

**Bronx Community Board 8**  
**Minutes of the Executive Committee Meeting**  
**December 6, 2023**

[https://youtu.be/u07SaQXMMFg?si=Pl\\_WyR0WqcjVIqxq](https://youtu.be/u07SaQXMMFg?si=Pl_WyR0WqcjVIqxq)

**Committee Members Present**

Sylvia Alexander, Bob Bender, Kelli Buford, Margaret Della, Nicholas Fazio, Robert Fanuzzi, David Gellman, Rosemary Ginty, Edward Green, Dr. Julia Gomez, Scott Krompinger, Julie Reyes, Laura Spalter, Debra Travis, Martin Wolpoff, Sergio Villaverde

**Committee Members Approved Hybrid for Extraordinary Circumstances**

Oscar Martinez

**Committee Members Absent**

Rabbi Bob Kaplan, Charles Moerdler

**Staff/Board Members**

Farrah Kule Rubin, Ardy Malziu, Mary Ellen Gibbs

Chairperson Reyes convened the meeting at 7:10pm with a roll call. A quorum being present, the meeting was called to order.

**Approval of Executive Committee Minutes: November 1, 2023**

The Committee unanimously approved the November 1, 2023, Executive Committee minutes. Some members expressed that the resolutions/explanations should be in minutes.

*[Chair deferred report to later in the meeting.]*

**Treasurer Report**

- Presented monthly report
- Budget modification to move funds from community coordinator accruals to OTPS (\$4000)
- Noted that the DM is a notary helping the community if they come in.

## **District Manager Report**

### *Zoom 'bomb' interrupted meeting*

- Community coordinator began his position and doing well
- First turkey giveaway on Nov 20th. Donated by Stagg Group: Recipients of the turkey's: PS81, Ft Independence, Marble Hill Houses, St. Stephens Church, Riverdale Neighborhood House 50th Pct., and various individual district residents. Thank you to the Board member volunteers C. Calhoun, B. Bender, and J. Reyes.
- Department of Buildings (DOB) constituent services day in the Board office on December 15th 10a-2pm. Will offer services again, if well received.
- Looking for spaces for Board and Committee meetings held throughout the district. Always check notices as locations change.
- Staff must attend 2-3 meetings a month, including full Board meetings, but cannot attend all meetings. Chairs are expected to run their own meetings.
- December CB8 District Cabinet meeting held, the next meeting will be on January 2n, 2024. Welcome any comments and feedback.
- Viewing potential office space with Chairperson and Officers.

## **Committee Reports**

- Aging - Next meeting Dec. 14th at 4pm
- Budget - Remind committee Chairperson beginning in January add in agenda to discuss ideas for FY26
- Economic Development - City of Yes discussed at meeting on 12/5, refer to minutes. Nominating period opens in January for Betty Campbell Adams Most Valuable Merchant Award. Please submit recommended businesses in January.
- Education, Libraries, & Cultural Affairs - Had School Construction Authority present at the October meeting, discussed resolution on the Van Cortlandt Motel - proposed new school. in Nov. SCA discussion at next meeting 12/26. No Vice Chair yet.
- Environment & Sanitation - Resolution passed re: asking Department of Buildings (DOB) to stop work orders for charter school development - 232nd and Irwin Ave. resulting in flooding and damage. 12/19 City meeting on this issue with Assemblymember Dinowitz. Mayor canceled composting. Next meeting in January.
- Health Hospitals & Social Services - none
- Housing - City of Yes - Committee opposed housing proposal. Council passed legislation (1041-A) on housing targets for every Community Board based on 5-year plans: total housing, affordable, deeply affordable, housing for formerly homeless and preservation units. 12/20 is the next meeting. Asking Council Member (CM) Sanchez, who is Chair of the NYC Council Housing Committee, to present at a future

CB8 Housing committee meeting and CM Dinowitz, too, especially to speak on Local Law 27.

