



# BRONX COMMUNITY BOARD 8

5676 Riverdale Avenue, Suite 100 • Bronx, New York 10471-2194

Phone: (718) 884-3959 • Fax: (718) 796-2763

Email: bx08@cb.nyc.gov • Website: www.nyc.gov/bronxcb8



Laura Spalter, Chairperson

Ciara Gannon, District Manager

## OFFICERS:

**Vice Chairperson**  
Bob Bender

**Secretary**  
Margaret Della

**Treasurer**  
Scott Krompinger

## COMMITTEE CHAIRS:

**Aging**  
Vacant

**Budget**  
David Gellman

**Economic Development**  
Nicholas R. Fazio

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

**Environment & Sanitation**  
Dr. Camelia Tepelus

**Health, Hospitals & Social Services**  
Omar Murray

**Housing**  
Lee Chong

**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

# AMENDED NOTICE OF BOARD MEETING

The regular Board Meeting of Bronx Community Board 8 will be held via Zoom on **Tuesday, May 9, 2023, at 7:00 PM.**

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

Join Zoom Meeting by Phone: +16465588656

Passcode: 2114033690#

## AGENDA

1. Public Gallery Session
2. Report from the Bronx Borough President's Office
3. Report from the 50<sup>th</sup> Police Precinct
4. Chairperson's Report (Incl. Renewal of Resolution for Hybrid Meetings)
5. Treasurer's Report
6. District Manager's Report
7. Report from the NYC Department of City Planning
8. Roll Call
9. Election of Aging Committee Chair
10. Committee Reports:
  - a) Environment & Sanitation
  - b) Health, Hospitals & Social Services
  - c) Housing
  - d) Land Use
  - e) Law, Rules & Ethics
  - f) Parks & Recreation
  - g) Public Safety
  - h) Traffic & Transportation
  - i) Youth
  - j) Aging
  - k) Budget
  - l) Economic Development
  - m) Education, Libraries & Cultural Affairs
  - n) Special Committee on Hudson River Greenway
  - o) Special Committee on Racial Equity
  - p) Special Committee on Veteran Services
11. Discussion of Executive Committee Meeting Minutes of **May 3, 2023**
12. Approval of Board Meeting Minutes of **April 18, 2023**
13. Miscellaneous Business
14. **Motion to go into Executive Session Regarding Hiring of District Manager**

Laura Spalter, Chair



***Pursuant to recent 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.***

## **Hybrid Resolution Renewal May 9, 2023**

**Whereas**, On May 10, 2022 Bronx Community Board 8 passed a resolution (attached) in accordance with New York State's Open Meetings Law that authorizes **Bronx Community Board 8 and its Committees to adopt the Hybrid Model at their discretion** in order to promote public participation via virtual meetings; and

**Whereas**, this resolution was reviewed and renewed by the Board on November 10, 2022 with the provision that another review and vote take place no later than May, 2023; and

**Whereas**, under state law the Hybrid Model requires that after the city's Emergency Executive Order ends, board members must attend meetings in person unless qualifying for an exemption under extraordinary circumstances; and

**Whereas**, the Board passed a resolution on February 14, 2023 approving a Procedures Guide which established guidance and process for members seeking to utilize this exemption; and

**Whereas**, the Board has experienced success in using the Hybrid Model from our office, the ability to fully implement the Hybrid option in other venues may be impacted by inadequate technology (ie. Wifi) and lack of technical support;

**Therefore, Be it Resolved** that Bronx Community Board 8 renews its May 10, 2022 resolution extending our adoption of the Hybrid Model with the condition that the resolution be reviewed within one year but no later than May, 2024 by a vote of the Board.



