



# 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

**DATE:** Wednesday, January 3, 2024

**TIME:** 7:00 PM to 9:00 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#

### 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**  
Rabbi Bob 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 T. Gomez

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](#).

Members of the public may attend via zoom or in person. Due to limited room capacity, we recommend that members of the public attend via Zoom.

## 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 December 6, 2023, Executive Committee Minutes
7. Committee Reports & Resolutions
8. Unfinished Business
9. New Business
  - Removal of Board Member
10. Next Executive Committee Meeting: February 7, 2024
11. 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 RESOLUTIONS**  
**SLA RENEWAL – CORPORATE CHANGE & OCM NEW LICENSES**  
**December 19<sup>th</sup>, 2023**

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

**WHEREAS** Eileen Connaughton, Representative of Riverdale Steak House, located at 5700 Riverdale Avenue, appeared before the Public Safety Committee on December 19<sup>th</sup>, 2023, to renew this establishment's liquor license.

**WHEREAS**, Representatives of NYPD's 50<sup>th</sup> 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.

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

Approve in favor (4): J. Campbell Priveterre, M. Gibbs, E. Green, L. Spalter

Opposed: 0

Abstained: 0

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**CORPORATE CHANGE:** Liquor, Wine, Beer & Cider.

**WHEREAS** Sandra Olaya, Representative of Bokagua, located at 3541 Riverdale Ave, appeared before the Public Safety Committee on December 19<sup>th</sup>, 2023, to apply for a corporate change.

**WHEREAS** Gemmy Quelliz will be the new owner of the business and will change the name of the establishment from Mamajuana Café Prime to Bokagua.

**WHEREAS** Gemmy Quelliz signed a 2AM closing agreement, agreeing to close the establishment by 2AM during the first year of operation.

**WHEREAS**, Representatives of NYPD's 50<sup>th</sup> 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.

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

Approve in favor (4): J. Campbell Priveterre, M. Gibbs, E. Green, L. Spalter

Opposed: 0

Abstained: 0

## OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE

### Green Healthy Living Social Club LLC: 5625 Broadway - Retail Dispensary Premises License

**WHEREAS** Dean Tuwaidan, Representative of Green Healthy Living Social Club LLC, located at 5625 Broadway Unit 8, appeared before the Public Safety Committee on December 19<sup>th</sup>, 2023, to apply for a Retail Dispensary Premises License.

**WHEREAS** the applicant stated he is presently operating an illegal smoke shop at the same address he is applying for a cannabis license.

**WHEREAS** the applicant stated his business has previously been fined by law enforcement agencies for illegally selling his products to underage customers.

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

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

Approve in favor: (4) J. Campbell Priveterre, M. Gibbs, E. Green, L. Spalter

Opposed:

Abstained: 0

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## OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE

### Trendy Threads: 206 West 231<sup>st</sup> Street - Retail Dispensary Premises License

**WHEREAS** Ahmed Al Saedi, Representative of Trendy Threads, located at 206 West 231<sup>st</sup> Street, appeared before the Public Safety Committee on December 19<sup>th</sup>, 2023, to apply for a Cannabis Retail Dispensary Premises License.

**WHEREAS** the applicant stated he is presently operating an illegal smoke shop at the same address he is applying for a cannabis license.

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

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

Approve in favor: (4) J. Campbell Priveterre, M. Gibbs, E. Green, L. Spalter

Disapprove: 0

Abstained: 0

**PUBLIC SAFETY COMMITTEE RESOLUTION**  
**OPPOSITION TO CITY COUNCIL INTRO BILL NO. 586**  
**DECEMBER 19<sup>th</sup>, 2023**

**WHEREAS** New York City Council Intro 586 is a legislative bill that proposes all Level 1 interactions with the public would require a separate report be filed each time a New York City Police Officer makes an inquiry; and,

**WHEREAS** level 1 encounters are considered police interactions where an individual is not suspected of a crime, an individual's help is being sought by a Police Officer, or an Officer is seeking to help an individual; and,

**WHEREAS** examples of a level 1 encounter include: Police Officers looking for a missing child in a park, Officers asking subway riders about a crime in progress, Detectives asking neighborhood residents about a crime in the area, Officers asking a store owner if everything is alright; and,

**WHEREAS** bill 586 would require Police Officers to report on the race, ethnicity, gender, and age of every person involved, and detail the circumstances surrounding each Level 1 encounter; and,

**WHEREAS** a Federal Court rejected a previous effort to require Officers to complete additional paperwork and found that imposing these requirements on police officers were unnecessary; and,

**WHEREAS** bill 586 sends a message to the New York City Police Department that Officers are not to be trusted with the most fundamental aspects of their profession; and,

**WHEREAS** Bronx District Attorney Darcel Clark opposes Intro No. 586, citing that this law would cause "longer response times and fewer positive interactions between police and the public."

