

(PENDING BOARD APPROVAL)

BRONX COMMUNITY BOARD 8

MINUTES OF THE REGULAR BOARD MEETING

Held on Tuesday, March 14, 2023

PRESENT (31):

S. Alexander	M. Donato	R. Hilliard	G. Santiago
C. Barnes-	N. Fazio	M. Joyce	R. Singh
Watson	R. Fanuzzi	R. Kaplan	L. Spalter
R. Bender	S. Froot	R. Pochter-Lowe	L. Teten
K. Buford	D. Gellman	C. G. Moerdler	C. Tepelus
C. Calhoun	R. Ginty	O. Murray	D. Travis
L. Chong	J. Gomez	D. Padernacht	S. Villaverde
L. Daub	E. Green	J. Reyes	M. Wolpoff

ABSENT (8):

S. Chittilappilly	R. Jacklosky
I. DeLeon	S. Krompinger
M. Della	T. Morris
M. Esema	S. Vazquez

STAFF: L. Szabados, Community Coordinator
P. Romano Community Associate

GUESTS included: Senator Gustavo Rivera, Assembly Member Jeffrey Dinowitz, Randi Martos (AM Dinowitz office), Council Member Eric Dinowitz, Tanbir Chowdhury (CM Dinowitz office), Jesse Lerer (Assembly Member Dinowitz Office), Alina Dowe (Mayor's Office), Alexis Ruiz (Bronx Borough President's Office)

Chair L. Spalter convened the meeting at 7:00 PM.

1. GALLERY SESSION:

- Xiomara Loarte, Community Outreach Coordinator, Central Labor Council, provided an introduction to work and mission of the Central Labor Council
- Joan Byrnes, Director, Bureau of Community Affairs, NYC Department of Sanitation, explained the waste set-out time change which will go into effect on April 1st

- Carlos Torres, Crime Prevention Coordinator, Office of the Bronx District Attorney Darcel D. Clark spoke about a Child Safety Fair which will occur on April 15th and a Resource Fair which will occur on April 19th
- Seth Kaplan, Owner, P&K Grille Inc., spoke about his business and the recent lapse in their liquor license renewal and thank the Board for its support
- Shanel Goring, Community Manager, Office of NYC Council Member Pierina Sanchez, provided information regarding their office hours and a Community Wellness Fair, Monday March 20th

2. CHAIRPERSON'S REPORT – Laura Spalter

- Made motion to add a real estate resolution to the agenda, Board Member D. Gellman seconded the motion. No opposition or abstentions noted. Motion passed.
- Provided information on the street renaming ceremony commemorating Bill Stone. The ceremony will occur on Sunday May 7th at 11:00am at the intersection of Hudson Manor Terrace and West 237th Street, Bronx, NY. Noted that there will be April meeting date changes due to the holidays.
- Announced the nomination period is slated to begin for the Irving Ladimer Community Service Award and Betty Campbell Adams' Most Valuable Merchant Award. Thus far, the Ad Hoc Irving Ladimer Community Service Award Committee includes C. Calhoun and L. Teten.
- Discussed new developments and concerns with the City's homeless services contract for a site at 6661 Broadway, Bronx including the following:
 1. The NYC Department of Homeless Services has entered into a contract with a new provider, Westhab, Inc. for approximately \$355 million
 2. The status of the contract is "in progress" meaning that the contract hasn't yet been received by the Comptroller's office, thus the 30-day public comment period has not yet begun.
 3. On March 5th, 2023 NY Post did an expose on the family relationship between a vice president at Westhab, Inc. and a senior administrator at the Department of Homeless Services.
 4. L. Spalter spoke with Queens Council Member R. Holder whose district has a Westhab, Inc. homeless shelter, as well as the local district manager for Queens Community Board 5. Details of health and public safety concerns associated with the shelter there were confirmed.
 5. L. Spalter noted that because time is of the essence she sent letters to the Bronx District Attorney's office and participated in a joint letter with Assembly Member Dinowitz and Council Member Dinowitz to the Mayor's Office (cc'ing COIB and MOCS) to illuminate potential improprieties including conflict of interest in the handling of this contract.
 6. Noted that there are two businesses renting commercial units at 6661 Broadway who are fighting an eviction notice. The property remains in contract and will be sold once it has been vacated.