# BRONX COMMUNITY BOARD 8

5676 Riverdale Avenue, Suite 100 • Bronx, New York 10471-2194

Phone: (718) 884-3959 • Fax: (718) 796-2763

Email: bx08@cb.nyc.gov • Website: www.nyc.gov/bronxcb8



Laura Spalter, Chairperson

Ciara Gannon, District Manager

**OFFICERS:**

**Vice Chairperson**  
Bob Bender

**Secretary**  
Robert Jacklosky

**Treasurer**  
Joyce Campbell Priveterre

May 11, 2022

Kristin O’Neill, Assistant Director  
New York State Committee on Open Government  
One Commerce Plaza  
Albany, NY 12231

**COMMITTEE CHAIRS:**

**Aging**  
Daniel Padernacht

**Budget**  
David Gellman

**Economic Development**  
Nicholas R. Fazio

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

**Environment & Sanitation**  
Robert Fanuzzi

**Health, Hospitals & Social Services**  
Omar Murray

**Housing**  
Theodore R. Morris II

**Land Use**  
Charles G. Moerdler

**Law, Rules & Ethics**  
Martin Wolpoff

**Parks & Recreation**  
Ramdat Singh

**Public Safety**  
Edward Green

**Traffic & Transportation**  
Debra Travis

**Youth**  
Julia Gomez

Dear Assistant Director O’Neill:

At the Full Board meeting held on May 10, 2022, Bronx Community Board 8 passed the following resolution with a vote of **31** in favor, **0** opposed and **0** abstentions.

**WHEREAS**, the New York State Legislature has passed, and Governor Hochul has signed, new legislation concerning implementation of the Open Meetings Law, which will remain in effect through June 1, 2024; and

**WHEREAS**, Part WW of Chapter 56 of the Laws of 2022 mandates that as of June 9, 2022 all community board members must return to attending meetings in person unless the Board chooses the Hybrid Model option, which allows an exemption with timely notice for Board members with extenuating circumstances, such as illness, disability, caretaking responsibilities, or any other significant or unexpected factor which precludes the member’s physical presence at such meeting, to participate via videoconferencing; and

**WHEREAS**, under the Hybrid Model board members who are exempt from attending meetings in person, may vote offsite via videoconferencing; but will not be counted toward the quorum; and

**WHEREAS**, a board member appearing virtually must at all times be able to be heard, seen and identified; and

**WHEREAS**, In the event that a board member attends virtually the name and specific reason for virtual attendance will be noted in the monthly minutes; and

**WHEREAS**, public engagement has increased significantly over the past two years, and the Hybrid Option allows for full participation at meetings on the part of the public via video conferencing; and

**WHEREAS**, Bronx Community Board 8 held a duly advertised public hearing on May 10, 2022 as required; and

**WHEREAS**, the Hybrid Model, which allows for remote public participation presents many technical challenges absent professional Information Technology (IT) support as well as evening staff support; and

**WHEREAS**, Community Board 8 committees may or may not choose to implement the Hybrid Model at their discretion so long as the public notice specifically advises the community when the hybrid model will be utilized;

**THEREFORE, BE IT RESOLVED**, that Bronx Community Board 8 and its committees, at their discretion adopt the Hybrid Model to provide the public, including those with disabilities, the ability to attend and participate remotely with the condition that the Board will review its efficacy after six months when at such time a vote on its renewal will take place.

**THEREFORE, BE IT FURTHER RESOLVED**, that Bronx Community Board 8 will endeavor to implement the Hybrid Model after research, investment in appropriate technology, and training of board members in its use have been completed.

**THEREFORE, BE IT FURTHER RESOLVED**, that public meetings of the board or its committees that utilize video conferencing will be appropriately publicly noticed and include physical locations and remote links with directions on how to participate pursuant to the new Open Meetings Law.

Sincerely,

A handwritten signature in cursive script that reads "Laura Spalter".

