



BRONX COMMUNITY BOARD 8

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Julie Reyes, Chairperson

Vanessa L. Gibson, Bronx Borough President

Farrah Kule Rubin, District Manager

MEETING NOTICE EXECUTIVE COMMITTEE

OFFICERS:

Vice Chairperson
Sergio Villaverde

Secretary
Margaret Della

Treasurer
Scott Krompinger

Immediate Past Chairperson
Laura Spalter

AMENDED AGENDA

DATE: Wednesday, November 1, 2023

TIME: 7:00 PM to 8:30 PM

PLACE: Bronx Community Board 8 Office
5676 Riverdale Avenue, Suite 100, Bronx, NY 10471

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

Join Zoom Meeting by Phone: **+1(646) 558-8656** Pin: **2114033690#**

Board Members must attend in-person unless they receive a written pre-approved exemption from the Chairperson.

*See Bronx Community Board 8's Procedures for Hybrid Meetings [LINKED HERE](#)

We recommend that members of the public attend via Zoom due to limited room capacity.

COMMITTEE CHAIRS:

Aging
Oscar D. Martinez

Budget
David Gellman

Economic Development
Nicholas R. Fazio

Education, Libraries & Cultural Affairs
Sylvia Alexander

Environment & Sanitation
Vacant

Health, Hospitals & Social Services
Robert Kaplan

Housing
Rosemary Ginty

Land Use
Charles G. Moerdler

Law, Rules & Ethics
Martin Wolpoff

Parks & Recreation
Debra Travis

Public Safety
Edward Green

Traffic & Transportation
Kelli Buford

Youth
Dr. Julia Gomez

AGENDA

1. Welcome - Announcement of Approved Extraordinary Circumstances Participants
2. Chairperson's Report
3. Treasurer's Report
4. District Manager's Report
5. Roll Call
6. Approval of the October 4, 2023, Executive Committee Minutes
7. Committee Reports & Resolutions
8. Unfinished Business
9. New Business
10. Next Meeting: December 6, 2023
11. Motion to go into Executive Session Regarding Hiring of Community Coordinator
12. Misc. Business
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



Public Safety Committee October 17th, 2023 - Resolution

RENEWAL APPLICATION -- LIQUOR, WINE, BEER & CIDER:

WHEREAS, Juan Gabriel Rosario, President of Cocina Chente Mexican Cuisine, located at 3535 Riverdale Avenue, appeared before the Public Safety Committee on October 17th, 2023, to renew this establishment's liquor license, and;

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

WHEREAS, the Public Safety Committee unanimously approved this application.

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

IN FAVOR (7 Votes): C. Calhoun, J. Campbell-Priveterre, M. Gibbs,
E. Green, E. Lobos, S. Krompinger, L. Spalter

OPPOSED: 0

ABSTAINED: 0

RENEWAL APPLICATION -- LIQUOR, WINE, BEER & CIDER:

WHEREAS, Ping Liu, Owner of Kai Fan, located at 3717 Riverdale Avenue, appeared before the Public Safety Committee on October 17th, 2023, to renew this establishment's liquor license, and;

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

WHEREAS, the Public Safety Committee unanimously approved this application.

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

IN FAVOR (7 Votes): C. Calhoun, J. Campbell-Priveterre, M. Gibbs,
E. Green, E. Lobos, S. Krompinger, L. Spalter

OPPOSED: 0

ABSTAINED: 0

RENEWAL APPLICATION: LIQUOR, WINE, BEER & CIDER.

WHEREAS, Iggy Khoury, Representative of Mamajuana Café Prime, located at 3541 Riverdale Avenue, appeared before the Public Safety Committee on October 17th, 2023, to renew this establishment’s liquor license, and;

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

WHEREAS, the Public Safety Committee unanimously approved this application.

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

IN FAVOR (7 Votes): C. Calhoun, J. Campbell-Priveterre, M. Gibbs,
E. Green, E. Lobos, S. Krompinger, L. Spalter

OPPOSED: 0

ABSTAINED: 0

CORPORATE CHANGE:

WHEREAS, Glenda Santana, Representative of Tijuana Nites, located at 216 West 242nd Street, appeared before the Public Safety Committee on October 17th, 2023, to apply for a corporate change, and;

WHEREAS, Arturo Estevez is selling all his shares, which represent 40% of the business, to Glenda Santana, and;

WHEREAS, Representatives of NYPD’s 50th Precinct and the Public Safety Committee stated there have been many 311 complaints about this establishment in the past, and;

WHEREAS, Glenda Santana stated that college students were responsible for previous disturbances in and around the club, but Tijuana Nites recently raised the patron age from 21 to 25 to restrict college students, and;

WHEREAS, the Public Safety Committee unanimously approved this application.

