



# GENERAL BOARD MEETING MINUTES

Tuesday, December 12, 2023

IN-Tech Academy MS/HS 368 • 2975 Tibbett Avenue, Bronx, NY.

**SUBJECT TO BOARD APPROVAL**

## PRESENT- 31

S. Alexander  
C. Blake  
I. DeLeon  
N. Fazio  
M. Gibbs  
R. Hilliard  
S. Krompinger  
R. Pochter Lowe  
J. Reyes  
J. Sosa  
M. Wolpoff

C. Barnes-Watson  
C. Calhoun  
M. Della  
S. Froot  
R. Ginty  
B. Kail  
J. Land  
O. Martinez  
D. Rowen  
L. Spalter

B. Bender  
L. Chong  
R. Fanuzzi  
D. Gellman  
E. Green  
B. Kaplan  
E. Lobos  
J. Campbell Priveterre  
R. Singh  
D. Travis

## ABSENT- 12

J. Baez  
S. Chittilappilly  
R. Jacklosky  
O. Murray

A. Barry  
J. Gomez  
C. Moerdler  
G. Santiago

K. Buford  
E. Hausman  
T. Morris  
S. Villaverde

## EXTRAORDINARY CIRCUMSTANCES - 0

## STAFF- 3

F. Kule Rubin

P. Romano

A. Malziu

## GUEST

CM Eric Dinowitz  
Capt. R. Pierce (50th Precinct)  
B. Schneider (SS. Rivera Ofc.)  
W. Tseng (In-Tech HS)

AM Jeff Dinowitz  
A. Ruiz (BXBP Office)  
S. Perez (AM Alvarez Ofc.)

A. Dowe (NYC Mayor's Office)  
J. Escalera (BXDA Office)  
F. Latchman (CM Dinowitz Ofc.)

• **Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023**

**1. WELCOME AND ANNOUNCEMENT OF APPROVED EXTRAORDINARY CIRCUMSTANCES PARTICIPANTS:**

- Chair J. Reyes convened the meeting at 7:00 pm and welcomed all to IN-Tech Academy. She expressed the Board's appreciation to Principal David Weissberg for hosting the Full Board meeting.
- The Board members approved for Extraordinary Circumstances are T. Morris, G. Santiago, and O. Murray.

**2. PUBLIC GALLERY SESSION: NO SPEAKERS**

**3. REPORT FROM ASSEMBLY MEMBER JEFFREY DINOWITZ**

- Bronx residents with an active EZ Pass will be eligible for the toll rebate when crossing the Henry Hudson Bridge. The funding source has been replenished. This will make the Henry Hudson Bridge accessible to Bronx residents, saving them about \$1,000 monthly. This measure will take effect sometime in February.

**4. REPORT FROM COUNCIL MEMBER ERIC DINOWITZ**

- The Council Member expressed gratitude for the generous clothing donations received at his office, emphasizing the increased need during the winter months.
- The Council is scheduled to vote on Wednesday to ban solitary confinement.
- Bill called How Many Stops, but the language is still being negotiated.
- Intro. 586 related to Concerns about Police stopping, too many people not reporting things, and concerns about administrative burdens, the language still being looked at.
- Fair Chance Housing – the bill would have prevented landlords and co-op boards from looking up criminal history from prospective tenants. This bill has last-minute changes, which are being reviewed.
- The Council will be passing a package of veterans' mental health bills, which includes one of his own requiring agencies to inquire if a person has served in the armed services.
- The Mayor has proposed significant budget cuts which are drastic and across the board which are morally problematic and fiscally irresponsible.
- The Council Member stated he attended a rally speaking out against composting budget cuts that would have a very high impact long term health, mental health, physical health and positive fiscal impacts to our city.

**5. REPORT FROM THE 50TH PRECINCT – CAPTAIN R. J. PIERCE**

- During the current 28-day period, the district has experienced a 24.3% reduction in overall index crime. This includes a 33.3% reduction in the number of robberies, with only 12 incidents reported compared to 18 previously. The number of felony assaults has reduced by 43.8% with only nine incidents reported compared to 16 earlier. Additionally, there has been a 23.9% reduction in grand larceny, with only 51 incidents reported compared to 67 in the previous period.
- A 16% reduction in vehicle thefts: 21 vs. 25. This is significant for the precinct, which previously experienced a 30-40% increase in grand larceny auto cases when the Commanding Officer arrived.
- The only increase has been in burglaries, with 10 versus 6. Sector Boy is up 4 versus 0. These are mostly

• **Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023**

residential burglaries due to unlocked doors.