Laura Spalter

Chairperson

CC: Hon. Eric Adams, Mayor  
Hon. Vanessa L. Gibson, Bronx Borough President  
Hon. Carmen De La Rosa, Council Member, District 10  
Hon. Eric Dinowitz, Council Member, District 11  
Hon. Pierina Ana Sanchez, Council Member, District 14  
Hon. Jeffrey Dinowitz, Assembly Member, District 81

**BRONX COMMUNITY BOARD 8**

***PENDING BOARD APPROVAL DRAFT Resolution from the***

**HOUSING COMMITTEE**

**meeting held on April 24, 2023**

**WHEREAS**, the Amalgamated Houses founded in 1927, is the oldest limited equity housing cooperative in the United States;

**WHEREAS**, the Amalgamated Houses provides affordable housing and a stable community for 1482 moderate-income families living in eleven buildings within Bronx Community Board 8;

**WHEREAS**, Local Law 152 of 2016 requires that, commencing on January 1, 2019, building gas piping systems shall be periodically inspected at least once every five years;

**WHEREAS**, an inspection of certain buildings within the Amalgamated Houses revealed non-emergency deficiencies within their gas-piping requiring repair;

**WHEREAS**, the President of the Board of Amalgamated Houses appeared at the meeting and stated that the Amalgamated was given notice to repair such deficiencies or turn off the gas to the affected buildings by July 1, 2023;

**WHEREAS**, nearly one hundred (100) residents from Amalgamated Houses attended the Housing Committee meeting and voiced concerns regarding their need for at least a one year extension to obtain adequate financing to proceed with repairs and renovation in order to be in compliance with Local Law 152 (LL152) (notwithstanding Local Law 97 (LL97), as well;

**THEREFORE, BE IT RESOLVED THAT**, Bronx Community Board 8 urges the Department of Buildings (DOB) to extend the date for Amalgamated Houses, as well as any and all other financially potential vulnerable developments, to comply with LL152 for one year provided the developments provide a clear plan to DOB of how it will comply with LL152 within that period;

**BE IT FURTHER RESOLVED**, Bronx Community Board 8 asks that our elected officials contemplate legislation in Local Law 152 within six months of notice of non-emergency deficiencies in a development's gas-piping systems.

**LASTLY, BE IT FURTHER RESOLVED THAT**, Bronx Community Board 8 urges all elected officials to aid in securing public financing and preservation for Amalgamated Houses, as well as any and all other similarly impacted developments, through funding sources such as Housing Development Corporation (HDC) and New York State (NYS) Housing, and Community Renewal (HCR).

**Committee Vote:**

Favor: Lee Chong, Julie Reyes

Oppose: None

Abstain: None

Affordable Housing Resolution  
Bronx Community Board 8  
Land Use Committee meeting – May 1, 2023

WHEREAS, the Land Use Committee of Bronx Community Board No. 8 (“BxCB8”) supports increased construction of affordable housing throughout the City of New York and in the several communities comprising this Community Board District; and, to that end, BxCB8 urges revision of the current Affordable Housing programs with respect to site selection, acquisition, development and operation so as to ensure that the resultant housing is truly affordable and sustainable, particularly for those low and moderate income earners and families in the greatest need and facilitating their being able to remain in the community;

NOW THEREFORE, BxCB8 calls upon the Governor, the Legislature, the Mayor, the City Council and all relevant elected or appointed officials concerned with residential housing in the City of New York (“City”) to redouble their efforts and goals with respect to the construction and/or redevelopment of truly affordable housing, prioritizing occupancy of such housing for those lower and moderate income earners and families in the greatest need therefore and, to that end, revising existing policies in, at least, the following respects:

