



BRONX COMMUNITY BOARD 8



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<https://cbbronx.cityofnewyork.us/cb8/>

Julie Reyes, Chairperson

Vanessa L. Gibson, Bronx Borough President

Farrah Kule Rubin, District Manager

AMENDED BOARD MEETING NOTICE

OFFICERS:

Vice Chairperson
Sergio Villaverde

Secretary
Margaret Della

Treasurer
Vacant

Immediate Past Chairperson
Laura Spalter

DATE: Tuesday, March 12, 2024

TIME: 7:00 PM to 9:00 PM

PLACE: Manhattan College - Kelly Commons
3900 Waldo Ave. Rm. 5A, Bronx, NY 10463

Parking is available at the parking garage located near 4562 Manhattan College Parkway. Upon entry, please let the Public Safety Officer know that you are attending the event taking place in Kelly Commons and they will allow you to enter.

Join Zoom Link: <https://us02web.zoom.us/j/2114033690>

Join Zoom Meeting by Phone: **+1(646) 558-8656 Pin: 2114033690#**

COMMITTEE CHAIRS:

Aging
Oscar Martinez

Budget
David Gellman

Economic Development
Nicholas R. Fazio

Education, Libraries & Cultural Affairs
Sylvia Alexander

Environment & Sanitation
Daniel Rowen

Health, Hospitals & Social Services
Rabbi Bob Kaplan

Housing
Rosemary Ginty

Land Use
Charles G. Moerdler

Law, Rules & Ethics
Martin Wolpoff

Parks & Recreation
Debra Travis

Public Safety
Edward Green

Traffic & Transportation
Kelli Buford

Youth
Dr. Julia T. Gomez

Board Members must attend in-person unless they receive a written pre-approved exemption from the Chairperson.

*See Bronx Community Board 8's Procedures for Hybrid Meetings [LINKED HERE.](#)

Members of the public may attend via zoom or in person.

AGENDA

1. Welcome and Announcements
2. Public Gallery Session
3. Roll Call
4. Chairperson's Report & Resolutions
5. Remarks from Board Members Jillian Baez and Robert Fanuzzi
6. Report from the Bronx Borough President's Office
7. Report from the 50th Police Precinct
8. Report from the Mayor's Office

9. Council Member's Report
 - Council Member Carmen De La Rosa
 - Council Member Eric Dinowitz
 - Council Member Pierina Ana Sanchez
10. Elected Officials Reports
11. Guest Speaker: Alex Kipp, Director of Education & Engagement,
New York City Conflicts of Interest Board
12. Treasurer's Report
13. District Manager's Report
14. Election of Treasurer
15. Committee Reports and Resolutions
 - a. Land Use
 - b. Public Safety
 - c. Education, Libraries & Cultural Affairs
 - d. Law, Rules & Ethics
 - e. Environment & Sanitation
 - f. Youth
 - g. Aging
 - h. Budget
 - i. Health, Hospitals & Social Services
 - j. Housing
 - k. Parks & Recreation
 - l. Traffic & Transportation
 - m. Economic Development
 - n. Special Committee on Racial Equity
 - o. Special Committee on Veteran Services
 - p. Special Committee on Hudson River Greenway
16. Discussion of Executive Committee Meeting Minutes of December 6, 2023, January 3, 2024,
February 3, 2024, and March 6, 2024
17. Approval of Board Meeting Minutes of October 10, November 14, December 12, 2023, and
January 3, 2024
18. Miscellaneous Business
19. Next Meeting: April 9, 2024
20. 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

**IRVING LADIMER COMMUNITY SERVICE AWARD
AD HOC COMMITTEE FORMATION**

February 7th, 2024

RESOLUTION

WHEREAS, Bronx Community Board 8 (CB) is accepting nominations for the Irving Ladimer Community Service Award (CSA), and;

WHEREAS, criteria for consideration are that the nominee has acted on a volunteer basis to improve or enhance, in some way, the quality of life of those living or working in the Bronx Community Board 8 area and open to individuals, students and organizations or groups with an interest in the community, and;

WHEREAS, the nominations are being received at the Community Board office by March 15, 2024, and;