- During the past 28 days, the 50th precinct has issued 143 traffic summonses, 10 criminal court summonses, 60 summonses, and confiscated 34 mopeds.

**6. REPORT FROM THE MAYOR'S OFFICE – A. DOWE**

- The Mayor has hired a NYCHA expert.
- Dowe stated that she is aware of the many cuts, but she ensured that she would connect our office with agencies to ensure our needs are being met.

**7. REPORT FROM THE BRONX BOROUGH PRESIDENT'S OFFICE – A. RUIZ**

- Ruiz informed that the Borough President's Office will make live the Community Board Application and is asking all boards with outreach.
- The Borough President's Office will be hosting training with the Office of Management and Budget on CB Budgets, paying rent, new offices, and much more. District Managers have been invited to participate.

**8. ELECTED OFFICIALS REPORT**

**a) Bronx District Attorney's Office - J. Escalera**

- J. Escalera informed that the District Attorney's Office will be hosting a series of workshops on Resume Building, providing suites, and lunch to participants. On Site job interviews will be conducted.
- The D.A.'s Youth Advisory will have their first meeting. All youth's ages 14 to 20 are welcome to participate. This is a chance for students to get to speak with the District Attorney about gun violence and crime in their communities.

**b) NYS Senator Gustavo Rivera's Office – B. Schneider**

- The Senator's Office is bringing back satellite office hybrid twice a month. The exact date will be announced soon.

**c) NYS Senator Robert Jackson's Office – NO REPORT**

**d) Council Member Carmen De La Rosa Office – NO REPORT**

**e) Council Member Pierina Ana Sanchez Office – NO REPORT**

**f) Assembly Member Manny De Los Santos – NO REPORT**

**g) Office of Assembly Member George Alvarez – S. PEREZ**

- The Assembly Member's Office is actively participating in the creation of their legislative agenda, which is set to start on January 3. Mr. Perez has requested that residents contact their office if they have any specific legislative priorities for him to take into consideration.
- Food insecurity is a significant problem that affects not only the 78th Assembly District but also the entire borough. The Assembly Member's Office has been working with partners to find a solution together.
- Housing is a fundamental human right and a top priority for the Assembly Member. The Office will soon introduce legislation during this session to address the matter.

• **Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023**

- S. Perez expressed gratitude to the NYPD for providing periodic updates on crime trends on the Boards they represent.

**h) Office of Assembly Member Manny De Los Santos – NO REPORT**

**9. CHAIRPERSON’S REPORT – J. REYES**

- J. Reyes stated that the position of Chairperson for the Environment & Sanitation Committee is still vacant, and elections for the position will be held in January. The current Acting Chair, R. Fanuzzi, was thanked for his service. The Chairperson also requested that Board Members and the community share the contact information of their local community newspaper with the Board office. Lastly, Chair Reyes informed the Board that M. Donato had submitted her resignation in writing to the Board Office last month. M. Donato will be issued an award for her years of service to BXC8 at a later date.
- J. Reyes proposed two procedures to be added to the Procedural Policy. The first procedure outlines the guidelines on how current board members can assist residents with various matters, including connecting them with relevant agencies. The second procedure emphasizes that any official communication, such as documents, certificates or writings, coming from the board must be approved by the Board Chairperson or at least the Board Officers, in accordance with the city charter. This is to ensure that these documents are being used properly and in compliance with the established policies.

**10. TREASURER’S REPORT – S. KROMPINGER**

- 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.

S. Krompinger put forth a Budget Modification Resolution for the Boards approval outlining all details.

The following tables detail the current operational budget for FY2024 for Community Board 8 and the budget modifications necessary to properly reallocate funding to support the work of the Board office.

**WHEREAS**, the Office of Management and Budget has confirmed that funds are available to transfer from PS to OTPS due to the Board’s extended period without a community coordinator,

**WHEREAS**, to support the work of the board office, a budget modification for FY24 has been prepared and is below.

**BE IT RESOLVED**, Community Board 8 approves the budget modification in order to further support the work of the Community Board Office.

