

**(Pending Committee Approval)**

**Bronx Community Board 8  
Minutes of the Full Board Meeting  
January 9, 2024, 7PM  
IN-Tech Academy, 2975 Tibbett Ave, Bronx, NY 10463**

**Meeting Recording Link:**

**[https://www.youtube.com/watch?v=b\\_dk2m9h4yl&t=4273s](https://www.youtube.com/watch?v=b_dk2m9h4yl&t=4273s)**

**Committee Members Present (25 present for quorum)**

Constance Barnes-Watson, Jillian Baez, Bob Bender, Kelli Buford, Chris Calhoun, Sebastian Chittilappilly, Robert Fanuzzi, Nicholas Fazio, Steven Froot, Mary Ellen Gibbs, Dr. Julia Gomez, Edward Green, Emily Hausman, Rhashida Hilliard, Rob Jacklosky, Barbara Kail, Rabbi Bob Kaplan, Scott Krompinger, Josh Land, Eliane Lobos, Julie Reyes, Daniel Rowen, Ramdat Singh, Laura Spalter, Jessica Sosa

**Committee Members Approved for Extraordinary Circumstances (5)**

Margaret Della, Charles Moerdler, Rita Potcher Lowe, Georgia Santiago, Martin Wolpoff

**Committee Members Absent (13)**

Sylvia Alexander, Aboubacar Barry, Carol Blake, Joy Campbell Priveterre, Lee Chong, Ingrid De Leon, David Gellman, Rosemary Ginty, Oscar Martinez, Theodore Morris, Omar Murray, Debra Travis, Sergio Villaverde

**Staff**

Farrah Kule Rubin, Ardy Malziu, Pablo Romano

**Guests**

NYPD 50th Precinct Community Affairs Officers Sala and Captain Florentino, NYS Assemblymember Jeffrey Dinowitz, Assemblymember Dinowitz Reps. Randi Martos and Jesse Lerer, NYC Councilmember Eric Dinowitz, Councilmember (CM) Dinowitz Rep. Stephenie Rodriguez, NYC Councilmember Pierina Ana Sanchez, and Representatives from Mayor Adams - Alina Dowe, Bronx Borough President Office (BP) - Alexis Ruiz, US Congressmember Ritchie Torres – Joseph McManus, Bronx District Attorney (DA) Clark - Jumanah Escalera and Jeffrey Peña, NYC Comptroller - Mayhew Greer, NYC Public Advocate – Rose Mendez, Department of City Planning (DCP) – Camila Thomas, Councilmember de la Rosa Rep. Jamilah Sandoval, and NYS Senator Jackson Rep. Dario Quinsac and NYS Senator Rivera Rep. Brent Schneider. Gallery Speakers - Karen Argenti, Tara McMaster, Miguel Matos, Migdalia Veloz

Chairperson Reyes convened the meeting at 7:02 pm with a roll call and announced committee members approved for extraordinary circumstances (EC). As a reminder, the Board Chairperson and Office must be notified by the day of the meeting in writing before 12 noon if a board member requests EC and be approved. Board members who attend a meeting via Zoom but have not been approved for EC may participate but won't be able to vote. A quorum being present, the meeting was called to order.

### **Gallery**

Karen Argenti – Bronx Council for Environmental Quality re: opposition to the City of Yes for Economic Opportunity

Tara McMaster – Broadway Community Alliance re: opposition to the City of Yes for Economic Opportunity

Miguel Matos – Bronx Chamber of Commerce re: support of the City of Yes for Economic Opportunity

Migdalia Veloz - Issues regarding the motel on Broadway vicinity of W. 254<sup>th</sup> St. next to the W and its residents including harassment and aggressive behavior

### **Report from the Borough President's Office**

January 9, 2024, marks two years since the Twin Parks fire. Stressed the importance of fire safety. The Borough President is working with the FDNY and community groups to schedule fire safety trainings and smoke alarm installations. If interested, please reach out to the BP's office for more information. Community Board applications will go live within the next week. This is a notice for everyone who is up for reappointment and for those interested in joining the board. The application will be fully electronic and found on the BP's website (English & Spanish). Boards are expected to vote on the City of Yes for Economic Opportunity and submit their recommendations to the City Planning Portal.

### **Report from the Mayor's Office**

The Mayor's Office had a conversation with the Department of Transportation (DOT) regarding the installation of Citi Bikes and areas where they are causing issues in (the Board had a walkthrough) and will follow up with the Deputy Commissioner to share on what is happening with this matter. A follow up was conducted with the Department of Buildings (DOB) regarding the building on W. 232<sup>nd</sup> Street and the water waste there and DOB shared that they would look into the matter. The Mayor's Office will also investigate the issues at the motel on Broadway next to the W that was brought up during the Gallery Session.