- M. Wolpoff asked whether the City will own the 6661 Broadway property at the end of the contract. L. Spalter noted that there are several LLCs that have been established to buy this building.
- L. Spalter confirmed that a letter has been sent to the Mayor's Office of Contract Services. D. Padernacht noted that the City is likely able to change the operator. D. Padernacht stressed the need for a copy of the contract and sections applicable to the City's ability to change the operator.

3. REPORT FROM THE 50th PRECINCT

- Technical difficulties prevented the precinct from providing an update.

4. REPORT FROM COUNCIL MEMBER – Eric Dinowitz

- Provided updates on new Playground Map, new legislation about students with disabilities and lithium-ion batteries, budget priorities, their satellite office locations while the district office is under construction, compost distribution.
- Answered questions from D. Travis regarding NYC Parks Department PEP Command at Van Cortlandt Park and from J. Gomez about the benefits of CUNY education

5. REPORT FROM ASSEMBLY MEMBER – Jeffrey Dinowitz

- Provided updates on the following budget topics: charter school cap, CUNY/SUNY tuition hikes, Good Cause Eviction, Personal Income Tax reform, bail laws
- Spoke about the Westhab, Inc. contract, a new charter school construction project and an imminent Amalgamated Houses gas shut off

6. TREASURER'S REPORT – Scott Krompinger

- Not present, treasurer's report was distributed in advance of meeting

7. REPORT FROM THE BRONX BOROUGH PRESIDENT OFFICE – Alexis Ruiz

- Spoke about BP Newsletter, provided contact info and information on how to reapply to serve on a Community Board

8. REPORT FROM THE DEPARTMENT OF CITY PLANNING

- Not present

9. REPORT FROM NYC MAYOR'S OFFICE OF COMMUNITY AFFAIRS – Alina Dowe

- Introduced herself to the Board

10. COMMITTEE REPORTS:

- **Economic Development- Nick Fazio**
 - Asked attendees to refer to the meeting for the March 7th 2023 Economic Development Committee meeting.

- Announced a commercial corridor walkthrough tentatively scheduled for April 21st, 2023, a cleanup event on 235th Street & Johnson Avenue, Betty Campbell Adams Most Valuable Merchant Award, guided tour of Kingsbridge Armory
- Spoke about the P&K Grille Inc. liquor license renewal lapse
- **Education, Libraries & Cultural Affairs- Sylvia Alexander**
 - Spoke about the Mayor's proposed budget allocation on NYPD school safety positions
 - Noted that the next committee meeting will occur on March 28th
- **Environment & Sanitation – Camelia Tepelus.**
 - Noted that the next committee meeting will occur on March 15th
 - Noted that the committee is working on their committee budget priorities
 - Spoke about the NYC DEP Tibbets Brook Daylighting Project
- **Health, Hospitals & Social Services- Omar Murray**
 - Provided recap of last meeting which occurred on March 8th, 2023 and included discussions/presentations of budget priorities, Department of Social Services programs available to constituents, nurses union contract update
 - Announced that the next meeting will occur next month depending on scheduling around holidays
- **Housing- Lee Chong**
 - No meeting was held during the month of February (no quorum)
 - Announced that the next meeting will occur on March 27th to discuss budget priorities and other business that comes up, potentially local laws 97 and 152
 - Answered a question from M. Joyce regarding Inflation Reduction Act grant opportunities
- **Land Use- C. Moerdler**
 - Spoke about the impact of the DOB's Homeowner Relief Program on Special Natural Area District (SNAD) enforcement, a recent resolution from the board about SNAD, and potential litigation that may ensue
 - Noted that the board office had received notifications on Landmark Preservation Commission applications in Fieldston and that the committee may review
 - Noted that on April 3rd meeting the Committee will take up a report and revised resolution on affordable housing with the expectation that the Department of City Planning will soon present text amendments to the committee on this topic
 - Noted that Chair Moerdler will not preside over a discussion on the Visitation site at an upcoming meeting

- **Law, Rules & Ethics – Martin Wolpoff**

- Discussed the construction project of 3745 Riverdale Avenue, as it relates to the Land Use Committee report
- Highlighted pending legislation proposed at the NYC Council
- Member C. Moerdler asked whether anyone on the board had an objection to the Land Use Committee looking into a housing development occurring in Yonkers near the CB8 border. No objections noted. D. Travis noted concerns that the housing development may cause shadows and construction impacts on Van Cortlandt Park.