<b>Appropriation</b>		<b>Budget</b>		<b>2024 Mod.</b>		<b>Remaining</b>
Personal Services (PS)	\$	230,466	\$	(4,000)	\$	162,567
Other Than Personal Services (OTPS)	\$	30,966	\$	4,000	\$	23,517

• Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023

Short code	Description	2024 Original	2024 Mod.	2024 Final Budget	Remaining
<b>100</b>	Supplies and Materials – General	\$ 8,893	\$ 2,340	\$ 11,233	<b>\$ 3,301</b>
<b>101</b>	Printing Supplies	\$ 1,000	\$ 1,600	\$ 2,600	<b>\$ 1,655</b>
<b>117</b>	Postage	\$ 500	\$ -	\$ 500	<b>\$ 500</b>
<b>302</b>	Telecommunications Equipment	\$ 250	\$ -	\$ 250	<b>\$ 250</b>
<b>314</b>	Office Furniture	\$ 140	\$ -	\$ 140	<b>\$ 140</b>
<b>315</b>	Office Equipment	\$ 500	\$ -	\$ 500	<b>\$ 257</b>
<b>40B</b>	DOIT Phone Expenses	\$ 2,483	\$ -	\$ 2,483	<b>\$ 2,483</b>
<b>400</b>	Contractual Expenditures - General	\$ 500	\$ -	\$ 500	<b>\$ 500</b>
<b>403</b>	Office Services	\$ 0	\$ 60	\$ 60	<b>\$ 60</b>
<b>417</b>	Advertising	\$ 750	\$ -	\$ 750	<b>\$ 551</b>
<b>451</b>	Local Travel Expenditures - General	\$ 100	\$ -	\$ 100	<b>\$ 100</b>
<b>499</b>	Other Expenditures - General	\$ 10,000	\$ -	\$ 10,000	<b>\$ 10,000</b>
<b>600</b>	Contractual Services - General	\$ 500	\$ -	\$ 500	<b>\$ 500</b>
<b>608</b>	Maintenance and Repairs - General - Contractual	\$ 250	\$ -	\$ 250	<b>\$250</b>
<b>624</b>	Cleaning Services - Contractual	\$ 5,000	\$ -	\$ 5,000	<b>\$2,870</b>
<b>706</b>	Prompt Payments Interest	\$ 100	\$ -	\$ 100	<b>\$100</b>
<b>Total</b>		<b>\$ 30,966</b>	<b>\$ 4,000</b>	<b>\$34,966</b>	<b>\$ 23,517</b>

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The Budget modification resolution is passed **UNANIMOUSLY**.

• **Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023**

**11. ROLL CALL – M. DELLA**

A quorum is present with 31 board members in attendance.

**Present: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Absent: (12)** J. Baez, A. Barry, K. Buford, S. Chittilappilly, J. Gomez, E. Hausman, R. Jacklosky, C. Moerdler, T. Morris, O. Murray, G. Santiago, S. Villaverde

**Extraordinary Circumstances: (0)**

**12. DISTRICT MANAGER’S REPORT – F. KULE RUBIN**

F. Kule Rubin informed the board members that the new Community Coordinator is working closely with her to familiarize him with his job duties. The office has scheduled him to take much training that he needs to complete. That includes FMS.

BXCB8 recently had its first Turkey giveaway on Monday, November 20. The Stagg group donated 200 turkeys to be distributed to the community. Some turkeys were donated to PS 81, Marble Hill Houses, Fort Independence Houses, St. Stephen’s Church, the 50th Precinct, and Riverdale Neighborhood Houses; some were given away to many residents who came to the office. An excellent article was published in the Riverdale Press. DM Kule Rubin also thanked Board members J. Reyes, C. Calhoun, and B. Bender for helping throughout that freezing day.

BXCB8 will be hosting DOB in your Neighborhood. The representative will be in the office on December 15.

The NYY provided BXCB8 with 100 tickets to the Winter Wonderland that will be distributed to community groups. During the event, the children will meet Santa and much more.

The Board office has been actively looking for venues to host the General Board Meeting in different district sectors, as per Board request.