1. The current qualification formulae and references to the Area Median Income (“AMI”) applicable to those seeking privately constructed and owned but publicly-subsidized housing should be published and to the extent appropriate utilized in more relevant localized form. The Department of Housing Preservation and Development (HPD), in conjunction with the Department of City Planning (DCP), should be charged with compiling and making publicly available, on an annual basis, the average median income in the (i) in the respective Community Board Districts in the City; and/or (ii) in each Borough (or County) within the City.
2. During the fiscal years 2024-2026, inclusive, the grant of public assistance or support in the financing of housing construction or redevelopment, whether in the form of interest subsidies, capital grants, land acquisition or disposition or any other form of public aid in the development and construction of housing, should be prioritized for the benefit of such housing developments or projects as shall set aside not less than 15% of all apartments per building for those who, at the time of initial rental, are in the income levels specified as being not more than 50% of the AMI as set forth in the then current year AMI schedule and an additional 25% of all apartments for those that then are in income levels not to exceed 100% of the AMI as specified the then current AMI schedule.<sup>1</sup> The Records of the Department of Buildings, HPD and the Department of Homes and Community Renewal (DHCR) shall reflect compliance with the foregoing;
3. HPD in its assessments of Affordable Housing should give greater weight to the number of family-sized apartments in the proposed building rather than to (or even by materially diminishing) the number of contemplated single room, studio or like smaller sized units in its financing eligibility or like calculations and shall give appropriate regard to the preservation of essential positive characteristics of relevant neighborhoods;
4. HPD and DHCR shall be charged with examining and publicly reporting at an early date upon the feasibility and terms under which there can be incorporated under an Affordable Housing program the cooperative ownership concepts utilized, for example, in the



Amalgamated Housing and Mitchell-Lama developments currently in Community Board 8, Bronx County.

5. The Annual Budget appropriation for HPD shall provide for and HPD shall establish and maintain an adequately staffed Office that shall identify all properties owned or controlled, directly or indirectly, by the City or any agency or entity thereof (irrespective of the agency or entity currently in possession) and the dates upon which such properties may be or could become vacant, vacated or otherwise utilizable for the construction, preservation or redevelopment of Affordable Housing. Such Office in consultation with those agencies charged with the construction, preservation or redevelopment of affordable housing shall prioritize the disposition of such properties for Affordable Housing utilization unless the Mayor shall as to any given property, for good cause, publicly direct otherwise in writing;
6. The above-mentioned Office shall be authorized to identify such non-publicly-owned properties in the City as are, without good cause shown, under-utilized for an extended period of time and could efficiently be utilized for the construction of or redevelopment into Affordable Housing. After consultation with those agencies charged with the construction or redevelopment of affordable housing, as well as the Corporation Counsel, the above-mentioned Office may be authorized to recommend initiation of -such proceedings as shall permit the utilization of such premises for the construction of or redevelopment as Affordable -Housing, subject to just compensation for the owner or lessor in possession upon such terms as appear appropriate considering their intended use;
7. HPD in conjunction with the Commissioner of Investigations, to the extent required, shall inquire into and publicly report annually on the number, location, ownership of and reasons for vacant but legally habitable (or which through appropriate action could again be legally habitable) apartments in rent stabilized, rent regulated or New York City Housing Authority apartments and shall make recommendations to the Mayor, the City Council and the State with respect thereto, including, as appropriate, the prompt return of such premises to the rental market (as rent regulated premises if that was their state prior to being vacated) to the end that, to the extent possible, such premises are promptly returned to Affordable housing occupancy in view of and during the continuing housing emergency;
8. Those agencies charged with the planning, management, financing, construction or redevelopment of Affordable Housing, as well as the Office referenced above, shall on an advisory basis, affirmatively seek at an early stage in the process the advice or comments of the relevant local community-based entities, including the Community Board(s), respecting the location of and any proposed action concerning the construction, redevelopment or rental (including the redefinition of income-eligibility criteria) of Affordable Housing located or to be located in the geographic area actively serviced by such community-based entity or Community Board.

VOTE IN FAVOR (5): M. Wolpoff, B. Bender, D. Gellman, J. Reyes, C. Moerdler

OPPOSED (0): None

ABSTENTIONS (4): D. Padernacht, S. Alexander, C. Tepelus, L. Chong

5/3/23

*Revised Friendly Amendment from Chair Charles Moerdler to Replace Paragraph #6  
(for Discussion):*

HPD and the New York City Housing Development Corporation shall identify such non-publicly-owned multi-family properties in the City as are, without good cause, under-utilized for an extended period of time and could efficiently be made available for Affordable Housing, and shall propose to the City Council a program to utilize such premises for Affordable Housing upon just and appropriate terms for their intended use;

-

Riverdale Y Sunday Market  
SAPO Resolution  
Bronx Community Board 8  
Land Use Committee meeting – May 1, 2023

WHEREAS, Shira Silverman appeared before the BxCB8 Land Use Committee on May 1, 2023, and submitted a SAPO Application Event ID 696600 for a farmers' market to be held on July 30, 2023.