- Land Use - City of Yes discussion. Riverdale Country School to expand sidewalk/driveway access.
- Law Rules & Ethics - WESTHAB has a contract for Stagg property on Waldo Ave. & W. 238th St. - anticipates tenants moving in January. Zoom bombing - may edit original copy and post but must keep original and provide if FOILED. Conflict of Interest Board to come before the Board. OML, apart from Exec and Full Board, chairs have the option whether to hear from the public but must be consistent. Noted situation in CB11 lack of confidence in chair and vice chair to be reflected on. Member asked for future consideration of face and name as virtual meeting attendees. Member asked if the Vice Chair can speak, and the Chair clarified that the Vice Chair speaks if the Chair is not present.
- Parks - National Society of Colonial Dames (Dames) has held Van Cortlandt House license (not concession) for 127 years, but license has lapsed. Had discussion with Parks Dept. and Historic House Trust. Dames will come to the January committee meeting to discuss fundraising, issues of building, finances, etc.
- Public Safety - 8 Resolutions and 1 Resolution to bring up for floor of Full Board:
- Renewal Wine/Beer/Cider: Greek Express 3753 Riverdale Ave, Montezuma Restaurant 119 W Kingsbridge Road - approved - NYPD no objection
- New application: Sweet Billiards Corp. 3004 Heath Ave signed 2am agreement - approved
- BBQ Pit renewal - will be brought from the floor as the deadline is 12/31/23. No issues.
- NYE All Night Permit - Spanglish 6697 Broadway, NYPD no objection; Stilettos 6668 Broadway, 143 complaints from public, NYPD recommended to deny. Committee voted to disapprove 5:1.
- Cannabis management application to Office of Cannabis Management (OCM) - new establishment (2 year) license:
- Pharmacy at 3547 Johnson Ave applying for license. If OCM objects to pharmacy and dispensary being in the same location, the applicant will change location and abide by OCM guidelines. CB is an advisory body and only makes recommendations, but OCM decides. Business will close at 8pm with CB8 conditions. No onsite/offsite consumption license requested; Approved 5:1
- Pure Bliss Cannabis Solutions 2734 Sedgwick Ave. Dispensary location is a residential building, no commercial space, no lease, no notice to neighbors. Disapproved unanimously.
- Committee Resolution approved unanimously on OCM regarding more safeguards for Cannabis applications and license-holders in the community
- Traffic & Transportation- 12/21 meeting discussed Citi Bike impact and holding a walking tour with the Borough Commissioner. Jimmy Packes resolution ready for Board consideration. Member inquiry on number of parking spots absorbed and

usage by Citi Bike. Member inquiry on status of left turn arrows at North bound 256th and Riverdale Ave. Member inquiry on intersection safety timeline.

- Youth - 12/18 meeting visiting Kingsbridge Heights Community Center and discussing civic activities, SYEP.
- Special Committee on Racial Equity (SCRE) - See upcoming resolution at full Board meeting
- Special Committee on Hudson River Greenway - Hoping to have a meeting in January as there are updates.
- Special Committee on Veterans Services - Meeting on 12/4. Certificates of Appreciation pending CB8 Chair approval. Next meeting in February. CM Dinowitz attending to discuss veteran status. 2701 KBT re: veterans' treatment. Member raised issues on homeless veterans' services.

### **Old Business**

None

### **New Business**

None

### **Chairperson's Report**

Resolutions going to the Executive committee come from the Committee. Resolutions going to the Full Board should be a Board Resolution.

Staff participation in Zoom meetings addressed earlier.

Clock on Zoom will be used in Board meetings. Members should adhere to the clock and be succinct in their remarks.

Chair Resolutions: 1) on materials coming from the CB, must be approved by the CB8 Chair; 2) any request/meeting on behalf of the CB must be disclosed to CB8 Chair/DM

Member commented that it is good for CB8 to distinguish between service delivery issues and private disputes. Board should never get involved in the latter.

Chair clarified that if the office decides it is not appropriate for CB8 to get involved, Board member(s) who brought the issue to the office would be advised.

Next Executive Committee is 1/3

### **Executive Session**

Voted to go into session based on Open Meetings Law 105-H regarding personnel. Voted to come back out of session - unanimous.

### **Miscellaneous Business**

Discussion at Executive Session is to proceed with property space #3, #2, #1 in that order.

The Vice Chair attended a meeting on Mayoral Control of City Schools which is up for a vote in 2024.

The next Full Board meeting is 12/12/23.

**Adjournment**

A motion to adjourn was made and seconded. The chair adjourned the meeting at approximately 9:55pm.

Submitted by,

Margaret Della, Secretary