



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**

BOARD MEETING NOTICE

OFFICERS:

Vice Chairperson
Sergio Villaverde

Secretary
Margaret Della

Treasurer
Joy Campbell Priveterre

Immediate Past Chairperson
Laura Spalter

COMMITTEE CHAIRS:

Aging
Mary Ellen Gibbs

Budget
David Gellman

Economic Development
Oscar Martinez

Education, Libraries & Cultural Affairs
Sylvia Alexander

Environment & Sanitation
Daniel Rowen

Health, Hospitals & Social Services
Rabbi Bob Kaplan

Housing
Rhashida Hilliard

Land Use
Charles G. Moerdler

Law, Rules & Ethics
Martin Wolpoff

Parks & Recreation
Debra Travis

Public Safety
Edward Green

Traffic & Transportation
Josh Land

Youth
Ramdat Singh

DATE: Thursday, September 12, 2024

TIME: 7:00 PM to 9:00 PM

PLACE: In-Tech Academy MS/HS 368 - LIBRARY
2975 Tibbett Ave., Bronx, NY 10463 – **Parking Available**

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

Board Members must attend in-person unless they have received a pre-approved exemption.

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

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

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

AMENDED AGENDA

1. Welcome and Announcements
2. Public Gallery Session
3. Report from the Mayor's Office
4. Report from the Bronx Borough President's Office
5. Report from the 50th Police Precinct
6. Council Member's Report
 - Council Member Carmen De La Rosa
 - Council Member Eric Dinowitz
 - Council Member Pierina Ana Sanchez
7. Elected Officials Reports
8. Roll Call
9. Approval of Board Meeting Minutes of June 26, 2024
10. Discussion of Executive Committee Meeting Minutes of September 4, 2024
11. Chairperson's Report & Resolutions
12. District Manager's Report
13. Committee Reports and Resolutions
 - a) Land Use
 - b) Economic Development
 - c) Law, Rules & Ethics
 - d) Budget

- e) Education, Libraries & Cultural Affairs
- f) Environment & Sanitation
- g) Health, Hospitals & Social Services
- h) Housing
- i) Youth
- j) Special Committee on Racial Equity
- k) Special Committee on Veteran Services
- l) Special Committee on Hudson River Greenway
- m) Aging
- n) Parks & Recreation
- o) Public Safety
- p) Traffic & Transportation
- 14. Miscellaneous
- 15. Treasurer's Report & Resolutions
- 16. Executive Session Based on Open Meetings Law 105.H and 105.F: Proposed Acquisition, Sale or Lease of Real Property (status update) and Personnel matters
- 17. Next Meeting: Tuesday, October 8, 2024
- 18. 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

**LAND USE COMMITTEE
RESOLUTION
September 12th, 2024**

**Resolution to Amend the New York City Zoning Code to Include
Community Board Offices in Residential Locations**

WHEREAS, Bronx Community Board 8 (CB8) office is windowless, has no second egress, and is not compliant for American with Disabilities (ADA). All the mentioned factors making it a dangerous and likely unhealthy place for anyone to work in; and

WHEREAS, Bronx Community Board 8 office site should be located in a more centrally located area to better serve our community more equitably; and

WHEREAS, Bronx Community Board 8 has been in search of a new office location since 2017 without success, due in part to the fact that the New York City (NYC) zoning codes currently restricts the establishment of community board offices to non-residential zones; and

WHEREAS, community board offices play a crucial role in facilitating local governance, community engagement, and public services; and

WHEREAS, the inclusion of community board offices in residential zones would enhance accessibility for residents and promote greater community involvement;

THEREFORE, BE IT RESOLVED that the New York City Zoning Resolution be amended as follows:

1. **Amendment to Article II, Chapter 2:**
Add a new section under Use Group 4 to permit community board offices as an allowable use in residential districts.
2. **Specific Provisions:**
 - 1) Community board offices shall be permitted in R1 through R10 residential districts.
 - 2) Such offices shall be subject to the following conditions:
 - i. The office shall not exceed 5,000 square feet in floor area.
 - ii. The office shall be located on the ground floor or basement level of the building.
 - iii. Adequate parking and accessibility provisions shall be made in accordance with the Americans with Disabilities Act (ADA).
3. **Community Impact Assessment:**
Prior to the establishment of a community board office in a residential district, a community impact assessment shall be conducted to evaluate potential effects on traffic, noise, and neighborhood character.