## **Report from the NYPD 50th Precinct**

Robberies are up 21% vs. 9%. Grand larceny is also up in cars where tires, rims, airbags and catalytic converters are being stolen. They have two officers who used to do a 4-12 but now focus on this. If you see something, call 911 and do not engage. Another problem in the 50<sup>th</sup> Precinct is grand larceny auto (GLA). In the last couple of days, three unattended vehicles with their engines running were stolen. Some of the perpetrators were arrested but the vehicles were damaged, so it is important to be mindful of not leaving your unattended car on. Regarding the motel issue brought up during the Gallery Session, the 50<sup>th</sup> Precinct does not have any information now but for something like that, just let the 50<sup>th</sup> Precinct know with more information such as the timeframe that the incident is occurring, and they will check it out. They will make the Neighborhood Coordination Officers (NCO) of that area aware of this incident as well. There are no updated hate crimes and any information the 50<sup>th</sup> Precinct gave in the last meeting is the same. They will continue to be on high alert and make sure everything is safe.

## **Elected Official Reports**

### *NYS Senator Robert Jackson's Office:*

Governor Hochul introduced her budget plan, and the State Senate will read the plan, discuss it and in the next 30-40 days, they will have a response which might mean introducing bills and start negotiating the budget. The Senator is focusing on three bills: Senate Bill S5567A, provides for minimum wage requirements for miscellaneous industry workers; Senate Bill S182A, relates to providing a civil action for deprivation of rights; and environmental bills and labor bills relating to pension.

### *NYS Senator Gustavo Rivera's Office:*

The new session has begun, and Senator Rivera is looking forward to working with his colleagues to pass critical legislation such as the New York Health Act which would create a single-payer system in NYS. Senator Rivera, in collaboration with the Northern Manhattan Improvement Corporation (NMIC), is hosting immigration services on the third Friday of every month at his District Office at 2432 Grand Concourse, Ste 506, Bronx, NY 10458. You can schedule an appointment at 718-933-2034. The office is also hosting Human Resources Administration (HRA) Benefit Enrollment dates on February 8<sup>th</sup> and 22<sup>nd</sup> from 10am – 3pm. Satellite Office Hours are beginning in Riverdale on January 17<sup>th</sup> at the Riverdale Y from 1pm – 6pm.

### *US Congressman Ritchie Torres' Office:*

The Office's phone number is 718-503-9610 and walk-ins are welcome for any federal issues such as Social Security, Medicare, Medicaid, USPS and much more that the office can assist with. The new office is located at 540 E. Fordham Road, 2<sup>nd</sup> Floor (ADA accessible). If you cannot make it to the office, you can email Joseph McManus at [joseph.mcmanus@mail.house.gov](mailto:joseph.mcmanus@mail.house.gov) and he will forward your concerns to the appropriate staff member.

*NYS Assemblyman Jeffrey Dinowitz:*

Five years ago, in 2019, Assemblyman Dinowitz was able to negotiate into the State budget what amounts to a free toll for Bronx residents using the Henry Hudson Bridge. A Bronx resident who has their car registered in the Bronx and has an E-ZPass will receive an instant rebate on the Henry Hudson Bridge toll whenever they cross it. It was supposed to be in effect in June 2020 but the money disappeared when the pandemic came, but now that the money is coming in, the program is going to start on February 3, 2024. You may be automatically enrolled but if you are not, go online and follow the instructions to register.

*NYC Councilman Eric Dinowitz:*

Reminder to everyone that if you have a 311 complaint, please call Councilman Dinowitz's Office and provide them with your ticket number and they will assist. Introduced a new staff member, Stephanie Rodriguez, who will be assisting with some constituent issues. Conducted a walkthrough last month with Bronx Community Board 8 and Assemblyman Dinowitz in the Amalgamated section of the district to see if there are different places to put the Citi Bikes. Taking away precious parking was not necessary and the Department of Transportation should have conducted the walkthrough before installing the Citi Bikes but still did the walkthrough to provide alternate locations. Terrible fire in Kingsbridge and has met with the business owners to discuss what is available to them. Next meeting is on February 5<sup>th</sup> with the Department of Small Business Services. Councilman Dinowitz was also a part of a meeting with the Department of Buildings, Assemblyman Dinowitz and a few Bronx Community Board 8 members regarding the construction site on 232<sup>nd</sup> Street and Tibbett Ave. Asked that work be shut down until the problems are resolved but the DOB will send more inspectors to look at the issues. Flood barriers available at the office if a constituent needs. To assist constituents, a representative from the Department of Veterans' Services will be at the office on January 17 from 10am – 4pm, West Bronx Housing on January 23 from 10am – 4pm, Department of Finance on January 26 from 10am – 2pm, Legal Aid Group on February 15 from 10am – 3pm. Call the office to make an appointment. Sign up for the newsletter at [ericdinowitz.nyc/newsletter](https://ericdinowitz.nyc/newsletter).

*NYC Comptroller's Office:*

The Comptroller's Office released a report, "Riding Forward: Overhauling Citi Bike's Contract for Better, More Equitable Service" which reviews Citi Bike's performance to-date and recommends a comprehensive contract overhaul to ensure more reliable and equitable service. Accepting applications on their website for their Summer Internship Program, due on February 23<sup>rd</sup>. If you have any questions, you can contact 929-512-1647.

