



BRONX COMMUNITY BOARD 8

5676 Riverdale Avenue ♦ Suite 100 ♦ Bronx, New York 10471-2194
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Margaret Della, **Chairperson**

Vanessa L. Gibson, **Bronx Borough President**

Farrah Kule Rubin, **District Manager**

OFFICERS:

Chairperson
Margaret Della

Vice Chairperson
Bob Bender

Secretary
Brittany Reynoso

Treasurer
Debby Allen

**Immediate Past
Chairperson**
Julie Reyes

COMMITTEE CHAIRS:

Aging
Barbara Kail

Budget
Jessica Sosa

Economic Development
Constance Barnes-Watson

**Education, Libraries &
Cultural Affairs**
Sylvia Alexander

Environment & Sanitation
Daniel Rowen

**Health, Hospitals &
Social Services**
Dr. Wayne DeBeatham

Housing
Rhashida Hilliard

Land Use
Charles G. Moerdler

Law, Rules & Ethics
Martin Wolpoff

Parks & Recreation
Debra Travis

Public Safety
Edward Green

Traffic & Transportation
Vacant

Youth
Caesar Tobar Acosta

**Special Committee on
Hudson River Greenway**
Bob Bender

**Special Committee on
Racial Equity**
Althea Eboh

**Special Committee on
Veterans' Services**
Sergio Villaverde

MEETING NOTICE EXECUTIVE COMMITTEE

DATE: Wednesday, October 7, 2026

TIME: 7:00 PM to 9:00 PM

LOCATION: 5676 Riverdale Ave. Suite #100, Bronx, NY 10471

Join Zoom Link: <https://us02web.zoom.us/j/2114033690>

Join Zoom Meeting by Phone: **+16465588656** Pin: **2114033690#**

All committee members must attend in-person, except members with disabilities as defined under the Americans with Disabilities Act who may request an accommodation from the chairperson of the Board permitting them to attend via video/teleconferencing, if applicable, and be counted in the quorum.

Members of the public are encouraged to attend via Zoom due to room limitations

AMENDED AGENDA

1. Welcome and Introduction of Committee Members and Guests
2. Roll Call
3. Approval of the Executive Committee Minutes: September 2, 2026
4. Chairperson's Report & Resolutions
5. Treasurer's Report & Resolutions
6. District Manager's Report
7. Discussion:
 - a. Meeting safety and Code of Conduct development
 - b. Mentor program implementation and timeline
 - c. Social Media Working Group
 - d. Chair/Board Member Transition Planning
 - e. **Search Committee for Community Associate position**
 - f. **Vice Chairs attendance at Exec. on Zoom**
8. Committee Chairs Reports & Resolutions to include:
 - a. Confirm Committee Vice Chairs
 - b. Goals for FY27, if Committee met in September
 - c. Top 1-3 Priorities, 311 data, & where committees are collaborating and where need help
9. Unfinished Business
10. New Business
11. Adjournment

Margaret Della
Chairperson



Pursuant to New York State legislation signed by Governor Kathy Hochul (Bill S1150A), The Community Board is required to post material to be discussed at a public meeting. Please know that the material below has not been voted on or discussed by the full board at this time.

RESOLUTIONS

RESOLUTIONS
PUBLIC SAFETY COMMITTEE
September 15th, 2026

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider

WHEREAS, on September 15th, 2026, Cote Wine Bar, located at 5639 Mosholu Avenue, applied to the Public Safety Committee to renew their liquor license.

WHEREAS, representatives of NYPD's 50th Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment.

WHEREAS, the Public Safety Committee unanimously voted to approve this application.

THEREFORE, BE IT RESOLVED Bronx Community Board 8 approves this application.

Approve in favor (11): M. Courtney, N. Fazio, A. Feldmeier, E. Green, Z. Sesay-Harrel, D. Harris, L. Levine-Pineda, A. Medina, A. Ortega, L. Spalter, K. Walker

Opposed: 0

Abstained: 0

NEW APPLICATION AND TEMPORARY RETAIL PERMIT: Liquor, Wine, Beer & Cider

WHEREAS, on September 15th, 2026, Ariela Tavares, Sergio Mira & Eliza Romero Viera, representatives of Sergieli Inc, located at 6025 Broadway, appeared before the Public Safety Committee to apply for a new liquor license and temporary retail permit.