**WHEREAS** New York City Mayor Eric Adams vehemently opposes Intro No. 586 and has publicly sworn to veto it, saying "It will endanger public safety."

**WHEREAS**, Bronx Community Board 8 Public Safety Committee strongly opposes New York City Council Intro No. 586 bill and requests our City Council Representatives Carmen De La Rosa, Eric Dinowitz and Pierina Ana Sanchez publicly voice their opposition to the bill and vote against it.

**Therefore, BE IT RESOLVED** Bronx Community Board 8 strongly opposes New York City Council Intro No. 586 bill and requests our City Council Representatives Carmen De La Rosa, Eric Dinowitz and Pierina Ana Sanchez publicly voice their opposition to the bill and vote against it.

Approve in favor: (3) M. Gibbs, E. Green, L. Spalter

Disapprove: 0

Abstained: (1) J. Campbell Priveterre

**TRAFFIC & TRANSPORTATION COMMITTEE**  
**SAPO RESOLUTION**

**WHEREAS**, the SAR Academy (the Applicant), 655 W 254<sup>th</sup> Street, Bronx, NY 10471, presented its request to obtain a Street Activity Permit (SAPO) in connection with its 55<sup>th</sup> Anniversary Celebration to be held at the campus located at 503 W 259<sup>th</sup> Street, Bronx, NY 10471 on Saturday, February 3, 2024; and

**WHEREAS**, the Applicant requested to restrict curb lane usage on W 259<sup>th</sup> Street between Riverdale Avenue and Netherland Avenue and Netherland Avenue and 259<sup>th</sup> Street and the dead-end street of Netherland Avenue on Saturday, February 3, 2024 from 7:00am to 11:30pm; and

**WHEREAS**, the Applicant has not requested to restrict vehicular traffic.

**WHEREAS**, the Traffic and Transportation Committee of Community Board 8, Bronx, unanimously supports the issuance of a permit to the SAR Academy for the curb lane restrictions on W 259<sup>th</sup> Street between Riverdale Avenue and Netherland Avenue and Netherland Avenue and 259<sup>th</sup> Street and the dead-end street of Netherland Avenue on Saturday, February 3, 2024 from 7:00am to 11:30pm.

**THEREFORE BE IT RESOLVED THAT**, Bronx Community Board 8, Bronx, supports the issuance of a permit to the SAR Academy for the curb lane restrictions on W 259<sup>th</sup> Street between Riverdale Avenue and Netherland Avenue and Netherland Avenue and 259<sup>th</sup> Street and the dead-end street of Netherland Avenue on Saturday, February 3, 2024 from 7:00am to 11:30pm.

In favor: S. Alexander, K. Buford, C. Calhoun, I. DeLeon, M. Gibbs and J. Land

Opposed: None

Abstain: None

**RESOLUTION**  
**CB #8 Housing Committee**

**WHEREAS**, the *City of Yes—Economic Opportunities* includes a section on allowing commercial development on “campuses”, and

**WHEREAS**, a portion of this "campus" section permits up to 15,000 SF of commercial development on the ground floor of New York City Housing Authority developments in residentially-zoned districts, and

**WHEREAS**, Marble Hill Houses and Fort Independence Street Apartments in CB #8 are zoned R6 with no commercial overlay, and

**WHEREAS**, the Housing Committee of CB #8 discussed this proposal with committee and community members at its November 27th committee meeting, and

**WHEREAS**, members expressed concern about resulting increased truck traffic from both deliveries and refuse removal, extended hours of operation and signage with or without illumination.

**THEREFORE, BE IT RESOLVED** that the Housing Committee finds that the proposal to include 15,000 SF of commercial development in NYCHA developments is incompatible with a residentially-zoned and residentially-developed NYCHA neighborhoods, and

**BE IT FURTHER RESOLVED** that such commercial development will be detrimental to the quiet enjoyment of the developments, is unnecessary and offers no benefits to the developments, and

**BE IT FURTHER RESOLVED** that the Housing Committee opposes the Department of City Planning's proposal to allow commercial development in the residential buildings of NYCHA developments.

The resolution was adopted unanimously. **(3-0) In favor: L.Chong, I. DeLeon, R. Ginty**