- **Parks & Recreation – Deb Travis**

- Discussed a proposed resolution in support of the installation of a pickleball court in Riverdale Playground. Here is the resolution:
Resolution in Support of Pickleball Court Installation in Riverdale Playground
WHEREAS, representatives from the Department of Parks and Recreation (DPR) met with the Parks & Recreation Committee of Bronx Community Board 8 on February 22, 2023, and presented plans for installing a single pickleball court on the site of two existing handball courts in Riverdale Playground;
WHEREAS, the new configuration would leave two remaining handball courts for community use;
WHEREAS, DPR representatives answered questions from committee members and from members of the public who attended the meeting to the general satisfaction of the committee members;
THEREFORE BE IT RESOLVED, that Bronx Community Board 8 approves the plan for installing the pickleball court as presented to the committee with the understanding that DPR will return to the committee for further discussion if there are any substantive alterations to the plan that was presented.
- Bronx Community Board 8 passed the aforementioned resolution unanimously with a vote of **31** in favor, **0** opposed and **0** abstentions:
- Discussed progress of multi-community board initiative to support Van Cortlandt Park Parks Enforcement Patrol
- Announced that Fort Four Comfort Station will begin construction on April 17th, that a tree planting event in Riverdale Park will occur on April 2nd and that the next committee meeting will occur on March 29th

- **Public Safety- Ed Green**

- Motioned to approve four (4) liquor license applications at the following establishments:
 1. renewal application at Great Performances/Artists as Waitresses, Inc at 675 West 252nd Street:
RENEWAL APPLICATION: Liquor, Wine, Beer & Cider.

WHEREAS, Michelle Rossetti and Mindy Birnbaum, Representatives of Great Performances/Artists as Waitresses, Inc., located at 675 West 252nd Street, appeared before the Public Safety Committee on February 21st, 2023 to renew this establishment's liquor license.

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

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

2. renewal application at An Beal Bocht at 445 West 238th Street:

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider.

WHEREAS, Representatives of An Beal Bocht, located at 445 West 238th Street, appeared before the Public Safety Committee on February 21st, 2023 to renew this establishment's liquor license.

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

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

3. renewal application at New Tokyo House Inc. at 5648 Riverdale Avenue:

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider.

WHEREAS, Representatives of New Tokyo House Inc, located at 5648 Riverdale Ave, appeared before the Public Safety Committee on February 21st, 2023 to renew this establishment's liquor license.

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

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

4. and a new application at Mamajuana Café Prime at 3541 Riverdale Avenue:

NEW APPLICATION: Liquor, Wine, Beer & Cider.

WHEREAS, Gemmy Quelliz, Owner of Mamajuana Café Prime located at 3541 Riverdale Ave, appeared before the Public Safety Committee on February 21st, 2023 to apply for a new liquor license and temporary retail permit.

WHEREAS, a 2AM agreement was signed by the establishment's owner and received by the Board.

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

- D. Gellman seconded the motion to approve the four (4) aforementioned resolutions. Bronx Community Board 8 unanimously

passed these four (4) aforementioned resolutions with a vote of **31** in favor, **0** opposed and **0** abstentions:

- E. Green brought a motion to support a waiver of the remainder of the 30-day notification requirement and renewal of P&K Grille Inc at 170-174 West 231st Street (serial # 1004693):

WHEREAS, the NYS liquor license of P&K's Grille Inc., located at 170-174 West 231st Street expired on 2/28/23.

WHEREAS, Seth Kaplan, Owner of P&K's Grille Inc., states he had not received the SLA advisory notice for his renewal.

WHEREAS, a Representative of the State Liquor Authority stated the agency would grant P&K's Grille Inc. an extension before their application was reviewed, on the condition that Bronx Community Board 8 issue them a waiver of the 30-day notice.

WHEREAS, Seth Kaplan of P&K's Grille Inc., has requested a waiver of the remainder of the 30-day notice to appear before the Public Safety Committee so he can file a renewal application for a liquor, wine, beer & cider license with SLA.

WHEREAS, Assemblyman Jeffrey Dinowitz and Councilman Eric Dinowitz have written the State Liquor Authority requesting the SLA renewal for P&K's Grill, Inc. be expedited.

