



# **BRONX COMMUNITY BOARD 8**

Minutes of Full Board Meeting held on Tuesday, April 18, 2023  
**(PENDING BOARD APPROVAL)**



## **PRESENT (32):**

S. Alexander  
R. Bender  
K. Buford  
C. Calhoun  
L. Chong  
S. Chittilappilly  
M. Della  
M. Donato  
M. Esema  
R. Fanuzzi  
N. R. Fazio

S. Froot  
D. Gellman  
R. Ginty  
J. Gomez  
R. Hilliard  
R. Jacklosky  
R. Kaplan (7:48pm)  
S. Krompinger  
R. Pochter Lowe  
C. G. Moerdler  
O. Murray

D. Padernacht  
J. Reyes  
G. Santiago  
R. Singh  
L. Spalter  
L. Teten  
C. Tepelus  
D. Travis (7:47pm)  
S. Villaverde  
M. Wolpoff

## **ABSENT (4):**

C. Barnes-Watson  
T. Morris

I. DeLeon

E. Green

## **STAFF (2):**

P. Romano, Community Associate

L. Szabados, Community Coordinator

## **GUESTS:**

Council Member E. Dinowitz

Paul A. Philps (DCP)

Lt. Timothy Haney  
(50<sup>th</sup> Precinct)

Camila Thomas (DCP)

P.O. Cesar Sala  
(50th Precinct)

Brent Schneider  
(Sen. G. Rivera Office)

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

## **1. GALLERY SESSION:**

- Dr. Christina Carlson addressed the issue of Tishman Spyer's proposed project to construct a 340-unit apartment building at 160 Van Cortlandt Park South, the former Visitation Church Site. She stated that many residents and community board members have expressed the project is wrong for this community. The proposal does not address concerns about traffic and parking.
- Lori Perkins, Publisher of Riverdale Avenue Books, 5676 Riverdale Ave, informed the board that they are the only publishing company in the Bronx. They are an award-winning company with 10 years of experience.
- Eli Skoczylas, Housing Administrator for the New Jewish Home, an older adult health facility. They provide meals, activities, and many services for older adults.
- Handal Abdelrahim expressed that illegal smoke shops will bring crime to the community. He also expressed that it's important to keep our community clean.

## **2. REPORT FROM THE BRONX BOROUGH PRESIDENT OFFICE – NO REPORT**

## **3. REPORT FROM THE 50<sup>TH</sup> POLICE PRECINCT – LT. TIMOTHY HANEY**

Lt. Haney reported that crime spiked in April 2023. The primary crimes in the district are robberies and grand larcenies. The NCO teams are being deployed during high crime hours, especially on the weekends. A special operation was held with the Sheriff in response to the numerous complaints regarding illegal smoke shops selling marijuana and other cannabis products. 50<sup>th</sup> Precinct is looking for one individual, a man responsible for a good number of crimes related to grand larcenies.

## **4. CHAIRPERSON'S REPORT – LAURA SPALTER**

- Refer to Executive Committee Minutes for full report.

## **5. TREASURER'S REPORT – SCOTT KROMPINGER**

- Table one reflects personal services with an update of salaries paid. The remaining balance from now to June is \$94,472. He also stated that things are progressing normally in OTPS with a remaining balance of \$23,291. Table 1.1 describes in more detail some of the office purchases from last month.

## **6. DISTRICT MANAGER'S REPORT – NO REPORT**

## **7. REPORT FROM DEPARTMENT OF CITY PLANNING – PAUL A. PHILPS BX BORO. DIRECTOR**

Borough Director Philps introduced himself as the new Bronx Borough Director for DCP. He was previously the District Manager of Community Board 4.

## **8. REPORT FROM COUNCIL MEMBER ERIC DINOWITZ**

Council Member Dinowitz thanked the 50<sup>th</sup> Precinct for their collaboration in towing trucks illegally parked in the district. He shared that he is sponsoring legislation to address the city-wide truck problem. He shared that his office is still undergoing renovations. His staff is working out of Assembly Member Dinowitz Office. His office along with Assembly Member Dinowitz and State Senator Jackson held a rally against International Charter School. The school has been non-responsive to questions. He has also introduced legislation specifically for Mitchell-Lama buildings, which have seen a steep increase in their rent.

## **9. ROLL CALL – P. ROMANO, COMMUNITY ASSOCIATE**

P. Romano conducted roll call. A total of 32 Board members present. Quorum Present.

## **10. ELECTION OF BOARD SECRETARY**

C. Tepelus nominated M. Della for Board Secretary. M. Wolpoff placed the motion to close nominations and R. Singh seconded the motion.