**13. COMMITTEE REPORTS**

**Special Committee on Hudson River Greenway – B. Bender, Chair**

- B. Bender informed the board that he plans to schedule a meeting in the next two months.

**Special Committee on Racial Equity – M. Della, Chair**

- M. Della referred board members to the Committee minutes. She read a statement that was adopted by BXCB8 which reads as follows:

“Bronx Community Board 8 proudly represents the diverse communities of Fieldston, Kingsbridge, Kingsbridge Heights, Marble Hill, Riverdale, Spuyten Duyvil, and Van Cortlandt Village, who reside or work here, inclusive of all races and ethnicities, gender expressions, sexual orientation, age, religion, disability, national origin, and citizenship.”

**Special Committee on Veterans’ Services – M. Della, Committee Member**

- M. Della referred board members to the Committee minutes. The committee will discuss once again the certificates at the next meeting to be either in January or February 2024.

• **Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023**

**Parks & Recreation – D. Travis, Chair**

- D. Travis referred board members to her committee minutes. She reported that the Committee has been working closely with the Van Cortlandt Houses in their admittance to the National Society. In January, the President of the National Society will be coming to answer questions.

**Public Safety – E. Green, Chair**

- E. Green reports to Board members on applications reviewed by the Public Safety Committee that are seeking licenses with the NYS Liquor Authority (SLA) and the NYS Office of Cannabis Management (OCM). Resolutions approved by the committee are below:

**RENEWAL APPLICATION FOR WINE, BEER AND 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; and,

**WHEREAS**, representatives of NYPD's 50th Precinct stated they were unaware of any prior notable disturbances or complaints at the location of this establishment; and,

**WHEREAS**, the Public Safety Committee unanimously approved this application; and,

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

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The renewal application resolution for Greek Express is passed **UNANIMOUSLY**.

**RENEWAL APPLICATION FOR 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; and,

**WHEREAS**, representatives of NYPD's 50th Precinct stated they were unaware of any prior notable disturbances or complaints at the location of this establishment; and,

**WHEREAS**, the Public Safety Committee unanimously approved this application; and,

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

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The renewal application resolution for Montezuma Mexican Restaurant is passed **UNANIMOUSLY**.

**NEW APPLICATION AND TEMPORARY RETAIL PERMIT FOR WINE, BEER & AND 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; and,

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

**WHEREAS**, the Public Safety Committee unanimously approved this application; and,

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

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The new application resolution for Sweet Billiards Corp is passed **UNANIMOUSLY**.

**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; and,

**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; and,

**WHEREAS**, the Public Safety Committee unanimously approved this application; and,

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

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The All Night Permit resolution is passed **UNANIMOUSLY**.

**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.



• **Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023**

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

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

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The All Night Permit for Silhouette Restaurant Lounge Corp. resolution is passed **UNANIMOUSLY** to **DISAPPROVE** application.

**OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE**

**3547 Johnson Avenue (The Green Gallery, Inc.) - 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.

**In Favor: (22)** B. Bender, C. Calhoun, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, R. Ginty, E. Green, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, L. Spalter, D. Travis, M. Wolpoff

**Opposed: (5)** S. Alexander, C. Blake, L. Chong, M. Gibbs, J. Sosa

**Abstentions: (4)** C. Barnes-Watson, R. Hilliard, R. Pochter Lowe, R. Singh

The OCM New Application for The Green Gallery resolution is passed with a vote of 22 in favor, 5 opposed, and 5 abstentions.

**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.

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The OCM New Application resolution for Pure Bliss Solutions is passed **UNANIMOUSLY** to **DISAPPROVE**.

Chair Green brings forth a resolution that will be sent to the Office of Cannabis Management:

**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 District 8, posing health hazards.

**WHEREAS**, the Bronx Community Board 8 Public Safety Committee unanimously approved

• **Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023**

this resolution.

**NOW, 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.

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The resolution is adopted **UNANIMOUSLY**.

Chair Green puts a motion to add to the agenda an emergency resolution for the Barbecue Pit whose liquor license will expire prior to the upcoming Public Safety Committee. The motion is seconded by S. Froot.

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The motion to add resolution to the agenda is approved **UNANIMOUSLY**.