WHEREAS, Seth Kaplan has agreed to attend the March 21st Public Safety Committee Meeting to have his SLA application reviewed.

WHEREAS, Representatives of the 50th Precinct stated there have been no notable complaints or reports of disturbances at P&K's Grille Inc., located at 170-174 West 231st St.

THEREFORE, BE IT RESOLVED, Bronx Community Board 8 supports a waiver of the remainder of the 30-day notification requirement and the renewal of P&K's Grille Inc. (Serial # 1004693) liquor license.

- C. Tepelus seconded the aforementioned motion to approve the P&K Grille waiver. Bronx Community Board 8 unanimously passed the aforementioned resolution with a vote of **31** in favor, **0** opposed and **0** abstentions:
- E. Green noted that date of next committee meeting was not yet set.

- **Traffic & Transportation – Kelli Buford**

- Noted that next meeting would be Thursday, March 16th, 2023 at 7pm.
- Noted that traffic advisories are posted on BxCB8's website and/or social media.
- The committee brought forward a resolution to support a Street Activity Permit Application for the Riverdale YMCA for a street closure on April 2nd, 2023 from 7am-3pm. M. Wolpoff made a friendly amendment to change the resolution's wording from "therefore be it resolved that, the Traffic & Transportation Committee" to "therefore be it resolved that, Bronx Community Board 8:"

SAPO Application: Riverdale Y Sunday Market (April 2)

WHEREAS, the Riverdale YMHA presented its intent to operate a one-time pop-up farmers market on Johnson Avenue on Sunday, April 2, 2023 from 7am – 3pm; and

WHEREAS, the applicant will maintain a 15-Foot emergency lane through the center; and

WHEREAS, the Riverdale YMHA held a similar event in May 2022; and

WHEREAS, the pop-up market has received favorable feedback from the community in support of the issuance of a full street closure permit to allow the event to occur;

THEREFORE BE IT RESOLVED THAT, Bronx Community Board 8 supports the issuance of a permit to the Riverdale Y Sunday Market for the full street closure on Sunday, April 2, 2023 on Johnson Avenue between West 235th Street and West 236th Street for the sole purpose of operating a one-time pop-up farmers market.

- Bronx Community Board 8 passed the aforementioned resolution unanimously with a vote of **31** in favor, **0** opposed and **0** abstentions:.
- The committee brought forward a resolution to rename a crosswalk at 6115 Broadway “Betty and Lloyd Adams Way:”

Request for Street Renaming near 6087 Broadway in Honor of Betty and Lloyd Adams of Lloyd’s Carrot Cake Bakery

WHEREAS, Betty Campbell-Adams and Lloyd Adams have been nominated for the honor of this proposed street naming by the Riverdale Neighborhood House, Riverdale Main Streets Alliance and the Kiwanis Club of Riverdale, which are three community 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, Betty Campbell-Adams and Lloyd Adams opened Lloyd’s Carrot Cake across the street from Van Cortlandt Park in Bronx Community Board No. 8 in 1986 and it quickly became a staple in this community; and

WHEREAS, the evidence and testimony presented to Bronx Community Board No. 8 has demonstrated that Betty Campbell-Adams and Lloyd Adams were vibrant members of our community, often donating their time and money to local charitable organizations; and

WHEREAS, Betty Campbell-Adams served on several local boards including the Child Welfare Organizing Project, Kingsbridge Riverdale Van Cortlandt Development Corporation and Riverdale Main Street Alliance; and

WHEREAS, Betty Campbell-Adams and Lloyd Adams were examples of neighborhood business owners who gave back to the community to make it a better place; and

WHEREAS, Bronx Community Board No. 8 established the Betty Campbell-Adams Most Valuable Merchant Award to honor the many contributions Mrs. Campbell-Adams made to the community; and

WHEREAS, the evidence and testimony presented to Bronx Community Board No. 8 has demonstrated that Betty Campbell-Adams and Lloyd Adams have 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 Betty Campbell-Adams and Lloyd Adams as it is in proximity to Lloyd's Carrot Cake, the business founded by Betty Campbell-Adams and Lloyd Adams; and

WHEREAS, Betty Campbell-Adams died on December 11, 2020 and Lloyd Adams died on February 1, 2007 and this resolution is brought more than two years after their deaths; 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 at 6115 Broadway between West 251st Street and Manhattan College Parkway be named **Betty and Lloyd Adams Way**.