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

IN FAVOR (7 Votes): C. Calhoun, J. Campbell-Priveterre, M. Gibbs,
E. Green, E. Lobos, S. Krompinger, L. Spalter

OPPOSED: 0

ABSTAINED: 0

EDUCATION, LIBRARIES, & CULTURAL AFFAIRS COMMITTEE

VAN CORTLANDT MOTEL-SCHOOL SITE RESOLUTION – OCTOBER 24, 2023

WHEREAS, on October 3, 2023 the School Construction Authority notified Bronx Community Board No. 8 that Pursuant to section 1731 of the New York City School Construction Authority Act notice that a proposed site selection of Block 5841, Lots 1968, 1978 and 1988, located in the Borough of the Bronx, for the construction of a new, approximately 547-seat Primary School in Community School District No. 10, including a statutory due date of November 21,2023 for submitting comment, and;

WHEREAS, the proposed site is located at 6389-6393 Broadway on the southwest corner of the intersection of Broadway and West 256th Street in the Riverdale neighborhood of the Bronx. The site is currently occupied by a two-story motel with accessory parking. The proposed site to be acquired by the New York City School Construction Authority, on behalf of the New York City Department of Education, is an approximately 32,675 square feet (0.75 acre) lot, and;

WHEREAS, the proposed citywide zoning changes in “City of Yes” will facilitate development opportunities for affordable housing and increase our student population, and;

WHEREAS, new state law mandating smaller class size necessitates construction of additional schools or face losing current specialized rooms for music, art, science, and libraries, and;

WHEREAS, the proposed local sites for housing migrant families (such as Stagg’s Waldo Avenue/West 238 Street dormitory) will continue to increase our school population, and;

WHEREAS, the NYS School Construction Authority Act, Section 1731, paragraph #3 states: Within forty-five days after publication of such notice, each affected community school board or community board shall prepare and submit to the authority, written comments on the site plan..... Each comment received by the authority on such plan at the time prior to action being taken by the authority in connection with such action.

NOW, THEREFORE, BE IT RESOLVED, that the Bronx Community Board 8, Community Residents and Education, Libraries & Cultural Committee (ELCA) shall prepare written comments on site plan as received at October 24,2023 Public Hearing prior to forty-five days limit (i.e., November 2023)

BE IT FURTHER RESOLVED, that Bronx Community Board 8 be allowed to comment on the findings discovered through the State Environmental Quality Review (SEQR) before issue goes to City Council for a vote, and

BE IT FURTHER RESOLVED, that the School Construction Authority returns to Bronx Community Board 8 at the earliest possible time with a site plan including design and operational details and information not available at this time.

BE IT FURTHER RESOLVED, that the Bronx Community Board 8 and Education, Libraries & Cultural Affairs Committee believe that after all other requirements are acknowledged, the Van Cortland Motel site is an appropriate site for a primary school.

IN FAVOR (9 Votes): S. Alexander, Jillian Baez, S. Chittiliappilly, E. Hausman, R. Pochter-Lowe, G. Santiago, J. Green (CCM)

Opposed: 0

Abstained: 0

TRAFFIC & TRANSPORTATION COMMITTEE RESOLUTION

**Approval Item: Request for Street Renaming corner of W 230th Street and Tibbett Avenue
IN HONOR OF James Packes of Riverdale Auto Clinic**

WHEREAS, James “Jimmy” Packes has been nominated for the honor of this proposed street naming by the Riverdale Auto Collision, CitiVision, Norinsberg Law, which are three organizations active in Bronx Community Board No. 8 that are on the list required to be kept by Bronx Community Board No. 8 under the City Charter; and

WHEREAS, James “Jimmy” Packes owned Riverdale Auto Clinic at the corner of W 230th Street and Tibbett Ave in Bronx Community Board No. 8 for over forty years; and

WHEREAS, the evidence and testimony presented to Bronx Community Board No. 8 has demonstrated that James “Jimmy” Packes was a vibrant member of our community, often donating his time and services to the Community; and

WHEREAS, James “Jimmy” Packes was an example of neighborhood business owners who gave back to the community to make it a better place and, in 2022, was posthumously awarded the Bronx Community Board No. 8 Betty Campbell Adams Most Valuable Merchant Award for the many kindnesses Jimmy bestowed upon Bronx Community District No. 8, including for front-line workers during the COVID-19 pandemic; and

WHEREAS, the evidence and testimony presented to Bronx Community Board No. 8 has demonstrated that James “Jimmy” Packes has benefited a cross-section of Bronx Community District No. 8 and the Borough of the Bronx and the City of New York; and

WHEREAS, this location has a specific connection to James “Jimmy” Packes as it is in proximity to Riverdale Auto Clinic, the business owned by James “Jimmy” Packes for over 40 years; and

WHEREAS, James “Jimmy” Packes died in December 2021; and

WHEREAS, the name change will not engender confusion as there are no other streets with similar name in the vicinity;

THEREFORE, BE IT RESOLVED, that the traffic-light controlled, east-west crosswalk located near 303 West 230th Street and at the intersection of West 230th Street and Tibbett Avenue be named **James “Jimmy” Packes Way**.