### **VOTES IN FAVOR (30):**

S. Alexander	S. Froot	J. Reyes
R. Bender	D. Gellman	G. Santiago
K. Buford	R. Ginty	R. Singh
C. Calhoun	J. Gomez	L. Spalter
L. Chong	R. Hilliard	L. Teten
S. Chittilappilly	R. Jacklosky	C. Tepelus
M. Della	S. Krompinger	S. Villaverde
M. Donato	R. Pochter Lowe	M. Wolpoff
M. Esema	C. G. Moerdler	
R. Fanuzzi	O. Murray	
N. R. Fazio	D. Padernacht	

### **OPPOSED: (0)**

### **ABSTAINED: (0)**

M. Della is declared Board Secretary and was congratulated by Chair Spalter.

## 11. ELECTION OF NOMINATING COMMITTEE

Chair Spalter read an equity statement from the Board's Ethical Guidance Manual prior to starting the nomination and election process. Nominations were taken from the floor:

NOMINATOR	CANDIDATE	CANDIDATE RESPONSE TO NOMINATION
N. Fazio	M. Esema	Accepted
B. Bender	O. Murray	Accepted
M. Donato	S. Alexander	Accepted
D. Padernatch	K. Buford	Accepted
D. Padernatch	J. Gomez	Accepted
O. Murray	S. Froot	Accepted
R. Ginty	C. Calhoun	Accepted

A roll call vote was taken. Chair Spalter congratulated the newly elected Nominating Committee.

CANDIDATE NAME	NUMBER OF VOTES RECEIVED
M. Esema	29
O. Murray	25
J. Gomez	22
S. Froot	27
C. Calhoun	20

Chair Spalter thanked the office staff for expediting an excellent election. The nominating Committee will meet immediately after the Full Board meeting.

## 12. COMMITTEE REPORTS

### a. EDUCATION, LIBRARIES & CULTURAL AFFAIRS - S. ALEXANDER

S. Alexander referred board members to her committee minutes. She informed that the next meeting will be April 25 and encouraged committee members to attend since ELCA has several SAPO's to review and approve.

### b. ENVIRONMENT & SANITATION - C. TEPELUS

The committee dealt with budget items in the last meeting. Special Guest were City as a Living Laboratory and MTA, regarding the potential connection of several greenways. She thanked Pablo and Luke for the training provided on the new conference room phone.

### c. HEALTH, HOSPITALS & SOCIAL SERVICES – O. MURRAY

DSS and DHS have been invited to the committee's May meeting to update the committee and community on the proposed homeless shelter planned for 6661 Broadway.

**d. HOUSING - L. CHONG**

The committee dealt with their capital and expense budget priorities. The committee also discussed composting and the impact it has on the community. The committee plans to discuss Local Law 152 and Local Law 97 at a future meeting.

**e. LAND USE- C. G. MOERDLER**

The draft resolution which was prepared following the Land Use meeting was intended to be voted on, but the committee didn't because there was constructive change proposed by R. Ginty. M. Wolpoff gave an update on the construction of 3745 Riverdale Ave. are working toward completion and inside work. The next meeting will be on May 1.

**f. LAW, RULES & ETHICS – M. WOLPOFF – NO REPORT**

**g. PARKS & RECREATION – D. TRAVIS**

The May 24 meeting will be held in conjunction with the Environmental & Sanitation Committee to discuss the Putnam Greenway and review the most recent design. In March, the committee discussed the Van Cortlandt Park Pedestrian bridge in which the Parks Department provided a presentation on their alternative plan. The project will span the major Deegan near Chandler field. The Urban Park Service presented the current conditions of Alderbrook Stream which is very deteriorated due to runoff. Finally, the committee raised the concurrent conditions of the Van Cortland Golf Course which has gotten bad. D. Travis ended her report by referring board members to her minutes.

**h. PUBLIC SAFETY - C. CALHOUN**

C. Calhoun presented the resolutions approved by the committee for renewal liquor licenses:

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

**WHEREAS**, A Representative of Jakes Steakhouse, located at 6031 Broadway, appeared before the Public Safety Committee on March 21<sup>st</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 unanimously approved this application.

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

**RENEWAL APPLICATION: WINE, BEER & CIDER**

**WHEREAS**, Elizabeth Basalo, Representative of Smashburger, located at 193 West 237<sup>th</sup> St., appeared before the Public Safety Committee on March 21<sup>st</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 unanimously approved this application.

