

**Minutes of Executive Committee Meeting Held  
November 2, 2016 At Riverdale Mental Health Association  
5676 Riverdale Avenue**

Present: J. O'Brien, L. Spalter, D. Escano, S. Villaverde, M. Wolpoff, L. Daub, M. Heller, B. Bender, S. Alexander, R. Ginty, D. Padernacht, K. Pesce, M. Goodman, C.G. Moerdler, P. Ellis; District Manager P. Manning

Absent: L. Parker, M. Yamagata, L. Croft

Guests: H. Young, D. Gellman, A. J. Robateau, R. Press

Chair Padernacht convened the meeting at 7:30 PM.

1. Minutes of previous meeting approved as submitted.
2. Chair's Report:
  - D. Padernacht attended the Comptroller's Exit Interview with P. Manning regarding the Audit. A response by the District Manager to the Draft Audit report is due 11/15/16 with report sent to Executive Committee.
  - Re: Treasurer's position - Two candidates have identified themselves plus there can be nominations from the floor at full Board meeting.
3. District Manager's Report:
  - List of Board Office files were distributed in compliance to the Public Officer's Law that calls for annual publication of such records.
  - The District Service Cabinet monthly meeting was held on November 1<sup>st</sup>. The longstanding water pooling problem at West 235<sup>th</sup> Street and Independence Avenue was reviewed. The Department of Transportation is working with the owner of the adjacent building, 3555 Henry Hudson Parkway, to have sidewalks installed to alleviate the problem. DOT is conducting a survey of the building's property line to identify boundaries to determine responsibility for the installation. The owner is not opposed to installing sidewalks.
  - DOB issued a partial vacate order at HRA's temporary emergency housing center at 2810 Webb.
4. Resolutions
  - A. Land Use – C. Moerdler

The following resolutions were passed at the Land Use meeting held on October 27<sup>th</sup>:

1) **RESOLVED**, Community Board No. 8 Bronx approves with conditions Department of City Planning Application No. N 170069 ZAX / N 170072 ZAX Weisz Residence, 639 West 246<sup>th</sup> Street, Special Natural Area District (NA-2) For the grant of authorizations for a modification of topographic features on Tier I sites and tree preservation and planting requirements to allow the construction of a horizontal enlargement to an existing single-family residence. The conditions are that the applicant submits to Community Board No. 8 the following by November 9, 1016:

- Letter of No Objections from neighbors
- Certification from Arborist on status of tree removals

2) **RESOLVED**, Community Board No. 8 Bronx approves with conditions Landmarks Preservation Commission Docket No. 19-2977 - Re 5243 Sycamore Avenue, proposal to add a bluestone patio and in-ground swimming pool; and Department of City Planning Application submitted by Vladimir Shendelman pursuant to Sections 105-421 and 105-425 of the Zoning Resolution, for the grant of authorizations for a modification of topographic features on Tier I sites and tree preservation and planting requirements to allow the construction of an in-ground pool in the backyard of an existing single-family residence located at 5243 Sycamore Avenue (Block 5937, Lot 502 and 503) within the Special Natural Area District (NA-2), within Community District 8, Borough of The Bronx.

The conditions specify that the applicant submit to Community Board No. 8 the following by November 9, 1016:

- Certification from Arborist on status of tree removals
- Submit letter to Dr. Basch stating no impact on drainage

3) **RESOLVED**, Community Board No. 8 Bronx approves Board of Standards and Appeals Calendar No. 651-60-BZ, 600 West 246 Street – Application to extend for an additional ten (10) years the term of variance previously granted pursuant to Section 7(e) of the pre-1961 Zoning Resolution, that allowed the conversion of cellar space in an existing multiple dwelling to valet a service, office/stationary store and packaged goods store and to waive the Board's Rules of Procedure to allow the application to be filed more than 30 days after the expiration of the variance.

Discussed the issue with Atmosphere Academy. Concerns submitted by a neighbor have reportedly been resolved. The Academy will require a hearing since it is at a site other than that initially proposed. Charter schools need renewals every five years. Question was raised about considering both SNAD and Hebrew Home proposals at 1/17 meeting. Opinion emails to Moerdler requested.

B. Public Safety – J. O'Brien

The Committee passed the following resolutions at its meeting held on October 20, 2016

1) Whereas, Novelty Nachos, 318 W. 231 Street, appeared before the Public Safety Committee on October 20, 2016, to apply for a new beer, wine, and cider license; and whereas no adverse information was presented; and whereas the Public Safety Committee approved the application by a vote of five to one; be it resolved that Community Board 8 approve the application.

2) Whereas, El Economico, 5589 Broadway, appeared before the Public Safety Committee on October 20, 2016, to apply for a renewal of a full liquor license; and whereas no adverse information was presented; and whereas the Public Safety Committee unanimously approved the application; be it resolved that Community Board 8 approve the application.

3) Whereas Ibiza Lounge, dba Barcelona Bites, 240 W. 242 Street, appeared before the Public Safety Committee on October 20, 2016, to apply for a renewal of a full liquor license, and whereas owner Urbano Estevez told of improvements to deaden the noise from the establishment; and whereas no adverse information was presented; and whereas the Public Safety Committee unanimously approved the application; be it resolved that Community Board 8 approve the application.

Contact has been made with State Liquor Authority about 2AM closure for Parrilla Latina which had recent violent episode after 4AM closure. Van Cortlandt Motel operators were invited to the meeting but did not appear. Poor conditions have been reported at this site used as homeless shelter; L. Spalter reported on the FOIL request to HRA/DHS RE: usage. Van Cortlandt Motel is still occupied by homeless families; Area residents want more police surveillance.

C. Health, Hospitals and Social Services – D. Escano, Vice Chair

The Committee passed approved the following resolution at its held on October 31<sup>st</sup>.

**RE:** 442 West 259<sup>th</sup> Street Individual Residential Alternative (IRA)

**WHEREAS**, Special Citizens Futures Unlimited (SCFU) has been supporting individuals with disabilities on the autism spectrum for 35 years and is one of several organizations that work under the guidelines of the Office for Persons with Developmental Disabilities (OPWDD) to open new Individual Residential Alternative (IRA) group housing; and

**WHEREAS**, the degree of the participants' abilities and level of support required determines placement in a 24/7 staff-supervised group home; residents are pre-screened by nurses and psychologists to exclude people with troubling behaviors; SCFU's residents visit family over weekends, may work and participate in the community, volunteer, and/or attend "day hab"; and the organization provides a supportive environment; and

**WHEREAS**, the site is a 4-bedroom rental occupying the second floor of a legal two-family house; the residents selected to live there are four individuals in their mid to late 20's and three of the residents will attend a day program, one will attend classes in New Rochelle, and

**WHEREAS**, SCFU currently operates 5 other residences (3 owned, 2 leased) within Community Board 8 for people with autism, as well as other sites in the Bronx and in Westchester; and

**WHEREAS**, Bronx Community Board No. 8 issued a public hearing notice pursuant to the Padavan Law to the community and to residents in the immediate vicinity of the subject property and held a public hearing at 7:30 p.m. on October 31, 2016 at Atria Riverdale; and 2 residents of the neighborhood attended the hearing; and

**WHEREAS**, the chair of the Health, Hospitals & Social Services Committee (HHSS) presented a map indicating all supported housing in the neighborhood, including IRAs, special schools, nursing homes, and other supervised residential settings, to help the Committee gauge saturation; and

**WHEREAS**, the HHSS Committee of Bronx Community Board No. 8 unanimously approved the proposal by SCFU to establish a group home IRA for four (4) adults with Autism Spectrum Disorders located at 442 West 259<sup>th</sup> Street, Bronx, NY 10471.

**BE IT THEREFORE RESOLVED**, that Bronx Community Board No. 8 approves the proposal by Special Citizens Futures Unlimited (SCFU) to establish an Individual Residential Alternative (IRA) group home for four (4) adults with Autism Spectrum Disorders located at 442 West 259<sup>th</sup> Street, Bronx, NY 10471.

#### D. Law, Rules and Ethics- M. Wolpoff

M. Wolpoff discussed the Gallery Session procedure. Did not find violation of Bylaws by Gallery Speaker at October 13<sup>th</sup> Board meeting. Deferring selection of speaker is not out of order. Five speakers are allowed to sign-up for Gallery Session. If a speaker contacts the Board Office and identifies a subject which is already covered by another speaker, he/she may be asked to defer.

#### E. Housing – P. Ellis

Committee has enough members. The committee will address questions re: leasing procedure and final rental, building maintenance. A Committee meeting at Self-help building was suggested.

F. Parks – B. Bender

Veterans' ceremony at Memorial Grove will be held on Sunday, November 6<sup>th</sup> at noon.

Van Cortlandt Park received Parks Without Borders grant for major improvements. A special meeting to discuss ideas to re-develop the former tennis courts and park entrance will be held on November 10<sup>th</sup> at Horace Mann School, Fisher Hall from 6:30 p.m. to 8:30 p.m.

G. Traffic & Transportation – M. Heller

The Committee passed the following resolution at its meeting held on November 19<sup>th</sup>.

SAPO Application for Menorah Lighting Ceremony, Religious event – full street closure on December 25, 2016 from 3:00 PM to 6:00 PM on West 239<sup>th</sup> Street between Riverdale Avenue and Henry Hudson Parkway. This event has been held previously.

NEXT MEETING of full Board: Wednesday, November 9<sup>th</sup> at Horace Mann School, Alfred Gross Theatre, at 6:30 p.m.

Submitted by K.Pesce/P.Manning