- Bronx Community Board 8 unanimously passed the aforementioned resolution with a vote of **31** in favor, **0** opposed and **0** abstentions:
- **Youth – Julia Gomez**
 - Noted that the Yankee and Comeback Kid Award nomination notification was distributed by the Board Office.
- **Aging – Lisa Daub**
 - Noted that the committee has compiled its FY25 budget requests and that the committee will not meeting in April.
 - Noted that the committee discussed restructuring/consolidating the current committees, which would require a by-laws change. The Board discussed the proposal which included:
 - Combining the Aging, Youth, Special Veterans' Committee and Service Award review into a Community Engagement Committee,
 - Transforming the Health, Hospitals & Social Services Committee into a Community Health & Facilities Committee.
- **Budget – David Gellman**
 - FY23 is winding down, and FY24 will begin July 1st, 2023. The board chair wrote a letter to the agencies in response to their budget priority comments. FY25 budget priorities are underway. Noted that the

committees should compile, finalize and submit to D. Gellman their budget priorities by April 20th, 2023.

- Open Data Week training opportunities were available. D. Gellman will attend and report findings to the Executive Committee.
- **Special Committee on Hudson River Greenway – Bob Bender**
 - Noted that meeting will be in May.
- **Special Committee on Racial Equity – Margaret Della**
 - Chair not in attendance, no report.
- **Special Committee on Veterans Services – Sergio Villaverde**
 - At the recent committee meeting, the committee heard a presentation from the Parks Department on the criteria for addition to the Memorial Grove.

11. Discussion of Executive Committee Meeting Minutes of March 1st, 2023

- No comments.

12. Approval of Board Meeting Minutes of February 14th, 2023

- Due to extenuating circumstances, the February meeting minutes were not available and are expected to be brought to the following meeting, in April 2023.

13. Miscellaneous Business

- S. Villaverde noted that he requested a referral by email on the issue of use of personal emails by board members conducting city business.
- L. Spalter noted that a letter went out today, and that the Mayor's Office of Technology and Innovation confirmed that they would look into the request.

14. Executive Business

- L. Spalter made a motion to go into Executive Session in accordance with section 105.H of the Open Meetings Law to discuss the acquisition or release of real property. The Board adopted the motion unanimously with no noted objections or abstentions and moved into Executive Session.

15. New Office Site

- The Board returned from Executive Session to an Open Meeting, and the meeting resumed recording.
- The Board discussed a proposed resolution to approve the Department of Citywide Administrative Services to continue its negotiations with the landlord of a new office site under consideration.
- L. Spalter read aloud a letter from September 2017 that was written by former chair R. Ginty to elected officials regarding criteria for ideal locations of a Board Office in Kingsbridge.

- C. Tepelus made a motion, pending the chair allowing other board members to speak, to close the discussion and move on to a vote on a resolution
- B. Fanuzzi made a friendly amendment to add the following to the resolution: “be it further resolved that DCAS should continue working with the Board to seek additional sites.” The amendment was adopted without any opposition. The final wording of the resolution is as follows:
 - BE IT RESOLVED**, in the matter of a new Board Office, Bronx Community Board 8 approves the Department of Citywide Administrative Services (DCAS) continuing its negotiations with the landlord of the site under discussion, which began on January 5, 2023.
 - BE IT FURTHER RESOLVED** that DCAS should continue working with the Board to seek additional sites.
- In favor: S. Alexander, C. Barnes Watson, B. Bender, K. Buford, C. Calhoun, L. Chong, L. Daub, M. Donato, B. Fanuzzi, N. Fazio, S. Froot, R. Ginty, E. Green, R. Hilliard, R. Kaplan, R. Lowe, C. Moerdler, O. Murray, D. Padernacht, J. Reyes, G. Santiago, R. Singh, L. Spalter, L. Teten, C. Tepelus, D. Travis, Sergio, M. Wolpoff.
- Abstained: D. Gellman, M. Joyce.
- Opposed: None
- J. Gomez was not present for the vote.
- Bronx Community Board 8 passed the aforementioned resolution with a vote of **28** in favor, **0** opposed and **2** abstentions:

The meeting adjourned at approximately 10:32 PM.

Prepared By: Luke Szabados, Community Coordinator
Reviewed by: