Parks.
4. A Parks Department is conducting a Scoping meeting on renovations to the Henry Hudson Park. It is Monday, October 19<sup>th</sup>, 7PM at Schervier Apartments.
5. The Committee is doing an assessment of all local parks. They're seeking more volunteers to assess these Parks. You do not have to be committee members.

L. Public Safety – J. O’Brien, Vice Chair

1. There was no quorum at the last meeting, therefore the Committee will vote at the upcoming meeting on October 15, 2015.

M. Traffic & Transportation – M. Heller

1. Minutes are forthcoming.
2. M. Heller thanked Councilman Cohen and A. Sandler for working with him on the resurfacing lists for the community.
3. A resolution for the Menorah Lighting Ceremony with street closure on December 6, 2015 from 3:00 PM to 6:00 PM on West 239<sup>th</sup> Street between Riverdale Avenue and Henry Hudson Parkway was voted by the committee.

Vote: In favor: 31 Opposed: 0 Abstention: 0

In favor:

S. Alexander, R. Bender, A. P. Creaney, Lenora Croft, L. Daub, M. Donato, A. G. Feldmeier, N. Friedman, P. Friedman, S. Froot, D. Gellman, R. Ginty, M. Goodman, M. Heller, R. Pochter Lowe, C. G. Moerdler, O. Murray, J. O’Brien, D. Padernacht, K. Pesce, R. Press, J. Reyes, Amy Joy Robateau, G. Santiago, S. Sarao, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

4. The next committee meeting is on October 20<sup>th</sup> at the Riverdale Mental Health Association.
5. The Department of Transportation is removing old paint and rust and repainting the West 235-236<sup>th</sup> Street pedestrian bridge.
6. Any street line painting requests should be forwarded to the board office.

N. Youth – L. Parker

1. The Committee will meet on October 28<sup>th</sup>, location to be determined.

O. Approval of Board Meeting Minutes of September 8, 2015

1. S. Alexander amended her committee report to say - S. Alexander will work with Councilman Cohen on a small high school athletic league.

Vote: In favor: 32 Opposed: 0 Abstention: 0

In favor:

S. Alexander, R. Bender, A. P. Creaney, Lenora Croft, L. Daub, M. Donato, A. G. Feldmeier, N. Friedman, P. Friedman, S. Froot, D. Gellman, R. Ginty, M. Goodman, M. Heller, R. Pochter Lowe, C. G. Moerdler, O. Murray, J. O’Brien, D. Padernacht, L. Parker, K. Pesce, R. Press, J. Reyes, Amy Joy Robateau, G. Santiago, S. Sarao, L. Spalter, I. W. Stone, S. Villaverde, M. Wolpoff, M. Yamagata, H. Young

P. Discussion of Executive Committee Meeting Minutes

1. No comments

Submitted by,

Diane Bay  
Community Associate