



BRONX COMMUNITY BOARD 8



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<https://cbbronx.cityofnewyork.us/cb8/>

Julie Reyes, Chairperson

Vanessa L. Gibson, Bronx Borough President

Farrah Kule Rubin, District Manager

BOARD MEETING NOTICE

OFFICERS:

Vice Chairperson
Sergio Villaverde

Secretary
Margaret Della

Treasurer
Scott Krompinger

Immediate Past Chairperson
Laura Spalter

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

DATE: Tuesday, December 12, 2023

TIME: 7:00 PM to 9:00 PM

PLACE: In Tech Academy – Library - **Parking available**
2975 Tibbett Ave., Bronx, NY 10463

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 in writing. Members must keep their video on, and name displayed throughout the meeting.

*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.

AGENDA

1. Welcome and Announcement of Approved Extraordinary Circumstances Participants
2. Public Gallery Session
3. Report from the Bronx Borough President’s Office
4. Report from the 50th Police Precinct
5. Report from the Mayor's Office
6. Elected Officials Reports
7. Chairperson’s Report
8. Treasurer’s Report
9. District Manager’s Report
10. Roll Call

11. Committee Reports and Resolutions

- a) Special Committee on Hudson River Greenway
- b) Special Committee on Racial Equity
- c) Special Committee on Veteran Services
- d) Parks & Recreation
- e) Public Safety
- f) Traffic & Transportation
- g) Youth
- h) Aging
- i) Budget
- j) Economic Development
- k) Education, Libraries & Cultural Affairs
- l) Environment & Sanitation
- m) Health, Hospitals & Social Services
- n) Housing
- o) Land Use
- p) Law, Rules & Ethics

12. Discussion of Executive Committee Meeting Minutes of November 1, and December 6, 2023

13. Approval of Board Meeting Minutes of October 10, 2023, and November 14, 2023

14. Miscellaneous Business

15. Next Meeting: January 9, 2024

16. Motion to go into Executive Session Based on Open Meetings Law 105.H - Proposed Acquisition, Sale or Lease of Real Property.

17. Discussion: Potential Office Sites

18. 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

RESOLUTIONS

**PUBLIC SAFETY COMMITTEE
BRONX COMMUNITY BOARD 8**

November 21st, 2023

RENEWAL APPLICATION: Wine, Beer & Cider.

WHEREAS, Maetos Oreanopolus, representative of Greek Express, located at 3733 Riverdale Avenue, appeared before the Public Safety Committee on November 21st, 2023, to renew this establishment's liquor license.

WHEREAS, REPRESENTATIVES OF NYPDS 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.

Approve in favor (6): C. Calhoun, J. Campbell-Priveterre, M. Gibbs, E. Green, S. Krompinger, L. Spalter

Opposed: 0

Abstained: 0

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider.

WHEREAS Magdalena Dominguez, Representative of Montezuma Mexican Restaurant, located at 119 West Kingsbridge Road, appeared before the Public Safety Committee on November 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.

WHEREAS the Public Safety Committee unanimously approved this application.

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

Approve in favor (6): C. Calhoun, J. Campbell-Priveterre, M. Gibbs, E. Green, S. Krompinger, L. Spalter

Opposed: 0

Abstained: 0

NEW APPLICATION AND TEMPORARY RETAIL PERMIT: Wine, Beer & Cider.

WHEREAS Josefina Tineo, Owner of Sweet Billiards Corp, located at 3004 Heath Avenue, appeared before the Public Safety Committee on November 21st, 2023, to apply for a new liquor license and temporary retail permit.

WHEREAS, Josefina Tineo signed a 2AM closing agreement for the first year of business.

WHEREAS the Public Safety Committee unanimously approved this application.

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

Approve in favor (6): C. Calhoun, J. Campbell-Priveterre, M. Gibbs, E. Green, S. Krompinger, L. Spalter

Opposed: 0

Abstained: 0

NEW YEARS EVE ALL-NIGHT PERMIT:

WHEREAS Eli Garcia, Representative of Spanglish, located at 6697 Broadway, appeared before the Public Safety Committee on November 21st, 2023, to apply for a New Year's Eve All-Night Permit.

WHEREAS, Representatives of NYPD's 50th Precinct stated they were unaware of any notable prior disturbances at this location and have no objections to this establishment being granted an all-night permit for New Year's Eve.

WHEREAS the Public Safety Committee unanimously approved this application.

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

Approve in favor (6): C. Calhoun, J. Campbell-Priveterre, M. Gibbs, E. Green, S. Krompinger, L. Spalter

Opposed: 0

Abstained: 0

NEW YEARS EVE ALL-NIGHT PERMIT:

WHEREAS Victor Sanchez, Representative of Silhouette Restaurant Lounge Corp., located at 5666-5668 Broadway, appeared before the Public Safety Committee on November 21st, 2023, to apply for a New Year's Eve All-Night Permit.

WHEREAS, Representatives of NYPD's 50th Precinct stated there were 143 complaints about this location in the past year (including 311 call complaints: 39 illegal parking, 15 noise-sidewalk, 46 noise-residential).

WHEREAS, Representatives of the 50th Precinct stated their concern about this establishment being open all night on New Year's Eve and recommended this permit be denied.

WHEREAS the Public Safety Committee voted to disapprove this permit application.

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

Approve in favor: (5) J. Campbell-Priveterre, M. Gibbs, E. Green, S. Krompinger, L. Spalter

Opposed: (1) C. Calhoun

Abstained: 0

OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE

3547 Johnson Avenue (No Trade Name) - Retail Dispensary Premises License

WHEREAS Stella Borukova appeared before the Public Safety Committee on November 21st, 2023, to apply for a Retail Dispensary Premises License at 3547 Johnson Avenue.

WHEREAS the applicant is presently a licensed Pharmacist, co-owner of Riverdale Specialty Pharmacy, located at 3547 Johnson Avenue, and currently has a lease for that store.

WHEREAS the applicant stated if the pharmacy conflicts with OCM regulations she will apply for a dispensary license at a different address and return to Bronx Community Board 8.

WHEREAS the applicant stated she does not plan to apply for any on-site or off-site retail consumption licenses.

WHEREAS the applicant stated the business will close at 8:00pm and follow all Bronx Community Board 8 stipulations.

WHEREAS the Public Safety Committee approved this application.

Therefore, **BE IT RESOLVED**, Bronx Community Board 8 approves this application for a Cannabis Dispensary License at 3547 Johnson Avenue.

Approve in favor: (5) C. Calhoun, J. Campbell-Priveterre, E. Green, S. Krompinger, L. Spalter

Opposed: (1) M. Gibbs

Abstained: 0

OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE

Pure Bliss Cannabis Solutions: 2734 Sedgwick Avenue - Retail Dispensary Premises License

WHEREAS Adrian Christopher Velez and Frank Mangarella, Representatives of Pure Bliss Cannabis Solutions, appeared before the Public Safety Committee on November 21st, 2023, to apply for a Cannabis Retail Dispensary Premises license at 2734 Sedgwick Avenue.

WHEREAS 2734 Sedgwick Avenue is a residential building without commercial retail space.

WHEREAS there have been no public hearings or notifications to building residents that a cannabis retail dispensary is being considered for the site.

WHEREAS the applicants do not hold a lease at the intended location.

WHEREAS the Public Safety Committee voted unanimously to disapprove this application.

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

Approve in favor: (6) C. Calhoun, J. Campbell-Priveterre, M. Gibbs, E. Green, S. Krompinger, L. Spalter

Disapprove: 0

Abstained: 0

Resolution
Public Safety Committee
November 21st, 2023

Re: Cannabis License Applications

Whereas, on March 31st, 2021, New York State legalized the production, sale, and use of recreational marijuana by passing the Marijuana Regulation & Taxation Act (MRTA) and creating a new Office of Cannabis Management (OCM) and Cannabis Control Board (CCB) to issue licenses and develop regulations regarding how businesses can participate in the new industry.

Whereas, under the Cannabis Law, Community Boards are given an advisory role in the siting of Adult Use Cannabis Recreational Dispensaries; and

Whereas Community Boards are given 30 days to comment to the OCM (plus one 30-day extension) which may not accommodate the board's calendar to allow timely review by the Public Safety Committee and full Board, especially as community boards do not meet in July and August; and

Whereas, under the law, applicants are not required to appear before the community board; and

Whereas illegal unregulated cannabis businesses and smoke shops that target youth are proliferating in Bronx Community Board 8, posing health hazards.

Whereas the Bronx Community Board 8 Public Safety Committee unanimously approved this resolution.

Therefore, Be It Resolved, in addition to restrictions already in place near schools (500 feet) houses of worship (200 feet), or youth facilities, the Public Safety Committee recommends that recreational marijuana dispensaries not be sited less than 500 feet from community facilities such as homeless or migrant shelters, libraries, or parks; and

Be It Further Resolved, the Public Safety Committee requests that OCM extend the comment period for community boards to 60 days in addition to allowing one extension; and

Be It Further Resolved, the Public Safety Committee requests that OCM applicants be required to attend a Public Safety Committee meeting when applying for a license and return to the committee for license renewal; and

Be It Further Resolved, the Public Safety Committee requests enforcement measures to close **illegal** cannabis businesses be taken immediately by appropriate city and state agencies in tandem with our Elected Officials.

Be It Further Resolved Bronx Community Board 8 approves this resolution.

Approve in favor (6): C. Calhoun, J. Campbell-Priveterre, M. Gibbs, E. Green, S. Krompinger, L. Spalter

Opposed: 0

Abstained: 0

Resolution of the Environment and Sanitation Committee

November 15, 2023

Whereas, Panstar Realty filed a permit with the NYC Department of Buildings to build a 7 story 22,458 square foot building for a charter school on Lot 159/Block 5714/ 306 W. 232nd Street; and,

Whereas, the building for the charter school is planned to cover the entire lot, with no parking, no trees, no green infrastructure, no retention facilities for managing stormwater or groundwater, no environmental review of local impacts, including traffic, and no documentation of educational need; and,

Whereas, NYC DEP has not required Panstar to file a Stormwater Pollution Prevention Plan (SWPPP) because the new construction is claimed to be 1 foot under the minimum 5,000 square feet of new impervious surface, and is built upon a lot that has been impervious for less than 5 years; and,

Whereas, the NYC Department of Finance records a merger of Lot 159 with a portion of Lot 164 on August 2020, is listed on ZOLA as 5019 feet, requiring a SWPPP; and,

Whereas, NYC DOB approved a permit to demolish the single family home on Lot 159 in March 2016, and filed a Notice of Demolition is dated June 2017, which is more than 5 years from the SWPPP required duration of imperviousness, not less; and,

Whereas, the school is built within a NYS Department of Conservation-designated floodplain and in the bed of the former Tibbetts Brook, requiring the builder to obtain a NYC DEP “dewatering permit” to pump 1,756,800 gallons of groundwater over six months into an adjoining property, 3133 Tibbett Avenue for discharge into one New York City’s most overburdened combined sewer overflow (CSO) outfalls, Wards Island 056;; and,

Whereas, construction commenced before the required NYC DEP Dewatering Permit was issued, leading to pooling at the job site and in spite of a DEP Commissioners Notice to stop discharges; and,

Whereas, the NYC DOB records 44 complaints from the Kingsbridge community regarding the violation of safety and construction regulations and damage to adjoining properties; 4 DOB violations, of which 1 is Class 1, or “Immediately Hazardous”; 16 construction safety violations; 1 full stop work order; and 1 active partial stop work order

Whereas Kingsbridge community members have issued “Notice of Dangerous Conditions” with the Corporation of the City of New York and the New York City Comptroller to document damage to adjoining properties, including sia

Whereas Kingsbridge community residents visited the Bronx office of NYC DOB to meet with a DOB plan examiner and were told by Bronx Community Board 8 DOB representative that their concerns were under its purview

Whereas, Kingsbridge community members have sought help from Bronx Community Board since January 2023 and attended two meetings of the Environment and Sanitation Committee on October 30 and November 15 to present their concerns about building violations, environmental permits, and dangerous conditions caused by the construction; and,

Therefore be it resolved, that Bronx Community Board 8 urges NYC DEP to review and require approval of a Stormwater Pollution Prevention Plan for the merged lot to prevent further damage to neighboring properties during construction and require the developer to document the stormwater management plan for the school after construction; and,

Be it further resolved, that Bronx Community Board 8 urges NYC DEP to resolve questions submitted by its Environment and Sanitation Committee on November 27, 2023 about the Dewatering Permit application for 306 W. 232nd Street; and,

Be it further resolved, the Bronx Community Board calls upon the NYC DOB Bronx Commission or Deputy Commissioner meet with elected officials, community board representatives, and community members; and for NYC DOB to issue a full stop work order on all phases of construction until construction-related violations and concerns have been resolved with and to the satisfaction of the Kingsbridge community and the Environment and Sanitation Committee of Bronx Community Board 8.

In favor: K. Argenti, C. Blake; R. Fanuzzi, D. Rowen; L. Spalter, R. Spalter, D. Travis.