WHEREAS, the street closure will take place at Johnson Avenue between West 235<sup>th</sup> Street and West 236<sup>th</sup> Street in the Bronx. The event will run from approximately 9:00am to 2:00pm, with setup starting at 7:00am and breakdown occurring by 3:00pm.

WHEREAS, this event has been held successfully in the past.

Therefore, BE IT RESOLVED that the Land Use Committee approved this event.

VOTE IN FAVOR (9): M. Wolpoff, D. Padernacht, S. Alexander, B. Bender, D. Gellman, J. Reyes, C. Tepelus, L. Chong, C. Moerdler

OPPOSED (0): None

ABSTENTIONS (0): None

*Please note, absent a quorum Public Safety resolutions will be voted on from the floor.*

**RESOLUTIONS**  
**PUBLIC SAFETY COMMITTEE**  
**BRONX COMMUNITY BOARD 8**  
**April 27<sup>th</sup>, 2023**

**RENEWAL APPLICATION:** Wine, Beer & Cider.

**WHEREAS** Emily Weisberg of Moss Cafe, located at 3260 Johnson Avenue, appeared before the Public Safety Committee on April 27<sup>th</sup>, 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.

**WHEREAS**, Moss Café's SLA license will expire on April 30<sup>th</sup>, 2023, and necessitates a waiver of the 30-Day Notification requirement by the Board, as per SLA guidelines.

**WHEREAS** the Public Safety Committee reached unanimous consensus this application should be approved by the Board.

Therefore, **BE IT RESOLVED**, Bronx Community Board 8 waives the 30-Day Notification requirement, and the Board has no objection to the renewal of the license for Moss Café.

---

**RENEWAL APPLICATION:** Liquor, Wine, Beer & Cider.

**WHEREAS**, James Langstine, Owner of Bronx Alehouse, located at 216 West 238<sup>th</sup> St., appeared before the Public Safety Committee on April 27<sup>th</sup>, 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.

**WHEREAS** the Public Safety Committee reached unanimous consensus this application should be approved by the Board.

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

---

**NEW APPLICATION:** Liquor, Wine, Beer & Cider.

**WHEREAS**, Georgios Ballis, a Representative of The Johnson, located at 3533 Johnson Avenue, appeared before the Public Safety Committee on April 27<sup>th</sup>, 2023 for a new liquor license and temporary retail permit.

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

**WHEREAS** the Public Safety Committee reached unanimous consensus this application should be approved by the Board.

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

---

**NEW APPLICATION:** Wine, Beer & Cider.

**WHEREAS**, Jian Li, a Representative of China 21 Restaurant Group Inc., located at 35-11 Johnson Avenue, appeared before the Public Safety Committee on April 27<sup>th</sup>, 2023 for a new liquor license and temporary retail permit.

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

**WHEREAS** the Public Safety Committee reached unanimous consensus this application should be approved by the Board.

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

---

**JBOLC GARDEN COMMUNITY FARMERS MARKET  
SAPO RESOLUTION  
PUBLIC SAFETY COMMITTEE  
BRONX COMMUNITY BOARD 8  
April 27<sup>th</sup>, 2023**

**WHEREAS**, Raymond Pultinas, appeared before the Public Safety Committee on April 27<sup>th</sup>, 2023, and submitted a SAPO application for a farmer's market to be held from 6/17/23 to 10/28/23.

**WHEREAS** this event is being sponsored by the James Baldwin Outdoor Learning Center and will operate between the hours of 10am and 3pm.

**WHEREAS** the event will be located on Goulden Avenue between Sedgwick Avenue and West Mosholu Parkway South, and the market will be set up in a closed-off roadway adjacent to the north lawn of DeWitt Clinton High School.