4. **Notification and Public Hearing:**

The proposed amendment shall be subject to a public hearing process, with notifications sent to affected community boards and residents at least 30 days prior to the hearing date.

BE IT FURTHER RESOLVED that Bronx Community Board 8 requests Amendment of the NYC Zoning Resolution to Include Community Board Offices in Residential Location, shall take effect immediately upon adoption, and shall be directed, enforced and complied with by ALL City agencies.

**LAND USE COMMITTEE
RESOLUTION
September 12th, 2024**

Re: LPC-24-08211

407 West 246th Street- Fieldston Historic District

BLOCK: 5819 LOT: 2115 ZONING DISTRICT: R1-2 / NA-2 CB8

Landmark Preservation Commission Application to Construct a rooftop addition, modify an entrance vestibule and garage roof, and replace railings being sought by the applicant in Fieldston, Community District 8, The Bronx.

WHEREAS, the representative for 407 West 246th Street, Architect John Field of Building Studio Architects, presented the project on the Construct a rooftop addition, modify an entrance vestibule and garage roof, and replace railings, and

WHEREAS, applicant informed all neighbors within 200 feet of the property

WHEREAS, no opposition was indicated either from the board or the community.

WHEREAS, Bronx Community Board 8 Land Use Committee APPROVES this application.

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

**LAND USE COMMITTEE
RESOLUTION
September 12th, 2024**

Re: 5501 Palisade Avenue – SNAD Non-ULURP

Sanna & Loccisano Architects

5501 Palisade Ave. Bronx, NY 10471

SNAD District

Authorizations pursuant to 105-422 and 105-434 to facilitate the construction of two new single-family residences. The zoning lot is 74,677 square feet (2 DU's). This is a residential development that includes 9,556.73 square feet for residential and 65,120.27sf open space. This is being sought by a private applicant, Sanna & Loccisano Architects, at 5501 Palisade Avenue in Riverdale, Community District 8, Bronx.

WHEREAS, the representative for 5501 Palisade Avenue, Architect Michael Sanna, presented the project on demolishing a single home to construct two new single-family residences., and

WHEREAS, applicant confirmed no trees or topography will be removed or affected by the project, 70% of the site will be left green and,

WHEREAS, No construction will occur on the steep downslope area that comprises 30% of the property to prevent any silt or intrusion onto the Metro North Station area and,

WHEREAS, both buildings constitute a total of 30 % of the lot area, and

WHEREAS, Applicant informed all neighbors by certified mail within 200 feet of the property, and,

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

WHEREAS, for the reason set forth above, the Land Use Committee APPROVES this application.

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

**LAND USE COMMITTEE
RESOLUTION
September 12th, 2024**

**Re: 5701-5961 Palisade Ave. – SNAD Non-ULURP
James Power -Hebrew Home
5701-5961 Palisades Avenue, Bronx, NY 10471
SNAD District**

A Zoning Modification [ZS], pursuant to ZR 74-901 in addition to Special Natural Area District (SNAD) authorizations [ZA] under ZR 105-42 to facilitate the development of a Continuing Care Retirement Community (CCRC) by Hebrew Home for the Aged/RiverSpring Health located at 5701-5961 Palisade Avenue, in Community District 8, The Bronx.

WHEREAS, Jim Power Esq., Valerie Campbell, Valerie Mutterperl and Daniel Reingold has presented on the Zoning Modifications for the Hebrew Home Project at the Riverdale Campus.

WHEREAS, Hebrew Home has agreed to delay the demolition of the Victorian Home on the South Campus until January 1, 2025 so more historic investigation can be done and Landmarks Preservation Commission (LPC) can be notified.

WHEREAS, for the reason set forth above, the Land Use Committee APPROVES this application.

