



BRONX COMMUNITY BOARD 8



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Julie Reyes, **Chairperson**

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

Farrah Kule Rubin, **District Manager**

OFFICERS:

Chairperson

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Vice Chairperson

Sergio Villaverde

Secretary

Margaret Della

Treasurer

Joy Campbell Priveterre

Immediate Past

Chairperson

Laura Spalter

COMMITTEE CHAIRS:

Aging

Barbara Kail

Budget

Sebastian Chittilappilly

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

Debby Allen

Youth

Caesar Tobar Acosta

Special Committee on Hudson River Greenway

Bob Bender

Special Committee on Racial Equity

Margaret Della

Special Committee on Veterans' Services

Sergio Villaverde

MEETING NOTICE EXECUTIVE COMMITTEE

DATE: Wednesday, December 3, 2025

TIME: 7:00 PM – 9:00 PM

LOCATION: Bronx Community Board 8 Office

5676 Riverdale Avenue, Suite 100, Bronx, NY 10471

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.

AMENDED AGENDA

1. Welcome and Introduction of Committee Members and Guest
2. Roll Call
3. Approval of the Executive Committee Minutes: October 29, 2025
4. Chairperson's Report
5. Community Associate Search Committee Report - Motion will be requested to go into Executive Session Based on Open Meetings Law 105.F
6. Treasurer's Report
7. District Manager's Report
8. Mentoring Program Report – Board Member Emily Hausman
9. Committee Chairs Reports & Review of Resolutions
10. Unfinished Business
11. New Business
12. Next Executive Committee Meeting Wednesday, January 7, 2025
13. Adjournment

Julie Reyes

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

**HOUSING COMMITTEE
BRONX COMMUNITY BOARD 8
RESOLUTION IN SUPPORT OF THE TENANTS OPPORTUNITY TO PURCHASE ACT (TOPA)
November 24, 2025**

The Housing Committee Calling on Bronx Community Board 8 to Support the Tenants Opportunity to Purchase Act (TOPA) Resolution

WHEREAS, eight (8) out of the Bronx's twelve (12) community districts have been beleaguered by high eviction notices, rent-burdened households in which a household spends more than 30% of their income on housing costs such as rent & utilities, and other tenant-related housing concerns which include but are not limited to dilapidated conditions and negligent landlords as of 2023; and

WHEREAS, the median household income for Bronx Community Board 8 (Bronx CB8) is \$81,095 though approximately 35% of the population has a median household income of under \$50K while 27% make between \$50-100K as of 2023, with some neighborhoods within CB8 experiencing higher rates of poverty than others; and

WHEREAS, over 50% of renters in Bronx CB8 are considered rent-burdened as of December 2024; and 45% of renters in Bronx CB8 are considered rent-burdened as of January 2025; and

WHEREAS, local housing which includes having access to affordable and accessible housing whether they be rental properties or cooperative homes for purchase for low- and middle-income individuals and families is a concern for Bronx Community Board 8; and

WHEREAS, the New York City's predominantly Black and Hispanic lower-income neighborhoods are leading in the production of affordable housing; and

WHEREAS, the Bronx is home to various districts that have produced most of the affordable housing units in 2024 in New York City, with District 11, Council Member Eric Dinowitz's district ranking number 5 of the top 10; and

WHEREAS, The Tenants Opportunity to Purchase Act (TOPA) is a proposed law that allows tenants the opportunity to make an offer to purchase their building if the landlord decides to sell it, also known as First Right of Refusal, and

WHEREAS, TOPA seeks to prevent the displacement of lower-income tenants in New York and preserves affordable housing by providing an opportunity for tenants to form an association to work toward homeownership or remain renters in the properties in which they reside.

WHEREAS, the Housing Committee calls on the New York State legislature and Governor Hochul to pass and enact the Tenant Opportunity to Purchase Act (TOPA), sponsored by Assemblymember Mitaynes (A6100) and Senator Myrie (S401).

THEREFORE BE IT RESOLVED, Bronx Community Board 8 calls on the New York State legislature and Governor Hochul to pass and enact the Tenant Opportunity to Purchase Act (TOPA), sponsored by Assemblymember Mitaynes (A6100) and Senator Myrie (S401).

**RESOLUTIONS
PUBLIC SAFETY COMMITTEE
November 18th, 2025**

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider

WHEREAS, on November 18th, 2025, William E. Irwin Jr. Post 774 American Legion Inc., located at 3035-37 Corlear Ave, applied to the Public Safety Committee to renew their liquor license; and

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

WHEREAS, the Public Safety Committee unanimously approved this application.

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

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider

WHEREAS, on November 18th, 2025, La Villa 240 W Corp, located at 240 West 231st Street, applied to the Public Safety Committee to renew their liquor license; and

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

WHEREAS, the Public Safety Committee unanimously approved this application.