*Bronx District Attorney Darcel Clark's Office:*

Felony Trial Training will begin where community members serve as mock jurors on January 29 from 8am to 4pm. Breakfast and lunch will be served. Re-Entry Employment Resource Fair on January 30 from 10am – 2pm at the Bronx River Community Center providing job readiness programs, resume building workshops, etc. On February 3<sup>rd</sup>, the Bronx DA will host the first Youth Advisory Council Meeting, for Bronxites ages 14 – 21, to have a discussion about the community, gang violence and crime in the Bronx.

*NYC Public Advocate's Office:*

The Public Advocate released the Worst Landlord Watchlist in December and in the last four months, he released two reports on air quality and the transit system in NYC. He will soon release a report on the migrants in NYC and summarizing everything that's occurred in the last two years. The Public Advocate passed two bills: banning solitary confinement and the "How Many Stops" Act, a reporting bill for the NYPD.

### **Roll Call**

Completed

### **Chairperson's Report**

Refer to Executive Committee minutes when available.

The Betty Campbell Adams Most Valuable Merchants Award will be back in order and Nick Fazio will speak on that during the Economic Development Committee report. We will be putting a committee together for the Irving Ladimer Community Service Award next month.

Asked board members to look at their committee reports in the event we do not get to the committee reports, as resolutions need to be discussed and voted on this evening.

NYS Assemblyman Jeffrey Dinowitz and NYC Councilman Eric Dinowitz do a lot for this community, and we will include every elected official and representative in the meetings.

### **Treasurer's Report**

The balance remaining for Other Than Personal Services (OTPS) is \$21,741. The Budget Mod that was passed last month that moved \$4,000 from Personal Services (PS) to OTPS was processed, which is why the OTPS balance is higher this month than it was last month. Cleaning bills were paid, and we have the cushion of \$10,000 in Object Code 499. No budget modifications this month. \$194 in encumbered funds. The budget for rent and energy is maintained separately by Office of Management and Budget (OMB) per the lease contract.

### **District Manager's Report (DM)**

Working remotely due to ankle surgery but thanked board members for attending in-person and staff for helping set up the meeting.

Hope you enjoyed our first newsletter for the Fall/Winter 2023 season. Considering doing this as a quarterly item instead of monthly.

Community Coordinator Ardy Malziu is still scheduling all the trainings he needs to take. He should be able to start using our FMS portal in the next few weeks.

We scheduled a Department of Buildings' Constituents Services Event on December 15 for residents with questions. It went very well and many constituents attended. We will arrange for more dates in the future as a resource for our community.

Our office received 100 tickets to the Yankee Winter Wonderland Event in December. Kingsbridge Heights Community Center and our local shelter received the tickets for their children and families to attend.

We have secured all the meeting spaces for our full board meetings through June in all areas of our district (Riverdale, Kingsbridge, Van Cortland, Fieldston, Kingsbridge Heights, Spuyten Duyvil, and Marble Hill) as requested by our board. Please be sure to always check the calendar and agenda for the location of the meetings since they are different each month.

Thank you, IN-Tech Academy, for providing the space again this month.

Working on getting ready to post press releases and do outreach for nominations for the Community Board Awards: Comeback Kid Award, New York Yankees Awards, Irving Ladimer Community Service Award and Betty Campbell-Adams Most Valuable Merchant Award, and will be reaching out to the Youth, Community Service Awards and Economic Development committees to organize this.

Want to make sure all our committees are getting comfortable with having a member run their Zoom part of the meeting. If training is still needed, please reach out to the office and we will be happy to arrange that.

Recently held a District Service Cabinet meeting on January 2, 2024, and will post the minutes to the Full Board shortly. Next District Service Cabinet meeting is on Tuesday, February 6. Thank you for sending in your requests to follow up on.

### **Election of Committee Chairperson – Environment & Sanitation Committee**

Environment & Sanitation – Daniel Rowen

*Unanimous*

In Favor: (30) C. Barnes-Watson, J. Baez, B. Bender, K. Buford, C. Calhoun, S. Chittilappilly, M. Della, R. Fanuzzi, N. Fazio, S. Froot, M. Gibbs, J. Gomez, E. Green, E. Hausman, R. Hilliard, R. Jacklosky, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, C. Moerdler, R. Potcher Lowe, J. Reyes, D. Rowen, G. Santiago, R. Singh, L. Spalter, J. Sosa, M. Wolpoff

Abstentions: (0)

Opposed: (0)

### **Committee Reports:**

#### **a) Public Safety –**

**Renewal Application: Liquor, Wine, Beer & Cider Resolution passed unanimously:**

- Riverdale Steak House, 5700 Riverdale Ave.

**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.

Approved: (30) C. Barnes-Watson, J. Baez, B. Bender, K. Buford, C. Calhoun, S. Chittilappilly, M. Della, R. Fanuzzi, N. Fazio, S. Froot, M. Gibbs, J. Gomez, E. Green, E. Hausman, R. Hilliard, R. Jacklosky, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, C. Moerdler, R. Potcher Lowe, J. Reyes, D. Rowen, G. Santiago, R. Singh, L. Spalter, J. Sosa, M. Wolpoff

Abstentions: (0)

Opposed: (0)

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**Corporate Change: Liquor, Wine, Beer & Cider Resolution passed unanimously:**

- Bokagua, 3541 Riverdale Ave.

**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.

Approved: (30) C. Barnes-Watson, J. Baez, B. Bender, K. Buford, C. Calhoun, S. Chittilappilly, M. Della, R. Fanuzzi, N. Fazio, S. Froot, M. Gibbs, J. Gomez, E. Green, E. Hausman, R. Hilliard, R. Jacklosky, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, C. Moerdler, R. Potcher Lowe, J. Reyes, D. Rowen, G. Santiago, R. Singh, L. Spalter, J. Sosa, M. Wolpoff

Abstentions: (0)

Opposed: (0)

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## 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.

Approved: (30) C. Barnes-Watson, J. Baez, B. Bender, K. Buford, C. Calhoun, S. Chittilappilly, M. Della, R. Fanuzzi, N. Fazio, S. Froot, M. Gibbs, J. Gomez, E. Green, E. Hausman, R. Hilliard, R. Jacklosky, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, C. Moerdler, R. Potcher, Lowe, J. Reyes, D. Rowen, G. Santiago, R. Singh, L. Spalter, J. Sosa, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**The OCM New Application resolution for Green Healthy Living Social Club LLC passed UNANIMOUSLY to DISAPPROVE.**

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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.

Approved: (30) C. Barnes-Watson, J. Baez, B. Bender, K. Buford, C. Calhoun, S. Chittilappilly, M. Della, R. Fanuzzi, N. Fazio, S. Froot, M. Gibbs, J. Gomez, E. Green, E. Hausman, R. Hilliard,



R. Jacklosky, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, C. Moerdler, R. Potcher  
Lowe, J. Reyes, D. Rowen, G. Santiago, R. Singh, L. Spalter, J. Sosa, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**The OCM New Application resolution for Trendy Threads passed UNANIMOUSLY to DISAPPROVE.**

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Public Safety Chair E. Green brought a resolution to the floor regarding the opposition to City Council Intro No. 586. A discussion was held on the resolution.

Level 3 interactions occur when an officer may detain an individual for a brief period of time upon reasonable suspicion that the person committed, was committing, or is about to commit a crime, otherwise known as a “Terry stop.”

All three City Councilmembers representing Bronx Community Board 8 voted to pass Intro No. 586. Councilmembers Sanchez and Dinowitz explained their reasoning for voting in favor of the bill.

According to L. Spalter, the 50<sup>th</sup> Precinct Community Council President wants more community policing and sees this bill as a terrible vote of confidence in the police.

In order to gather more information R. Kaplan encourages the Public Safety committee to have a meeting with the Councilmembers to discuss Intro No. 586 more in-depth. As such, a motion was brought forth to table the resolution by R. Kaplan and seconded by R. Singh.

**A MOTION was brought forth to TABLE the below resolution:**

**PUBLIC SAFETY RESOLUTION  
OPPOSITION TO CITY COUNCIL INTRO NO. 586  
JANUARY 9, 2023**

**WHEREAS** on December 20, 2023, the New York City Council passed Intro No. 586 also known as the “How Many Stops Act” a legislative bill requiring New York City Police Officers to file a separate police report for each Level 1 interaction with the public; and

**WHEREAS** According to the NYPD Patrol Guide for Level 1 Stops, information can be requested from an individual and does not require any suspicion of criminal activity; the objective is to gather information and not to focus on the person as a potential suspect; and

**WHEREAS** examples of Level 1 Stops include: Officers speaking to witnesses of a crime, seeking information from residents about a missing child or a fight in a park, canvassing subway riders about a reported crime, asking residents about a local crime in response to a 911 call, or asking a store owner if there is video footage of a recent crime; and,

**WHEREAS** the “How Many Stops Act” requires Police Officers to report on the race, ethnicity, gender, and age of every person involved, and detail the circumstances and outcomes for each Level 1 interaction; and,

**WHEREAS** Federal Court has already imposed reporting mandates on Level 3 interactions but rejected a previous effort to require NYPD officers to complete additional paperwork finding that imposing additional reporting requirements on police officers were unnecessary, however, police officers must activate their body cams when engaging in Level 1 encounters; and,

**WHEREAS** Bronx District Attorney Darcel Clark opposes Intro Bill No. 586 due to negative impacts on community policing citing, “Longer response times and fewer positive interactions between police and the public.” and

**WHEREAS** New York City Mayor Eric Adams opposes Intro Bill No. 586 as written and has publicly sworn to veto it saying, “The New York City Council has taken action today that, if implemented will unquestionably make our city less safe,” and

**WHEREAS** the Public Safety Committee of Bronx Community Board 8 voted to oppose Intro No. 586 at their December 19<sup>th</sup> meeting because Level 1 interaction reports will place an onerous bureaucratic burden on NYPD that will interfere with police work and sends a message that NYPD officers are not to be trusted with the most fundamental aspects of their profession.

**THEREFORE, BE IT RESOLVED** Bronx Community Board 8 urges Mayor Adams to veto Intro Bill No. 586, and

**BE IT FURTHER RESOLVED** Bronx Community Board 8 urges our City Council Representatives Carmen De La Rosa, Eric Dinowitz, and Pierina Ana Sanchez not to vote to override the Mayor’s veto of Intro Bill No. 586.

Approved: (16) C. Barnes-Watson, J. Baez, S. Chittilappilly, M. Della, R. Fanuzzi, S. Froot, R. Hilliard, R. Jacklosky, B. Kail, R. Kaplan, C. Moerdler, R. Potcher Lowe, D. Rowen, R. Singh, J. Sosa, M. Wolpoff

Opposed: (12) B. Bender, K. Buford, C. Calhoun, N. Fazio, M. Gibbs, J. Gomez, E. Green, E. Hausman, S. Krompinger, E. Lobos, J. Reyes, L. Spalter

Abstentions: (1) J. Land

**The MOTION to TABLE the Public Safety Committee resolution in opposition to City Council Intro No. 586 PASSED.**

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**NYC Councilmember Pierina Ana Sanchez gave her report to the Full Board:**

Highlighted that if she is to remain the Chair of the Housing and Buildings Committee in the NYC Council, she plans on conducting an oversight hearing on the collapse of the building in her District, such as façade and inspection issues. Had a meeting with CM Dinowitz and the Association of Riverdale Co-Ops and Condos where they spoke about co-op governance and façade inspection program problems. The Kingsbridge Armory Request for Proposal (RFP) is due January 18, 2024, and excited to see what is coming in. Economic Development Corporation (EDC) says that it is one of the most downloaded RFPs in EDC history. CM Sanchez's office had a Kingsbridge tour with NYC Council Chair of Veterans Affairs Robert Holden, where they toured the Jericho facility on Walton Ave. They also have a site on Kingsbridge Terrace. If you have any concerns, please contact CM Sanchez's office for assistance.

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**b) Traffic & Transportation** – Resolution from the Traffic & Transportation Committee being brought to the floor regarding SAR Academy's 55<sup>th</sup> Annual Celebration where they have asked for curb lane restrictions (closures) 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. It will not have an impact on vehicular traffic.

Chairperson Reyes voiced her opposition only due to the fact of the 40 parking spots on the dead-end street of Netherland Ave will be taken away from the community unnecessarily.

The next T&T meeting will be on January 18, 2024.

**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.

Approved: (24) C. Barnes-Watson, J. Baez, B. Bender, K. Buford, C. Calhoun, S. Chittilappilly, M. Della, N. Fazio, S. Froot, M. Gibbs, J. Gomez, R. Hilliard, R. Jacklosky, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, C. Moerdler, R. Potcher Lowe, D. Rowen, G. Santiago, R. Singh, M. Wolpoff

Opposed: (4) R. Fanuzzi, E. Green, J. Reyes, J. Sosa

Abstentions: (2) E. Hausman, L. Spalter

**The Traffic and Transportation Committee SAPO resolution PASSED.**

**c) Housing** – Chairperson Reyes presented the Housing committee resolution for the City of Yes for Economic Opportunity. The resolution is in opposition of DCP proposal to allow commercial development in the residential buildings of New York City Housing Authority (NYCHA) developments.

Economic Development Committee Chair N. Fazio recognizes the concerns but wants to address the inadequacies of the Housing Committee resolution.

- Businesses benefit the city a lot ; they pay taxes, create jobs, foot traffic, increases security, and this resolution says that businesses create trash, noise, garbage, and thus disqualifies this resolution.
- There is a need for commercial development because they have a \$20 billion capital debt.
- In the Economic Development Committee resolution, the Committee gives NYCHA residents and tenant organizations the opportunity to weigh in.
- Parkchester and Co-Op City has commercial in their ground floor.
- In the spirit of compromise, the Economic Development Committee put in a contingency into their resolution that gives the Community Board and residents of NYCHA to weigh in.

Chairperson J. Reyes mentions that the Housing Committee did speak with the NYCHA tenant organizations, and the residents do not want any commercial in their buildings.

Land Use Chair C. Moerdler thanks N. Fazio for his effort to compromise.

- Under the way that City Planning has been dealing with these issues, you either vote yes or no on the checklist. The conditionals are not really counted. Part of the problem is the way this has been loaded at the front end by City Planning

because it does not permit the compromise that C. Moerdler and N. Fazio were trying to work out.

- As a member of the NYC Housing Development Corporation, the overwhelming majority of NYCHA residents are opposed to commercial developments in their buildings.
- C. Moerdler states that it will take away green space.

**A MOTION was made to TABLE the Housing Committee resolution.**

Approved: (4) B. Bender, N. Fazio, J. Gomez, R. Hilliard

Opposed: (26) C. Barnes-Watson, J. Baez, K. Buford, C. Calhoun, S. Chittilappilly, M. Della, R. Fanuzzi, S. Froot, M. Gibbs, E. Hausman, E. Green, R. Jacklosky, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, C. Moerdler, R. Potcher Lowe, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, M. Wolpoff

Abstentions: (0)

**The MOTION to TABLE the Resolution DID NOT PASS.**

**A MOTION was then made to VOTE on the Housing Committee resolution:**

**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 Community Board #8 finds that the proposal to include 15,000 SF of commercial development in NYCHA developments is incompatible with 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 Community Board #8 opposes the Department of City Planning' proposal to allow commercial development in the residential buildings of NYCHA developments.

Approved: (17) J. Baez, C. Calhoun, S. Chittilappilly, M. Della, S. Froot, M. Gibbs, E. Green, R. Jacklosky, B. Kail, R. Kaplan, S. Krompinger, C. Moerdler, R. Potcher Lowe, J. Reyes, R. Singh, L. Spalter, M. Wolpoff

Opposed: (11) C. Barnes-Watson, B. Bender, K. Buford, R. Fanuzzi, N. Fazio, J. Gomez, E. Hausman, R. Hilliard, J. Land, D. Rowen, J. Sosa

Abstentions: (0)

**The Housing Committee resolution on the City of Yes for Economic Opportunity PASSED.**

**d) Economic Development** – The resolution introduced by the Economic Development Committee was passed unanimously by the committee. Three joint Land Use and Economic Development Committee meetings were held on the City of Yes for Economic Opportunity.

The Economic Development Committee made significant concessions in their efforts to compromise with the Land Use and Housing Committees. Further suggestions were made after the concessions were discussed and more changes were made, with the resolution introduced by the Economic Development Committee.

Some of the reasons why the Economic Development Committee is in favor of the City of Yes for Economic Opportunity:

- It is about innovation, growth, opportunity, creating jobs, equality, inclusion and moving the economy forward.
- The current regulatory framework is from 1961 and is outdated. We have to allow entrepreneurs and businesses the opportunity to meet the new needs of the market. The current framework is not an opportunity, it is a hindrance.
- This is also about economic security. We are heavily dependent on the financial sector.
- We need to create a path for the middle class and that is where production and manufacturing comes in (second resolution will be brought up in the floor regarding manufacturing). Production-based activities have better wages, better hours, more advancement, better opportunities for training and education.
- Since 1961, our manufacturing went from 40% to 2%.
- N. Fazio explains the compromises and concessions made in the resolution based on the recommendations by board members.

C. Moerdler says this is a Zoning resolution, not an economic measure. Explains the bad zoning decisions with items #9, 10, 11, 15 and 16 in the City of Yes for Economic Opportunity.

R. Fanuzzi appreciates and congratulates N. Fazio for his research and reaching across the aisles of the Community Board to present his motion. Urges the Board to vote against the motion for the following reasons:

- You cannot negotiate with City Planning on a zoning text change. This is a generic change citywide. We will not be able to carve out the well-meaning exceptions offered and only by voting no will we get the recognition and conversation with City Planning that we desire.
- There is absolutely no correlation between non-conforming uses which is commercial and residential and economic development. They are separate and no evidence that this will lead to an increase in economic development.
- No evidence of economic need, opportunity or endorsement from the Kingsbridge BID, Riverdale Main Street Alliance, or KRVC. We would never proceed on a thought experiment from a committee without stakeholder input or approval.

L. Spalter agrees with R. Fanuzzi because changing the zoning to allow so many commercial activities in residential neighborhoods will have a detrimental effect in Bronx Community Board 8. Commends the Economic Development Committee for the concessions that were made. If you vote "Yes, but..." City Planning will not pay attention to it.

B. Bender mentions that there were four issues brought up during joint Land Use/Economic Development Committee meetings and to his credit, N. Fazio has addressed all of those issues in the resolution. City Planning is not the only audience for this resolution. Ultimately, the decisions for these issues will go to the City Council. As a member of the Riverdale Main Streets Alliance, the fact that the Alliance has not taken a position on this issue should neither be understood as favorable or unfavorable.

S. Froot asks that even if this resolution does not pass, that it be sent to our City Councilmembers so they can understand the thinking of the Board and what went into the three meetings, the compromises, etc.

M. Wolpoff is impressed with N. Fazio's work and involvement in his objectives. His feeling, though, is that we have not been treated well by the City with the many changes in the past.

**A MOTION was made to VOTE on the Economic Development Committee resolution:**

**Resolution of Bronx Community Board 8 in Support of the "City of Yes for Economic Opportunity" Initiative with Stipulated Conditions and Specifics Requiring Attention by the City of New York**

**WHEREAS**, the well-being and prosperity of the community are intrinsic to the residents' quality of life; and

**WHEREAS**, the advancement of economic development is essential in cultivating a thriving community, fostering job creation, attracting investments, and enhancing overall economic prosperity; and

**WHEREAS**, the "City of Yes for Economic Opportunity" initiative endeavors to cultivate a business-friendly environment promoting innovation, entrepreneurship, and sustainable economic growth; and

**WHEREAS**, Bronx Community Board 8 acknowledges the imperative to revise its commercial and manufacturing zoning, strategically plan for the evolving economy, and collaborate with stakeholders to enact policies and initiatives contributing to the long-term economic prosperity of the community; and

**WHEREAS**, the "City of Yes for Economic Opportunity" initiative aligns with the community's vision for a diverse and resilient economy, emphasizing inclusivity, sustainability, and adaptability to dynamic economic circumstances; and

**WHEREAS**, the "City of Yes for Economic Opportunity" initiative promotes supply-chain localization, aligning with our city's goals of economic prosperity, environmental sustainability, and decoupling of carbon emissions and economic growth; and

**WHEREAS**, reducing the carbon footprint associated with long-distance transportation is crucial for mitigating climate change, and localized supply chains contribute to lower greenhouse gas emissions by minimizing transportation distances; and

**WHEREAS**, endorsing the "City of Yes for Economic Opportunity" initiative will bolster New York City's competitive advantage, attract new businesses, and retain existing ones, thereby augmenting overall economic stability and growth; and

**WHEREAS**, Bronx Community Board 8 acknowledges the significance of public-private partnerships, community engagement, and an efficient regulatory framework in fostering economic development;

**NOW, THEREFORE, BE IT RESOLVED** that the Bronx Community Board 8 hereby expresses its conditional support for the "City of Yes for Economic Opportunity" initiative and commits to collaborative efforts with relevant stakeholders to implement policies and programs fostering economic growth, innovation, and job creation in our community, provided that the following conditions are met:

- *City Administration SHALL NOT approve any licenses, permits, or other permissions not already granted in the 1961 Zoning Resolution (ZR), Title 20 of New York City*



*Administrative Code, and Local Law 214-2017,<sup>1</sup> as they relate to Proposal 9 ("Support nightlife with common-sense dancing and live entertainment rules") UNLESS the relevant city agency (such as the Mayor's Office of Nightlife) AND prospective establishments requesting permissions appear before the community board and obtain its approval for such permissions.*

- *Proposal 11 prohibits the facilitation of entrepreneurship for home occupations UNLESS the prospective applicants obtain the necessary approval from the relevant tenant organizations, co-op boards, or other resident associations (rental, cooperative, or condominium) for each residential building where such permissions are sought. Furthermore, the corresponding tenant organization or association of shareholders for each residential building has the authority to define the process through which approvals for in-home businesses are granted.*
- *Proposal 15 prohibits the facilitation of commercial space on residential campuses, including NYCHA, UNLESS the local community board and representative tenant association for each commercial campus under consideration approve of such uses.*
- *Proposal 16 prohibits commercial corner stores in all R1-R2 zones UNLESS the local community board AND relevant association of homeowners or renters approve prospective corner store applications; furthermore, Bronx Community Board 8 opposes amendments to the ZR pertinent to R1-R2 zones, including amendments that would permit large-scale commercial activities in neighborhoods ill-suited for such uses.*

**BE IT FURTHER RESOLVED** that Bronx Community Board 8 hereby stipulates that an emphasis shall be placed on the augmentation of building and code enforcement to ensure responsible development and strict compliance with all land use, zoning, and performance regulations;

**BE IT FINALLY RESOLVED** that the Bronx Community Board 8 directs the City Administration to undertake necessary actions to implement the objectives and strategies outlined in the "City of Yes for Economic Opportunity" initiative, contingent upon the aforementioned exceptions and modifications, and to collaborate with local community boards, businesses, community organizations, and other relevant stakeholders.

Approved: (12) C. Barnes-Watson, B. Bender, S. Chittilappilly, N. Fazio, J. Gomez, E. Hausman, R. Hilliard, B. Kail, J. Land, J. Reyes, D. Rowen, R. Singh

Opposed: (16) J. Baez, K. Buford, C. Calhoun, M. Della, R. Fanuzzi, S. Froot, M. Gibbs, E. Green, R. Kaplan, S. Krompinger, C. Moerdler, R. Potcher Lowe, G. Santiago, J. Sosa, L. Spalter, M. Wolpoff

Abstentions: (0)

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<sup>1</sup> Repeals Title 20/ Chapter 2 /Subchapter 20 of New York City Administrative Code

**The Economic Development Committee resolution on the City of Yes for Economic Opportunity DID NOT PASS.**

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**A MOTION was made to AMEND the Agenda by Chair J. Reyes to ADD a manufacturing resolution from the Economic Development Committee. Amendment PASSED.**

S. Froot speaks on the resolution that supports increased light manufacturing. All of these are good goals but it approves the City of Yes zoning amendments and says, but we only approve them if the Community Board gets to say “Yes” or “No.” This is not what the City of Yes is about.

J. Gomez says City Planning is asking for amendments to the text so they are proposing said amendments in the hopes that they make it in. We are not opposed to it, but we have concerns.

C. Moerdler says the Board cannot be authorized to have veto power. They are only a consultative body.

**A MOTION was made to VOTE on the Economic Development Committee Resolution:**

**Resolution of Bronx Community Board 8 in Support of NYC Department of City Planning's Proposed Zoning Text Amendments for M Districts with Conditions and Stipulations**

**WHEREAS**, the NYC Department of City Planning has put forth a proposal for a citywide zoning text amendment to introduce new Manufacturing (M) district options in the City's Zoning Resolution; and

**WHEREAS**, the proposed amendment aims to eliminate barriers and enhance opportunities for business growth within Manufacturing Districts by offering a broader range of densities, updated bulk regulations to accommodate loft-like structures, and appropriately adjusted parking and loading requirements; and

**WHEREAS**, this initiative is an integral part of the City of Yes for Economic Opportunity proposal, designed to support economic recovery and resiliency in New York City; and