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

**LAND USE COMMITTEE
RESOLUTION
September 12th, 2024**

**Re: 5701-5961 Palisade Ave. – SNAD Non-ULURP
James Power -Hebrew Home
5701-5961 Palisades Avenue, Bronx, NY 10471
SNAD District**

Renewal of the Special Permit and Authorizations for the Hebrew Home Project at the Riverdale Campus. The original permit was granted on September 26, 2018 (C180321 ZSX), including the following authorizations: 105-421, 105-422, 105-424, 105-425; and 105-432. The project is located at 5701-5961 Palisade Avenue, Riverdale, in Community District 8, The Bronx.

WHEREAS, Jim Power Esq., Valerie Campbell, Valerie Mutterperl and Daniel Reingold Presented on the Renewal of the Special Permit and Authorizations for the Hebrew Home Project at the Riverdale Campus.

WHEREAS, Applicant asked for Bronx Community Board 8 to agree to the modification of the Restrictive Declaration to reflect the updated Site Plan on the South Campus to be consistent with this application.

WHEREAS, for the reason set forth above, the Land Use Committee APPROVES this application.

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

**ECONOMIC DEVELOPMENT COMMITTEE
RESOLUTION
September 12th, 2024**

Street Activity Permit Office (SAPO) Application Review: Church Outside the Walls Block Party

WHEREAS, a representative (Joanna Cuesta) on behalf of the Church Outside the Walls Block Party scheduled for Sept 8th, 2024 and September 22, 2024 from 11:00 am – 3:30 pm appeared before the Economic Development Committee on September 3rd, 2024 and answered all questions concerning the planned event; and

WHEREAS, the Economic Development Committee approves the submitted SAPO application due to the facts that this event has been held in the past with no issues or complaints from locals. This is approved based on no objections from NYPD and working on rerouting the bus routes;

THEREFORE, BE IT RESOLVED that Bronx Community Board 8 approves the submitted SAPO application due to the facts that this event has been held in the past with no issues or complaints from locals. This is approved based on no objections from NYPD and working on rerouting the bus routes.

LAW, RULES & ETHICS COMMITTEE RESOLUTION September 12th, 2024

WHEREAS, Bronx Community Board 8 at its May 2024 regular monthly meeting, voted to end the practice of permitting for Extraordinary Circumstances (EC) to enable some Board members to participate in Bronx Community Board 8 meetings via telecommunications, and,

WHEREAS, Bronx Community Board 8, in eliminating EC, voted to continue to provide persons covered under the Americans with Disability Act (ADA) access to meetings through videoconferencing with the recognition that such persons be counted toward the quorum, and

WHEREAS, Bronx Community Board 8 needs to establish a process for identifying persons who are qualified to be recognized as ADA-eligible, and

WHEREAS, the chairperson of Bronx Community Board 8 needs to designate an individual who would be responsible for determining which Board members are ADA-eligible based on soon-to-be established criteria,

THEREFORE, BE IT RESOLVED, that the board chairperson identify a board member responsible for screening persons who request such status and be empowered to identify those who appear to qualify based on soon-to-be adopted criteria,

BE IT FURTHER RESOLVED, that such temporary status continue until the October 2024 regular monthly meeting when it is anticipated that the Law, Rules and Ethics committee will offer a resolution for establishing the criteria for recognizing a Board member's ADA status.

BRONX COMMUNITY BOARD 8 RESOLUTION
CONTINUATION OF PAID INTERN
September 12th, 2024

WHEREAS, Bronx Community Board 8 (CB8) District Manager Farrah Kule Rubin requests the continuation of employment of CB8 intern until December 31, 2024; and

WHEREAS, the intern will continue to assist the Board staff with duties, such as but not limited to, working on the office filing system, greeting incoming calls and constituents at the office, updating office records, establishing a system tracker of past committee meetings' resolved agreements, setting up meeting locations for the public and Board members, acting as a greeter during public meetings, interacting with elected officials and the public, administrative duties on the computer, attending and tabling street fair events and more; and

WHEREAS, the intern's stipend would continue via CB8 budget at approximately \$1,000 per month at the New York City's minimum \$16.00 an hour wage.

THEREFORE, BE IT RESOLVED, that Bronx Community Board 8 approves the continuation of the current intern's appointment until December 31, 2024.