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

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider

WHEREAS, on November 18th, 2025, Montezuma Mexican Restaurant, located at 119 West Kingsbridge Road, applied to the Public Safety Committee to renew their liquor license; and

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

WHEREAS, the Public Safety Committee unanimously approved this application.

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

RENEWAL APPLICATION: Wine, Beer & Cider

WHEREAS, on November 18th, 2025, The Barbecue Pit, located at 5788 Mosholu Avenue, applied to the Public Safety Committee to renew their liquor license; and

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

WHEREAS, the Public Safety Committee unanimously approved this application.

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

RENEWAL APPLICATION: Wine, Beer & Cider

WHEREAS, on November 18th, 2025, Emiliano's, located at 5626A Mosholu Avenue, applied to the Public Safety Committee to renew their liquor license; and

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

WHEREAS, the Public Safety Committee unanimously approved this application.

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

NEW APPLICATION: Liquor, Wine, Beer & Cider

WHEREAS, on November 18th, 2025, Rodolfo Morales, Owner of Metate Corp, located at 3515 Johnson Avenue, appeared before the Public Safety Committee to apply for a new liquor license; and

WHEREAS, Rodolfo Morales was previously employed by Metate and is assuming ownership of the business; and

WHEREAS, the applicant signed a 2AM closing agreement; and

WHEREAS, the Public Safety Committee unanimously approved this application.

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

CORPORATE CHANGE APPLICATION: Liquor, Wine, Beer & Cider

WHEREAS, on November 18th, 2025, Silvia Metrena-Nunez, a Representative and Attorney of Riverdale Steak House, located at 5700 Riverdale Avenue, appeared before the Public Safety Committee to apply for a corporate change; and

WHEREAS, Riverdale Steakhouse (aka Connaughton Enterprises Inc.) is transferring ownership to Terrence Connaughton, the current owner's son; and

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

WHEREAS, the Public Safety Committee unanimously approved this application.

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

OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE:

Joker City LLC – Cannabis Retail Dispensary Premises License

WHEREAS, Wesim Alsaidi, Representative, and Andrew Cooper, Attorney of Joker City LLC, located at 5614 Broadway, appeared before the Public Safety Committee to apply for a new establishment retail dispensary premises license; and

WHEREAS, the applicants stated the trade name of the business would be Indoor Treez, a name associated with their franchise that had six operating locations in New York, including one on 8th Avenue in Manhattan; and

WHEREAS, Mister Alsaidi stated he would be managing Indoor Treez at 5614 Broadway, but Mildred Williams, a resident of Arizona, was the principal Owner of all Joker City LLC locations and owns 51% of the business; and

WHEREAS, the applicants presented a signed 5-year lease for the premises at 5614 Broadway to the committee (a mandatory provision of the NYS Office of Cannabis Management for applicants); and

WHEREAS, the applicants stated the operating hours of the business would be 9am-10pm and they would employ two full-time security guards; and

WHEREAS, the applicants stated that the few residential apartment units upstairs in 5614 Broadway were all vacant; and

WHEREAS, the business would be in a highly commercial corridor on Broadway between West 231st & West 232nd Street; and

WHEREAS, the committee distributed flyers of the Public Safety meeting agenda in nearby residential and commercial units, notifying residents of their opportunity to attend the meeting and express their views; and

WHEREAS, no community residents or merchants, either in person or via communication with Bronx Community Board 8, expressed any opposition to Joker City LLC; and

WHEREAS, Joker City LLC is not located within 500 feet of a school or 200 feet of a church, as per law, and meets all criteria of the NYS Office of Cannabis Management; and

WHEREAS, the Public Safety Committee approved this application.

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

Land Use Committee Resolution: December 1, 2025

5701-5961 Palisade Avenue – SNAD Non-ULURP

[Special Permit Second Renewal](#)

Hebrew Home:

Second Renewal of the Special Permit and Authorizations for the Hebrew Home Project at the Riverdale Campus of a prior CPC approval: a ZS pursuant to ZR 74-901 to allow the development of a long-term care facility in an R1-1 district (CPC C 180321 ZSX, September 26, 2018 (Cal. No. 6), City Council Res. No. 631, November 14, 2018).

The original permit was granted on September 26, 2018 (C180321 ZSX), including the following authorizations: 105-421, 105-422, 105-424, 105-425; and 105-432. The project is located at 5701-5961 Palisade Avenue, Riverdale, in Community District 8, The Bronx.

WHEREAS, Jim Powers Esq., Valerie Mutterperl, Matt Philips, John Lenbo and David Pomeranz Presented on the second renewal of the Special Permit and Authorizations for the Hebrew Home Project at the Riverdale Campus; and

WHEREAS, There are no changes to the site plan on this second renewal from the first modified renewal of the Site Plan presented on September 11, 2024 that was approved by the Land Use committee and Regular Board in September 2024; and

WHEREAS, This three year renewal will expire in November, 2028 at which time they should have the foundation of the phase 1 portion of the building completed to vest the special permit.

WHEREAS, for the reasons set forth above, the Land Use Committee APPROVES this application.

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