WHEREAS the business is presently called Sante Fe Grille & Bar, the current owners are retiring and the new prospective owners plan to own and operate the business.

WHEREAS the new owners plan to keep the business as a Mexican Restaurant and are currently undecided on a permanent trade name.

WHEREAS the applicant signed a 2AM closing agreement for their first year of operation.

WHEREAS, the Public Safety Committee unanimously voted to approve this application.

THEREFORE, BE IT RESOLVED Bronx Community Board 8 approves this application.

Approve in favor (11): M. Courtney, N. Fazio, A. Feldmeier, E. Green, Z. Sesay-Harrel, D. Harris, A. Medina, A. Ortega, L. Levine-Pineda, L. Spalter, K. Walker

Opposed: 0

Abstained: 0

NEW APPLICATION AND TEMPORARY RETAIL PERMIT: Liquor, Wine, Beer & Cider

WHEREAS, on September 15th, 2026, Julio Rosiaro & Ada Y Gomez, representatives of The Newk Bar and Grille Corp, located at 170 W 231st Street, appeared before the Public Safety Committee to apply for a new liquor license and temporary retail permit.

WHEREAS the business is presently called Bronx Public, Ada Y Gomez will become a new partner, and the trade name will remain Bronx Public.

WHEREAS the partners of this business decided to apply for a new application rather than a corporate change.

WHEREAS the applicant signed a 2AM closing agreement for their first year of operation.

WHEREAS the Public Safety Committee unanimously voted to approve this application.

THEREFORE, BE IT RESOLVED Bronx Community Board 8 approves this application.

Approve in favor (11): M. Courtney, N. Fazio, A. Feldmeier, E. Green, Z. Sesay-Harrel, D. Harris, A. Medina, A. Ortega, L. Levine-Pineda, L. Spalter, K. Walker

Opposed: 0

Abstained: 0

Law, Rules & Ethics
Charter Revision Proposals Resolution
9/29/2026

WHEREAS, for the second consecutive year a mayor of New York City has established a New York City Charter Revision Commission (this year called the Commission on Governmental Efficiency – COGE); and

WHEREAS, COGE has proposed five amendments to the New York City Charter that will appear on the ballot for the general election on November 3, 2026; and

WHEREAS, Bronx Community Board 8 believes that it is important for those who live and work in our community district to be properly informed about the proposed Charter amendments before casting their vote; and

WHEREAS, the first four proposals, Proposals 1-4, pertain to land use and City contracts, with the fifth proposal pertaining to the City budget process; and

WHEREAS, members of the Law, Rules & Ethics Committee of Bronx Community Board 8 have reviewed the first four proposals and prepared the **attached** information sheet to assist members of the community in evaluating the Charter revision proposals; and

WHEREAS, the information made available to the public by GOG characterizes the proposed Charter amendments as resulting in a simplification of approval processes and greater efficiency in the areas of land use and City contracts; and

WHEREAS, Bronx Community Board 8 makes the following observations:

Proposals 1, 2 and 3, if approved by the voters, would reduce information flow to, and curtail review/approval power by, local elected officials and community boards, which is a worrisome continuation of the centralization of control by mayors over land use issues in recent years by disenfranchising local communities and their elected officials from meaningful review and participation in the land use approval process.