WHEREAS, Bronx Community Board 8's October 14, 1992 Resolution authorizes the Chairperson of the CB to annually appoint an ad hoc Committee of no less than three and no more than five members to screen nominations, and;

WHEREAS, the committee will review nominations and submit a Resolution listing selected nominees for consideration to receive the award, and;

WHEREAS, the Resolution will be presented at the April Executive committee for approval, and;

WHEREAS, following approval at the Executive committee meeting, the Resolution will be present at the April Board meeting, and;

WHEREAS, upon the approval of the Resolution at the Board meeting, the Ad Hoc committee will notify the awardees of their selection and invite the awardees to attend the June Board meeting to receive their award.

NOW, THEREFORE BE IT RESOLVED, I, JULIE REYES, Chairperson of Bronx Community Board 8, by virtue of the authority vested in me by the By-Laws of Bronx Community Board 8 and the Board Resolution of December 14, 1992, do hereby appoint Board members Christopher Calhoun, Sebastian Chittilappilly, Mary Ellen Gibbs, and Barbara L. Kail to serve on the Ad Hoc committee, select their own committee Chairperson, conduct above mentioned actions, and dissolve the committee once the Irving Ladimer Community Service Award presentation takes place.

**“CITY OF YES – HOUSING OPPORTUNITY”
SPECIAL COMMITTEE**

March 6th, 2024
RESOLUTION

WHEREAS, New York City (NYC) plans to modernize and update our city’s zoning regulations - – part of Mayor Eric Adams’ vision for a more inclusive, equitable “City of Yes”; and

WHEREAS, the “City of Yes for Housing Opportunity” is a zoning reform proposal that would make it possible to build more housing in every neighborhood; and

WHEREAS, the “City of Yes for Housing Opportunity” will allow buildings to add at least 20% more housing if the additional homes are affordable; and

WHEREAS, the “City of Yes for Housing Opportunity” would make it easier for vacant offices and other non-residential buildings to become homes; and

WHEREAS, the “City of Yes for Housing Opportunity” would legalize housing above businesses in low-density areas; and

WHEREAS, the “City of Yes for Housing Opportunity” would remove parking mandates in new buildings; and

WHEREAS, the “City of Yes for Housing Opportunity” would allow backyard cottages, garage conversions, and basement apartments; and

WHEREAS, the “City of Yes for Housing Opportunity” would legalize 3-5 story apartment buildings on qualifying sites near public transit in low-density areas; and

WHEREAS, the “City of Yes for Housing Opportunity” will make it easier for campuses to add new buildings; and

WHEREAS, the “City of Yes for Housing Opportunity” will lift restrictions on homes with shared kitchens or other facilities; and

WHEREAS, the “City of Yes for Housing Opportunity” proposal will enter public review in the spring of 2024, receiving input from community boards and borough presidents before going to the City Planning Commission for a vote; and

WHEREAS, if passed, it is anticipated to come for a vote before the City Council.

NOW, THEREFORE BE IT RESOLVED, that Chairperson Reyes forms a Special Committee to review information and presentations provided by New York City agencies on the “City of Yes for Housing”, make recommendation to the Board to support, or not support, parts or the whole proposal of the “City of Yes for Housing”, and the committee will dissolve once the NYC Council votes on the proposal; and

BE IT FURTHER RESOLVED, Bronx Community Board 8 members are welcomed to participate at the Special Committee meetings without vote when appropriate; and

BE IT FURTHER RESOLVED, the following Board members are elected to serve on the committee: Lee Chong, Margaret Della, Rosemary Ginty, Jessica Sosa, Laura Spalter, Martin Wolpoff, and Charles Moerdler, who will be the Committee Chairperson.

BE IT FURTHER RESOLVED, Bronx Community Board 8 accepts the proposed resolution.