IN FAVOR: SYLVIA ALEXANDER, KELLI BUFORD, CHRIS CALHOUN, INGRID DELEON, DAVID GELLMAN,
MARY ELLEN GIBBS, JOSH LAND AND ELIANE LOBOS

OPPOSED: NONE

ABSTAIN: NONE

LAND USE COMMITTEE – RESOLUTIONS – October 18, 2023

Resolution 1:

4671 Grosvenor Ave (SNAD) Non-ULURP Zoning authorizations pursuant to 105-422, 105-425 and 105-431 to create a new single-family residence within the Special Natural Area District (NA-2) at property located at 4671 Grosvenor Ave in the Fieldston neighborhood of Community District 8, Bronx.

WHEREAS, issues made from public and neighboring homeowners regarding over the allowable lot coverage and lack of proof of approval by the Department of City Planning allowing an 18% overage, and;

WHEREAS, not addressing the Rock out cropping as requested, and;

WHEREAS, lack of proof of outreach to the Fieldston Property Owner’s Association (FPOA)as requested at the last Land Use Committee meeting in September 2023.

NOW, THEREFORE, BE IT RESOLVED, for the reason set forth above, the Land Use Committee Disapproves this application.

IN FAVOR (10 Votes): C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, C. Blake,
L. Chong, D. Gellman, D. Rowan, J. Sosa, L. Spalter

Opposed: 0

Abstained: 0

Resolution 2:

SNAD Application Authorizations pursuant to 105-421 and 105-422 to facilitate a sunroom and a swimming pool in an existing single-family residence, is being sought by private applicant at 695 West 246th Street in Riverdale, Community District 8, The Bronx.

WHEREAS, the architect and property owner agree to a clause of conditions to abide by hours of construction and keeping construction vehicles inside the property.

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

IN FAVOR (10 Votes): C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, C. Blake,
L. Chong, D. Gellman, D. Rowan, J. Sosa, L. Spalter

Opposed: 0

Abstained: 0

Resolution 3:

Authorizations (ZR #105-421, 105-425) to facilitate a new 3 story Community Facility, is being sought by private applicant, Hal Dorfman at Dorfman Architects, at 680 West 232 St, in Spuyten Duyvil in a SNAD area, Community District #8, The Bronx.

WHEREAS, no adequate mitigation measures have been proposed with respect to the protection for the 48" caliper Oak Tree and canopy adjacent to the property, and;

WHEREAS, we have not yet seen a copy of an engineering report to the effect that the retention tanks on page CP001 in the report to suffice to cover and deal with the storm water runoff and provide adequate protection for natural features, and;

WHEREAS, there exists a record of a restrictive covenant that limits the of this property to a 1 family residence and this is not such.

NOW, THEREFORE, BE IT RESOLVED, for the reason set forth above, the Land Use Committee ISAPPROVES this application.

IN FAVOR (10 Votes): C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, C. Blake,
L. Chong, D. Gellman, D. Rowan, J. Sosa, L. Spalter

Opposed: 0

Abstained: 0

Resolution 4:

LPC-24-00954 331 West 250th Street - Fieldston Historic District
Bronx - Block 5829 - Lot 3601 Zoning R1-2 CD: 8

WHEREAS, the Landmark Preservation Commission Application submitted by Rebecca Levin RL Architectural Services, Inc. (LPC-24-00954) requesting a Certificate of Appropriateness for A Dutch Colonial Revival style house designed by Dwight James Baum and built in 1918-19 to replace sunroom infill.

NOW, THEREFORE, BE IT RESOLVED, CB8 Land Use Committee APPROVES this application.

IN FAVOR (10 Votes): C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, C. Blake,
L. Chong, D. Gellman, D. Rowan, J. Sosa, L. Spalter

Opposed: 0

Abstained: 0

Resolution 5:

N240042ZAX/ N240043ZAX/ N240044ZAX Zoning authorizations pursuant to 105-421, 105-422, and 105-425 to create a new dormitory within the Special Natural Area District (NA-2) at property located at 4800 Independence Ave in the Riverdale neighborhood of Community District 8, Bronx.

WHEREAS, The applicant failed to notify the adjacent tenant and property owners within 200 feet of the property line boundaries as directed at the September Land Use meeting, and;

WHEREAS, failure to resolve the issue of having secured a Sanitation hookup with Riverdale Sanitation District or an alternative solution for the effluent and waste discharges that will attend the proposed facility, as requested by the Committee and the lack of an engineering study to resolve the sanitation hook up.

NOW, THEREFORE, BE IT RESOLVED, for the reason set forth above, the Land Use Committee DISAPPROVES this application.

IN FAVOR (10 Votes): C. Moerdler, M. Wolpoff, S. Alexander, B. Bender, C. Blake,
L. Chong, D. Gellman, D. Rowan, J. Sosa, L. Spalter

Opposed: 0

Abstained: 0