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

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

**WHEREAS**, Anil Ahmed, a Representative of Neem Indian Cuisine, located at 3549 Johnson Avenue, appeared before the Public Safety Committee on March 21<sup>st</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 unanimously approved this application.

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

**VOTES IN FAVOR (30):**

S. Alexander  
R. Bender  
K. Buford  
C. Calhoun  
L. Chong  
S. Chittilappilly  
M. Della  
M. Donato  
M. Esema  
R. Fanuzzi  
N. R. Fazio

S. Froot  
D. Gellman  
R. Ginty  
J. Gomez  
R. Hilliard  
R. Jacklosky  
S. Krompinger  
R. Pochter Lowe  
C. G. Moerdler  
O. Murray  
D. Padernacht

J. Reyes  
G. Santiago  
R. Singh  
L. Spalter  
L. Teten  
C. Tepelus  
S. Villaverde  
M. Wolpoff

**OPPOSED: (0)**

**ABSTAINED: (0)**

**i TRAFFIC & TRANSPORTATION - K. BUFORD**

K. Buford referred board members to the committee minutes of March 16. She noted that during the March 16 meeting DOT spoke about the expansion of the Citi Bike program. DOT is expected to report final locations to the public at the May or June meeting. The committee discussed budget priorities, and the Street Renaming below brought forth for a second vote to the full board.

**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**.

**VOTES IN FAVOR (30):**

S. Alexander	S. Froot	J. Reyes
R. Bender	D. Gellman	G. Santiago
K. Buford	R. Ginty	R. Singh
C. Calhoun	J. Gomez	L. Spalter
L. Chong	R. Hilliard	L. Teten
S. Chittilappilly	R. Jacklosky	C. Tepelus
M. Della	S. Krompinger	S. Villaverde
M. Donato	R. Pochter Lowe	M. Wolpoff
M. Esemá	C. G. Moerdler	
R. Fanuzzi	O. Murray	
N. R. Fazio	D. Padernacht	

**OPPOSED: (0)**

**ABSTAINED: (0)**

**j. YOUTH - J. GOMEZ**

J. Gomez referred to her committee minutes which are forthcoming. The next meeting will be held in conjunction with the Aging Committee.

**k. AGING – NO REPORT**

**l. BUDGET – D. GELLMAN**

D. Gellman thanked everyone for submitting their budget. They are all due on April 20.

**m. ECONOMIC DEVELOPMENT - N. FAZIO**

The committee held its last meeting on March 7<sup>th</sup> and referred board members to review his minutes. The next meeting will be on May 11<sup>th</sup> at Santa Fe Grill. The committee will also make recommendations on award winners for the Betty Campbell Adams Most Valuable Merchant Award. A commercial corridor walkthrough will be held in West Kingsbridge Road with other city agencies.

**n. SPECIAL COMMITTEE ON HUDSON RIVER GREENWAY – B. BENDER**

The committee will reconvene on May 17 to review the status of the Greenway. The committee will look into what has happened over the past year and what is hoped to occur in the next year.



**α. SPECIAL COMMITTEE ON RACIAL EQUITY – M. DELLA**

M. Della reported that the committee held its last meeting on May 10. A representative from the Mayor's Office of Gender-based Violence attended and provided significant and concerning data on violence to women district and borough-wide. The committee is looking for new members and invites all to join them if interested.

**p. SPECIAL COMMITTEE ON VETERAN SERVICES – J. GOMEZ**

J. Gomez informed that the committee would reconvene in late May or early June.

**12. DISCUSSION OF EXECUTIVE COMMITTEE MEETING MINUTES OF APRIL 10, 2023**

No Discussion.

**13. APPROVAL OF BOARD MEETING MINUTES OF FEBRUARY 14, 2023, AND MARCH 14, 2023**

The Board meeting minutes of March 14, 2023 were unanimously approved.

**VOTES IN FAVOR (30):**

S. Alexander  
R. Bender  
K. Buford  
C. Calhoun  
L. Chong  
S. Chittilappilly  
M. Della  
M. Donato  
M. Esema  
R. Fanuzzi  
N. R. Fazio

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J. Reyes  
G. Santiago  
R. Singh  
L. Spalter  
L. Teten  
C. Tepelus  
S. Villaverde  
M. Wolpoff

**OPPOSED: (0)**

**ABSTAINED: (0)**

**14. MISCELLANEOUS BUSINESS - NONE**

**MOTION TO ADJOURN MEETING AT 9:15 PM AND SECOND BY D. GELLMAN**

**PREPARED BY: PABLO ROMANO, COMMUNITY ASSOCIATE**

**REVIEWED BY: LAURA SPALTER, BOARD CHAIR**