**WHEREAS** this event has been held successfully in the past and previously approved by Bronx Community Board 8 multiple times since 2020.

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

Traffic & Transportation Committee

**Approval Item: SAPO Application: North Riverdale Block Party (June 11)**

**WHEREAS**, the Riverdale Main Streets Alliance (RMSA) presented its intent to hold a block party on Riverdale Avenue from W 258th to W 259th Street (the North Riverdale Block Party) on Sunday, June 11, 2023 from 8am – 8pm, inclusive of set up and breakdown; and

**WHEREAS**, RMSA held a similar event in May 2022 with a sidewalk only closure and is requesting full street closure to host the 2023 event; and

**WHEREAS**, the applicant will contact the MTA to review request to modify impacted bus operations; and

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

**WHEREAS**, the North Riverdale Block Party received favorable feedback from the community in support of the event.

**THEREFORE BE IT RESOLVED THAT**, subject to the receipt of adequate plans regarding bus operations and rerouting and establishment of a 15-Foot emergency lane, the Traffic and Transportation Committee of Community Board 8, Bronx, supports the issuance of a permit to the Riverdale Main Streets Alliance (RMSA) to hold a block party on Riverdale Avenue from W 258th to W 259th Street (the North Riverdale Block Party) on Sunday, June 11, 2023 from 8am – 8pm, inclusive of set up and breakdown, for the sole purpose of hosting a one-time block party.

In favor: Sylvia Alexander, Kelli Buford, Chris Calhoun, Mary Ellen Gibbs, Dan Padernacht, Deb Travis  
Opposed: None  
Abstain: None

## RESOLUTION-ELCA COMMITTEE

WHEREAS Ms. JOHNSON submitted a SAPO Application Event ID 706193 for an event to be held on June 4,2023 to celebrate Amalgamated Nursery School Spring Festival Block Party.

The street closure will take place at Gale Place between Orloff Avenue and Van Cortlandt Park South. The street will be closed from 9:00AM till 4:30PM.

This event has been held successfully in the past.

Therefore, BE IT RESOLVED that the Education, Libraries & Cultural Affairs Committee approved this event.

VOTE IN FAVOR: 8

OPPOSED: 0

ABSTENTIONS: 0

S. Alexander, S. Chittiliapply, M. Donato, M. Esema, R. Pochter-Lowe, G. Santiago, R. Singh, J. Green



## RESOLUTION FROM THE ELCA COMMITTEE

WHEREAS Ms. Johnson submitted a SAPO Application #702575 for an event to be held on May 21,2023 to celebrate Amalgamated Nursery School Spring Festival Block Party.

WHEREAS the street closure will take place on Gale Place between Orloff Avenue & Van Cortlandt Park South. The street will be closed from 9:00AM till 4:30PM.

This event has been held successfully in the past.

THEREFORE, BE IT RESOLVED that the Education, Libraries & Cultural Affairs Committee has approved this event.

VOTE IN FAVOR: 8

OPPOSED: 0

ABSTENTIONS: 0

S. Alexander, S. Chittiliapply, M. Donato, M. Esema, R. Pochter-Lowe, G. Santiago, R. Singh, J.Green

## Resolution from the ELCA Committee

Whereas Rabbi Shemtov of the Chabad of Riverdale has submitted a Sapo Application for the celebration of Lag Baomer with a block party to be held on May 9, 2023.

The street closing will take place on West 235 Street between Independence Avenue and Douglas Avenue from 2:00 PM to 9:00PM.

This event has been held successfully in the past approximately over 25 years.

Therefore, Be It Resolved that the Education, Libraries & Cultural Affairs Committee approved this event.

VOTE IN FAVOR: 8

OPPOSED: 0

ABSTENTIONS: 0

S. Alexander, S. Chittilappilly, M. Donato, M. Esema, R. Pochter-Lowe, G. Santiago, R. Singh, J. Green