**WHEREAS**, on December 5th, 2023, Bronx Community Board 8 received written notification from Rani Vaswani, President of The Barbecue Pit, located at 5788 Mosholu Avenue, stating his establishment's liquor license was scheduled to expire on 12/31/23.

**WHEREAS**, the next Public Safety Committee meeting is scheduled for 12/19/23 and the next Full Board meeting will be held in January of 2024.

**WHEREAS**, the applicant's establishment has been operating in the community for almost 25 years.

**WHEREAS**, Representatives of NYPD's 50th Precinct stated they were unaware of any prior notable disturbances or complaints at the location of this establishment.

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

• **Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023**

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The emergency resolution for the Barbecue Pit is approved **UNANIMOUSLY**.

**Traffic & Transportation – C. Calhoun, Vice Chair**

- C. Calhoun presents a resolution to the General Board for a Street Renaming in honor of James “Jimmy” Packes:

**RE: APPROVAL ITEM: REQUEST FOR STREET RENAMING CORNER OF W 230TH STREET AND TIBBETT AVENUE IN HONOR OF JAMES PACKES OF RIVERDALE AUTO CLINIC**

**WHEREAS**, James “Jimmy” Packes has been nominated for the honor of this proposed street naming by the Riverdale Auto Collision, CitiVision, Norinsberg Law, which are three organizations active in Bronx Community Board No. 8 that are on the list required to be kept by Bronx Community Board No. 8 under the City Charter; and

**WHEREAS**, James “Jimmy” Packes owned Riverdale Auto Clinic for over two decades at the northwest corner of W 230th Street and Tibbett Ave in Bronx Community District No. 8, following his family's ownership of Tigerdale automobile service and repair for most of the 20th century on the opposite side of Tibbett Avenue; and

**WHEREAS**, the evidence and testimony presented to Bronx Community Board No. 8 has demonstrated that James “Jimmy” Packes was a vibrant member of our community, often donating his time and services to the Community; and

**WHEREAS**, James “Jimmy” Packes was an example of neighborhood business owners who gave back to the community to make it a better place and, in 2022, was posthumously awarded the Bronx Community Board No. 8 Betty Campbell Adams Most Valuable Merchant Award for the many kindnesses Jimmy bestowed upon Bronx Community District No. 8, including for front-line workers during the COVID-19 pandemic; and

**WHEREAS**, the evidence and testimony presented to Bronx Community Board No. 8 has demonstrated that James “Jimmy” Packes has benefited a cross-section of Bronx Community District No. 8 and the Borough of the Bronx and the City of New York; and

**WHEREAS**, this location has a specific connection to James “Jimmy” Packes as it is in proximity to Riverdale Auto Clinic, the business owned by James “Jimmy” Packes for over 40 years; and

**WHEREAS**, James “Jimmy” Packes died in December 2021; and

**WHEREAS**, the name change will not engender confusion as there are no other streets with similar name in the vicinity;

**THEREFORE, BE IT RESOLVED**, that the traffic-light controlled, east-west crosswalk located near 303 West 230th Street and at the intersection of West 230th Street and Tibbett Avenue be named James “Jimmy” Packes Way.

**In Favor: (26)** S. Alexander, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, L. Spalter, M. Wolpoff

**Opposed: (2)** R. Fanuzzi, J. Sosa

• **Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023**

**Abstentions: (3)** C. Barnes-Watson, M. Della, D. Travis,

The Street Renaming Resolution is approved by a **MAJORITY**.

**Youth – NO REPORT**

**Aging – O. Martinez, Chair**

- O. Martinez informs that the next committee is January 11, 2023.

**Budget – D. Gellman, Chair**

- D. Gellman reminded committee chairs to include in their upcoming committee meetings agendas “Initial Discussion of Budget Priorities FY 26.”

**Economic Development - N. Fazio, Chair**

- N. Fazio reports that his committee has had joint meetings with Land Use to discuss the City of Yes. This will allow for the board to make a proper recommendation to the city. The Betty Campbell Adams nominations will be opening shortly.

**Education, Libraries & Cultural Affairs – S. Alexander, Chair**

- S. Alexander referred board members to her committee meeting minutes and shared that she will be having Mayoral Control of Schools in her next agenda.