LAND USE COMMITTEE

January 4th, 2024

RESOLUTION

RE: Gaming Facility Text Amendment - The City is proposing a citywide zoning text amendment to allow gaming facilities as a permitted use in certain commercial districts (Section 32-10) and manufacturing districts (Section 42-10) in the Zoning Resolution. This modification would allow a gaming facility licensed by the State and developed through a new State defined siting process to be developed without regard to any potential conflict with the Zoning Resolution

WHEREAS, the Department of City Planning has requested comment respecting a proposal to bypass full Community Board 8 action respecting gambling Casino location; and

WHEREAS, no representative of any Casino interest, the City of New York or other entity has offered any explanation or sound reason why such action is merited; and

WHEREAS, the Land Use Committee of Community Board 8 voted unanimously to disapprove the amendment,

NOW THEREFORE, BE IT RESOLVED, Bronx Community Board 8 rejects the proposal and declines to accede to the request, instead reaffirming its rights of prior review.

LAND USE COMMITTEE

March 11th, 2024

RESOLUTION

RE: Tibbetts Brook Daylighting Easement Acquisition ULURP C240232POX - An acquisition of real property by the City of New York to facilitate a permanent easement within 5 Metro-North properties in the Bronx to support the Tibbetts Brook Daylighting and Hester and Piero's Mill Pond Improvements project, the construction of pipeline conduits, and create recreational and open space opportunities for the surrounding area in Kingsbridge Heights, Community Districts 7 and 8, Bronx.

WHEREAS, the NYC Department of Environmental Protection (DEP) has requested comment respecting an acquisition of real property by the City of New York to facilitate a permanent easement within 5 Metro-North properties in the Bronx to support the Tibbetts Brook Daylighting and Hester and Piero's Mill Pond Improvements project, the construction of pipeline conduits, and create recreational and open space opportunities for the surrounding area in Kingsbridge Heights, Community Districts 7 and 8, Bronx; and

WHEREAS, Bronx Community Board 8 passed Resolutions on April 12, 2016, April 19, 2017, February 13, 2018, June 2022, and June 2023, in strong support of the Putnam South Greenway and Daylighting of Tibbetts Brook citing their unique recreational, economic, and environmental benefits; and

WHEREAS, Though not part of this ULURP application and not connected to this action, Bronx Community Board 8 supports future actions and further efforts among agencies that will result in public access and recreational usage along this route; and

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

WHEREAS, for the reasons set forth above, the Land Use Committee UNANIMOUSLY APPROVES this application; and

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

LAND USE COMMITTEE

March 11th, 2024

RESOLUTION

WHEREAS, Bronx Community Board 8 has received a continuing stream of concerns from local residents, such as constant loud noise and dust buildup, among others, regarding the construction and excavation project at 3139 Netherland Ave, Bronx, NY 10463 and 3132 Arlington Ave, Bronx, NY 10463; and

WHEREAS, the construction project has been ongoing for over a year for up to eight (8) hours a day; and

WHEREAS, Netherland Development LLC is the owner of the properties located in the aforementioned addresses, and was invited to attend, speak and respond to questions at the Bronx Community Board 8 Land Use Committee meeting on March 11, 2024; and

WHEREAS, No representative of Netherland Development LLC was present at the meeting; and

WHEREAS, the Land Use Committee of Bronx Community Board 8 requests the NYC Department of Buildings (DOB) and NYC Department of Environmental Protection (DEP) to inspect and issue a stop work order pending a report from Netherland Development LLC respecting the construction and excavation project at 3139 Netherland Ave, Bronx, NY 10463 and 3132 Arlington Ave, Bronx, NY 10463; and

WHEREAS, the Land Use Committee of Bronx Community Board 8 requests the NYC Department of Buildings (DOB) and NYC Department of Environmental Protection (DEP) take steps to reexamine the permits issued so that the permits are more reflective of the appropriate conditions in the community; and

WHEREAS, the Land Use Committee of Bronx Community Board 8 requests the NYC Department of Buildings (DOB) and NYC Department of Environmental Protection (DEP) address the issues of excessive and polluting dust and noise; and

WHEREAS, the Land Use Committee of Bronx Community Board 8 requests the NYC Department of Buildings (DOB) and NYC Department of Environmental Protection (DEP) inspect the sites on a regular basis; and

WHEREAS, the Land Use Committee of Bronx Community Board 8 UNANIMOUSLY APPROVES this resolution; and

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

PUBLIC SAFETY COMMITTEE

January 16th, 2024

RESOLUTION

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider.