- a. Proposal 1 would streamline the process for approving uses of public spaces such as ramps, planters, and sidewalk cafes, by (i) eliminating mandatory public hearings, (ii) removing community boards, borough presidents, and the City Council from the review process; and (iii) taking away the City Council's ability to vote to disapprove the establishment of sidewalk cafes.
- b. Proposal 2 would, for certain City contracts over \$5 million, authorize the City's Procurement Policy Board to simplify the contractor questionnaire and would eliminate review by the Mayor's Office of Contracts (which has specialized expertise in contracts) and by the City Comptroller (who is independent of the Mayor) -- including for direct services like shelters, job training programs, and youth services, instead allowing individual agency procurement officers to review and approve such contracts without further oversight. Proposal 2 would also permit elimination of public comment periods for some contracts.
- c. Proposal 3 covers three different land use subjects. Proposal 3 (i) would, for major transportation projects like bike lanes and road redesigns, allow the Department of Transportation (DOT) to start work before notifying elected officials, community boards, the NYPD, and the FDNY; (ii) would entirely remove the sale or lease of certain City-owned properties from ULURP review; and (iii) would remove community boards, borough presidents and the City Council from the review process involving the City's acquisition of office space for its employees.

Proposal 4, if approved by the voters, would transfer approval authority over new construction projects from other city agencies to the Department of Buildings, which in the experience of this Board is an agency that has proved extremely negligent and unresponsive with respect to glaring violations of SNAD regulations that have occurred in our community.

THEREFORE, BE IT RESOLVED THAT, Bronx Community Board 8 urges those who reside and work in our community district to make use of this resolution and the attached information sheet to carefully scrutinize Charter Revision Proposals 1-4 before casting a vote "yes" or "no" on or before Election Day.

**Land Use Committee
Resolution
09/10/2026**

Re: [4516 DELAFIELD AVENUE](#)
LPC-26-11257 Historic District Fieldston

Land Use Committee Resolution:

LPC-26-11257 application to facilitate Roof replacement work proposal at 4516 Delafield Ave.in Fieldston, Community District 8, The Bronx

WHEREAS, Mine Garlin, owner, presented on her application to replace slate roof with premium triple-laminate shingles on detached one family house: and

WHEREAS, Fieldston Property Owners (FPOA) sent a letter of support for her project; and

WHEREAS, Representative from AMD Roofing, Anthony Antonio, confirmed quality of what replacing is sufficient to replace the slate material and not departing from the look of what there is now; and

WHEREAS, there were no objections received from the committee members or community

THEREFORE BE IT RESOLVED, for the reasons set forth above, the Land Use Committee APPROVES this application.

Unanimously approved:

In Favor (11): Charles Moerdler, Martin Wolpoff, Bob Bender, Keileen Cedenno, Sebastian Chittilappilly, Steven Froot, Kevin Klobocishta, Steve Matthews, Richard Perez, Daniel Rowen, John Yanong

Opposed: None

Abstain: None

**Land Use Committee
Resolution
09/10/2026**

Re: 5051 Iselin Avenue - SNAD
LPC-25-03790 Historic District Fieldston
Northern 1 LLC Owner
Paver Modification

Land Use Committee Resolution:

5051 Iselin Ave. – Fieldston, material modification to previously approved driveway pavement for previously approved LPC-25-03790 authorizations to facilitate a new driveway, is being sought by private applicant at 5051 Iselin Avenue in the Special Natural Areas District in the Fieldston neighborhood, Community District 8, the Bronx.

WHEREAS, the representative for 5051 Palisade Avenue, Architect John Field, presented the project for a driveway extension that was previously approved by landmarks and by Bronx Community Board 8 on May 5, 2026; and

WHEREAS, the paving stones installed are different than what was approved originally; and

WHEREAS the Architect couldn't get pavers to match the existing pavers and used a close approximation for both the new driveway and to repave the existing driveway originally approved as a cobble apron with pavers and Belgian Block materials to match existing driveway and stone pavers to create wall; and

WHEREAS, the committee was informed by the architect that the Fieldston Property Owners (FPOA) was in support of the change in material.

NOW THEREFORE, BE IT RESOLVED, for the reasons set forth above, the Land Use Committee APPROVES this modification.

Approved (11): Charles Moerdler, Martin Wolpoff, Bob Bender, Keileen Cedeno, Sebastian Chittilappilly, Steven Froot, Kevin Klobocishta, Steve Matthews, Richard Perez, Daniel Rowen, John Yanong
Opposed (0)
Abstained (0)

**Land Use Committee
Resolution
09/10/2026**

Re: 5297 Independence Ave.

