



BRONX COMMUNITY BOARD 8



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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

DATE: Tuesday, January 9, 2024

TIME: 7:00 PM to 9:00 PM

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

Parking available, ADA Access at front entrance

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
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

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](#)

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 and Announcements:
 - Approval of 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. Roll Call
8. Chairperson's Report & Resolutions
9. Treasurer's Report
10. District Manager's Report
11. Election of Committee Chairperson – Environment & Sanitation
12. Committee Reports and Resolutions
 - a. Public Safety
 - b. Traffic & Transportation

- c. Housing
 - d. Economic Development
 - e. Land Use
 - f. Youth
 - g. Aging
 - h. Budget
 - i. Education, Libraries & Cultural Affairs
 - j. Environment & Sanitation
 - k. Health, Hospitals & Social Services
 - l. Law, Rules & Ethics
 - m. Parks & Recreation
 - n. Special Committee on Racial Equity
 - o. Special Committee on Veteran Services
 - p. Special Committee on Hudson River Greenway
13. Discussion of Executive Committee Meeting Minutes of December 6, 2023, and January 3, 2024
 14. Approval of Board Meeting Minutes of October 10, 2023, November 14, 2023, and December 12, 2023
 15. Miscellaneous Business
 16. Next Meeting: February 13, 2024
 17. 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 19th, 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 19th, 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.

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

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 19th, 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 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.

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

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 19th, 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.

OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE

Trendy Threads: 206 West 231st Street - Retail Dispensary Premises License

WHEREAS Ahmed Al Saedi, Representative of Trendy Threads, located at 206 West 231st Street, appeared before the Public Safety Committee on December 19th, 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.

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.

**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 214-2017,¹ 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.*

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

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.

ADOPTED this [date] day of [month, year].