WHEREAS Jose Santos, Representative of Caridad Restaurant, located at 135-45 W Kingsbridge Road, appeared before the Public Safety Committee on January 16th, 2023, to renew this establishment's liquor license.

WHEREAS, Representatives of NYPDs 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.

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

PUBLIC SAFETY COMMITTEE

February 20th, 2024

RESOLUTIONS

RENEWAL APPLICATION: Wine, Beer & Cider.

WHEREAS Adam Clayton Powell, Representative of Mon Amor Coffee & Wine, located at 234 West 238th Street, appeared before the Public Safety Committee on February 20th, 2024, 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.

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

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider.

WHEREAS Kenia Castillo, President of Tin Marin Bar & Lounge, located at 3708 Riverdale Avenue, appeared before the Public Safety Committee on February 20th, 2024, to renew this establishment's liquor license.

WHEREAS, Representatives of NYPD's 50th Precinct stated there was an assault outside the bar in June of 2023 and 12 noise complaints during a 12 month period, mostly on weekends, but the Precinct had no major concerns about this business.

WHEREAS, the owner stated the business is currently keeping their windows closed to eliminate noise and routinely encourages customers not to congregate outside the establishment.

WHEREAS the Public Safety Committee unanimously approved this application.

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

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider.

WHEREAS Aleksandra Davidovic, Representative of Blackstone Bar & Grill, located at 3713 Riverdale Avenue, appeared before the Public Safety Committee on February 20th, 2024, 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.

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

NEW APPLICATION & TEMPORARY RETAIL PERMIT: Liquor, Wine, Beer & Cider.

WHEREAS Henry Gonzalez, Manager of Tilila Casita Azul Inc. (Trade name pending), located at 3648-3650 Bailey Avenue, appeared before the Public Safety Committee on February 20th, 2024, for a new liquor license.

WHEREAS, the business previously operated at this location but was out of business for several years due to construction and contract negotiations.

WHEREAS the applicant signed a 2AM closing agreement for their first year of operation.

WHEREAS the Public Safety Committee unanimously approved this application.

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

OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE

Frass Box Cannabis, LLC: 3633 Kingsbridge Avenue - Retail Dispensary Premises License

WHEREAS Daphne Borowski, Representative of Frass Box Cannabis LLC, located at 3633 Kingsbridge Avenue, appeared before the Public Safety Committee on February 20th, 2024, to apply for a Retail Dispensary Premises License.

WHEREAS the applicant has been approved for a Retail Dispensary Premises License by OCM through DASNY and is seeking a location for her establishment.

WHEREAS the applicant has been granted a conditional storefront lease by the Landlord of 3633 Kingsbridge Avenue, contingent upon her approval by OCM to operate at that address.

WHEREAS the applicant stated the business will not allow onsite consumption, not have any offsite consumption sites, provide no delivery service, and will not conduct business after 10pm.

WHEREAS 3633 Kingsbridge Avenue is a newly constructed commercial and residential building with no current occupants.

WHEREAS the Public Safety Committee is unaware of any legal criteria or OCM guidelines that would prohibit the applicant from operating at this address.

WHEREAS the Public Safety Committee voted unanimously to approve this application.

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

EDUCATION, LIBRARIES & CULTURAL AFFAIRS COMMITTEE

February 27th, 2024

SAPO RESOLUTION

WHEREAS, David Kalin representing Horace Mann School attended the Education, Libraries & Cultural Affairs committee on 2-27-24 to ask for support of their SAPO application to celebrate their Spring Festival and Homecoming, which will take place on April 27,2024, and

WHEREAS, Horace Mann School is requesting the street closing of Tibbett Avenue between West 246 Street & College Road from 10:00 am to 7:00 pm, and

WHEREAS, the Homecoming is usually held in October, but could not be held because of severe weather conditions, and

WHEREAS, parking will be on school grounds and 2000 persons are expected to attend the all-day event, food will only be served in the cafeteria, and there will be on-site Security, and

WHEREAS, the Fieldston Property Owners Assoc. will be notified,

THEREFORE, BE IT RESOLVED, that Bronx Community Board 8 approves the SAPO application.