**WHEREAS**, the existing Manufacturing Districts (M1, M2, M3) were established before 1961 and have not evolved adequately to address the changing economic landscape and modern business needs; and

**WHEREAS**, the current M districts, with approximately 70% of buildings built before 1961, face limitations such as outdated floor area ratios (FARs), restrictive sky exposure plane requirements, high yard requirements, and parking regulations that hinder the development of adaptable and multipurpose spaces for businesses; and

**WHEREAS**, the proposed zoning text amendment acknowledges the need for modern loft-like buildings capable of accommodating a diverse range of business types and sizes, reflecting the adaptability of historic loft buildings that have thrived for over a century; and

**WHEREAS**, the global economic landscape has shifted, necessitating the creation of new tools and zoning options to revitalize industrial areas and support business growth; and

**NOW, THEREFORE, BE IT RESOLVED**, that Bronx Community Board 8 endorses the NYC Department of City Planning's proposed zoning text amendment with the following conditions:

- *Any zoning changes that create new "M" Zones of any kind are prohibited UNLESS the local community board for the district where the new zone would exist approves such changes.*

**BE IT FURTHER RESOLVED**, that Bronx Community Board 8 supports the creation of new Manufacturing (M) district options, including M3A "Core" districts, M2A "Transition" districts, and M1A "Growth" districts, offering a range of floor area ratios and addressing longstanding bulk and physical challenges providing that the local community board approves such modifications;

**BE IT FURTHER RESOLVED** that Bronx Community Board 8 now stipulates that an emphasis shall be placed by the appropriate city agencies on the augmentation of building and code enforcement to ensure responsible development and strict compliance with all land use, zoning, and performance regulations pertinent to any new M zones;

**BE IT FURTHER RESOLVED**, that we recognize the importance of these new zoning tools in fostering job-intensive, non-residential development, encouraging industrial expansion, and ensuring economic resilience for the City in the face of future disruptions and changing economic trends.

**BE IT FINALLY RESOLVED**, that copies of this resolution be transmitted to the NYC Department of City Planning, Department of Buildings, relevant city officials, and other stakeholders involved in the decision-making process.

Approved: (12) C. Barnes-Watson, B. Bender, C. Calhoun, N. Fazio, J. Gomez, E. Hausman, R. Hilliard, J. Land, J. Reyes, D. Rowen, J. Sosa, R. Singh

Opposed: (11) K. Buford, M. Della, R. Fanuzzi, S. Froot, M. Gibbs, E. Green, B. Kail, S. Krompinger, G. Santiago, L. Spalter, M. Wolpoff

Abstentions: (5) J. Baez, S. Chittilappilly, R. Kaplan, C. Moerdler, R. Potcher Lowe

**The Economic Development Committee manufacturing resolution DID NOT PASS. There must be more "yes" votes than the total of "no" votes and abstentions combined in order for a motion to carry.<sup>2</sup>**

**POINT OF ORDER from M. Della:**

Consistently spoke with Office staff and previous leadership and is concerned that the Board is using these meetings to have a public platform to speak and influence how people are voting for public officials. Asked the Law, Rules and Ethics Committee to look into this matter.

M. Wolpoff advised that next month, a speaker from the Conflict Of Interest Board (COIB) will attend the Board meeting, where he can address this matter in greater detail.

**A MOTION was made to AMEND the Agenda and ADD a resolution from the Land Use Committee to the Agenda by C. Moerdler and seconded by B. Kail. Amendment DID NOT PASS.**

Approved: (6) E. Green, B. Kail, S. Krompinger, C. Moerdler, L. Spalter, M. Wolpoff

Opposed: (22) C. Barnes-Watson, J. Baez, B. Bender, K. Buford, C. Calhoun, S. Chittilappilly, M. Della, R. Fanuzzi, N. Fazio, S. Froot, M. Gibbs, E. Hausman, J. Gomez, R. Hilliard, R. Kaplan, J. Land, R. Potcher Lowe, D. Rowen, J. Reyes, G. Santiago, R. Singh, J. Sosa

Abstentions: (0)

**Adjournment**

A motion to adjourn was made by R. Fanuzzi and seconded by J. Gomez. The chair adjourned the meeting at approximately 9:51 pm.

Approved: (28) C. Barnes-Watson, J. Baez, B. Bender, E. Green, K. Buford, C. Calhoun, S. Chittilappilly, M. Della, R. Fanuzzi, N. Fazio, S. Froot, M. Gibbs, E. Hausman, J. Gomez, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, R. Potcher Lowe, C. Moerdler, D. Rowen, J. Reyes, G. Santiago, L. Spalter, R. Singh, J. Sosa, M. Wolpoff

Opposed: (0)

Abstentions: (0)

Submitted by,  
Ardy Malziu, Community Coordinator  
Bronx Community Board 8

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<sup>2</sup> A Guide to Parliamentary Procedure for NYC Community Boards. Mayor's Community Assistance Unit.  
[https://cbbronx.cityofnewyork.us/cb8/wp-content/uploads/sites/3/2022/09/guide\\_parliamentary\\_procedure.pdf](https://cbbronx.cityofnewyork.us/cb8/wp-content/uploads/sites/3/2022/09/guide_parliamentary_procedure.pdf)