Modification to previously approved fence to resolve LPC violation
– Riverdale.

Land Use Committee Resolution:

5297 Independence Ave. – Riverdale, Application to legalize existing as-built condition that differs from previous approval for a fence. Grade conditions differ from approved with timber retaining wall covered ivy vs. natural planting grade, Community District 8, the Bronx.

WHEREAS, the representative for 5297 Independence Avenue, Architect John Field, presented on the application to legalize existing as-built condition that differs from previous approval for a fence.
to resolve LPC violation; and

WHEREAS, Grade conditions differ from approved with timber retaining wall covered ivy vs. natural planting grade; and

WHEREAS additional remedial work cannot be contemplated at this time as DOT planned street work will change and reconfigure the entire block with new sidewalks that are still not yet determined; and

WHEREAS, location is opposite SAR on West 254th Street.

NOW THEREFORE, BE IT RESOLVED, for the reasons set forth above, the Land Use Committee APPROVES this request to legalize the existing as-built condition of the fence and retaining wall.

Approved (11): Charles Moerdler, Martin Wolpoff, Bob Bender, Keileen Cedeno, Sebastian Chittilappilly, Steven Froot, Kevin Klobocishta, Steve Matthews, Richard Perez, Daniel Rowen, John Yanong

Opposed (0)

Abstained (0)

**Traffic & Transportation Committee Resolution
September 17, 2026
For SAPO Riverdale Country School Homecoming Block Party
October 3, 2026**

WHEREAS, Riverdale Country School attended the Traffic and Transportation Committee meeting on September 17, 2026, to request support for a Street Activity Permit Office (“SAPO”) application for its School Homecoming Block Party; and

WHEREAS, Hanifa Barnes presented for Riverdale Country School on their request to obtain a Street Activity Permit for their Homecoming Event to be held on Saturday, October 3, 2026; and

WHEREAS, the application was submitted in accordance with New York City Department of Transportation requirements for a full street closure on West 253 Street from Post Road to Fieldston Road from 8:30 am to 6:00 pm; and

WHEREAS, there were no objections from the community or the Traffic & Transportation Committee members; and

WHEREAS, approval is contingent upon the applicant coordinating with the 50th Precinct Community Affairs Liaison and do outreach informing local homeowners at least one week prior to the event.

THEREFORE, BE IT RESOLVED, Bronx Community Board 8 recommends approval of Riverdale Country School Homecoming Block Party contingent upon the applicant coordinating with the 50th Precinct Community Affairs Liaison and doing outreach to local homeowners at least one week prior to the event.

Traffic & Transportation Committee Resolution
September 17, 2026
SAPO Application BOO On Mosholu October 24, 2026

WHEREAS, Kingsbridge, Riverdale, Van Cortlandt Development Corporation (“KVRC”) attended the Traffic and Transportation Committee meeting on September 17, 2026, to request support for a Street Activity Permit Office (“SAPO”) application for its Boo on Mosholu event; and

WHEREAS, Shari Hall presented for KVRC’s request to obtain a Street Activity Permit in connection with the Boo on Mosholu event, to be held on Saturday, October 24, 2026; and

WHEREAS, the application was submitted in accordance with New York City Department of Transportation requirements for a full street closure of Mosholu Avenue between West 256th Street and Tyndall Avenue, from 10:00 a.m. to 6:00 p.m.

WHEREAS, this event was held before; and

WHEREAS, contingent upon the applicant coordinating with the 50th Precinct Community Affairs Liaison and do outreach to local businesses and homeowners at least one week prior to the event; and

WHEREAS, there are no objections from the committee or community.

THEREFORE, BE IT RESOLVED, Bronx Community Board 8 recommends approval of KVRC’s Street Activity Permit application for the Boo on Mosholu event, contingent upon the applicant coordinating with the 50th Precinct Community Affairs Liaison and doing outreach to local businesses and homeowners at least one week prior to the event.