**Environment & Sanitation – Dr. R. Fanuzzi, Chair**

- Dr. R. Fanuzzi presents a resolution for consideration by the General Board:

**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 square 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, as per DEP requirements for exemption from SWPPP requirements; 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 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 Environmental 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

• **Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023**

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 filed "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 their sidewalks

**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 not 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 recorded in a letter 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 to 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: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The resolution is approved **UNANIMOUSLY**.

**Health, Hospitals & Social Services – Rabbi B. Kaplan, Chair**

- Rabbi B. Kaplan held a meeting in October where a representative from DOHMH provided a report on vaccines for COVID-19 and flu, among others, that are being distributed throughout the city. There was no meeting held in November, but there is a scheduled meeting in December. Rabbi Kaplan advised everyone to refer to the meeting minutes for further information.

• **Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023**

**Housing – R. Ginty, Chair**

- R. Ginty Referred everyone to her minutes for further information.

**Land Use – M. Wolpoff, Vice Chair**

- M. Wolpoff presented a resolution for consideration by the General Board:

Zoning Authorization on a Special Natural Area District (SNAD) to facilitate construction of an expanded bus drop-off and pick-up area. The development site is 17,265 sq. ft including a driveway of 10,375 sq. ft., a sidewalk of 3,109 sq. ft., planting areas and a modification to the perimeter fencing of the school, it is being sought by the private Applicant Riverdale Country School at 5250 Fieldston Road in Fieldston, CD 8, The Bronx.

**WHEREAS**, The representative for Riverdale Country School presented the project to make improvements and expansion of the Driveway at 5250 Fieldston Road to address student safety and traffic flow on Fieldston Road, and

**WHEREAS**, Applicant informed all neighbors within 200 of feet of the property, and,

**WHEREAS**, No opposition was indicated either from the board or from the community, and

**WHEREAS**, Land Use Committee unanimously APPROVES this application.

**NOW THEREFORE, BE IT RESOLVED** for the reasons set forth above, Bronx Community Board 8 APPROVES this application.

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The resolution is approved **UNANIMOUSLY**.

**Law, Rules & Ethics – M. Wolpoff, Chair**

- M. Wolpoff referred everyone to his minutes for further information

**14. Discussion of Executive Committee Meeting Minutes of Dec. 6, 2023 - NONE**

**15. Approval of General Board Meeting Minutes of October 10, 2023 and November 14, 2023**

S. Alexander makes a motion to table the minutes to the next meeting. The motion is seconded by R. Ginty.

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The motion to table the minutes is **APPROVED**.

**16. Miscellaneous Business – NONE**

• **Minutes of Bronx Community Board 8 General Board Meeting held on December 12, 2023**

**17. Executive Session**

J. Reyes places a motion to enter Executive Session. The motion is seconded by S. Krompinger.

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)                      Opposed: (0)**

The motion is approved **UNANIMOUSLY**.

J. Reyes places a motion to exit Executive Session. The motion is seconded by S. Krompinger.

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)                      Opposed: (0)**

The motion is approved **UNANIMOUSLY**.

A resolution is brought forth for a vote following a discussion held during Executive Session:

**BE IT RESOLVED**, in the matter of a new Board Office, Bronx Community Board 8 approves the Department of Citywide Administrative Services (DCAS) to negotiate with the landlord(s) of the site(s) under the Board's discussion December 12, 2023.

**BE IT FURTHER RESOLVED**, that DCAS should continue working with the Board to seek additional sites.

**In Favor: (31)** S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, C. Calhoun, L. Chong, I. DeLeon, M. Della, R. Fanuzzi, N. Fazio, S. Froot, D. Gellman, M. Gibbs, R. Ginty, E. Green, R. Hilliard, B. Kail, R. Kaplan, S. Krompinger, J. Land, E. Lobos, R. Pochter Lowe, O. Martinez, J. Campbell Priveterre, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

**Abstentions: (0)                      Opposed: (0)**

The resolution is approved **UNANIMOUSLY**.

**MOTION TO ADJOURN** at 9:00 PM.

**Prepared by:** Pablo Romano, Community Associate, Ardy Malziu, Community Coordinator  
**Reviewed by:** Farrah Kule Rubin, District Manager