LAW, RULES & ETHICS COMMITTEE

March 4th, 2024

RESOLUTION: AMENDMENT TO BRONX COMMUNITY BOARD 8 ETHICAL GUIDANCE MANUAL

WHEREAS, the Law, Rules & Ethics Committee voted in the affirmative to amend the Ethical Guidance Manual;
and

WHEREAS, the amendment is as follows:

Revised proposed amendment to:

Ethical Guidance Manual
Part V – Community Board Administration
Section 1 – Nominating Committee
Subsection (h) – Open Meetings Law:

(iii) Consistent with the requirements of the New York State Open Meetings Law in order to provide sufficient public notice of the meetings of the Nominating Committee and to provide sufficient meeting time for the Committee to complete the required organizational tasks, while accounting for possible scheduling conflicts, the following Nominating Committee initial meeting dates shall be noticed at the same time public notice of the April meeting of the Community Board is provided:

- immediately following ~~upon~~ the adjournment of the April Board meeting; ~~and~~
- the ~~second (2nd) day immediately~~ following the April Board meeting ~~that is a Monday, Tuesday, Wednesday or Thursday when the Community Board conducts business, provided that if such meeting would unavoidably conflict with a scheduled meeting of a standing committee, such meeting of the Nominating Committee shall be scheduled for a time at least one hour prior to the starting time of such standing committee meeting.~~
- ~~the sixth (6th) business day following the April Board meeting; and~~
- ~~the seventh (7th) business day following the April Board meeting.~~

~~(iv) The newly elected Nominating Committee members shall select one of the above publicly noticed dates and, by public notice, announce cancellation of the others.~~

~~It is understood that it may be necessary to schedule subsequent meetings of the Nominating Committee on less than 10 days' notice, which is permitted in special circumstances by By-Laws Art. IV, Sec. 3, where that proves necessary to permit the Nominating Committee to complete its work and present its slates at least two calendar weeks before the June meeting at which the election will take place, as provided in Section 1(d) hereof.~~

(Revised ~~12/20~~ 3/24)

NOW, THEREFORE, BE IT RESOLVED, that Bronx Community Board 8 approves this amendment to the Bronx Community Board 8 Ethical Guidance Manual.

ENVIRONMENT & SANITATION COMMITTEE

January 17th, 2024

AMENDED RESOLUTION

WHEREAS, NYC City Planning Commission issued the ULURP resolution for the acquisition of CSX property south of Van Cortlandt Park to 230th Street the Putnam Greenway in 2011 with the statement that “The MTA will continue to maintain and use [the rail tracks between West 230th Street and West 225th Street] until at least 2013, after which time DPR is planning to lease the ROW from the MTA for the purpose of creating another segment of greenway that will connect to that of the current proposal;” and

WHEREAS, NYC DEP is negotiating with MTA to complete its Daylighting of Tibbetts Brook project and continue the route of the pipe through its property; and

WHEREAS, MTA and ZOLA (NYC’s Zoning & Land Use Map) classifies the property as a “commuter railroad,” but has included these tracks between 225th and 230th in its plans for waste transfer operations; and

WHEREAS, NYCHA Marble Hill Houses, located within the lowest income census tract of Bronx Community Board 8 and a designated environmental justice zone, are located near the railroad tracks between 225th and 230th; and

WHEREAS, the Bronx is already overburdened with waste management infrastructure in environmental justice zones and areas adjacent to NYCHA housing; and

WHEREAS, the Environment and Sanitation Committee unanimously voted to urge the MTA to keep waste transfer and other garbage hauling operations out of the Marble Hill community until and unless MTA holds a public hearing in which alternatives are adequately and thoroughly reviewed; and

NOW, THEREFORE, BE IT RESOLVED, that Bronx Community Board 8 urges the MTA to keep waste transfer and other garbage hauling operations out of the Marble Hill community until and unless MTA holds a public hearing in which alternatives are adequately and thoroughly reviewed.