

**Bronx Community Board 8**  
**Minutes of the Full Board Meeting**  
**November 12, 2024, 7PM**  
**Riverdale Y**  
**5625 Arlington Ave, Bronx, NY 10471**

**[Meeting Recording](#)**

**Committee Members Present (33 present for quorum)**

Sylvia Alexander, Debby Allen, Constance Barnes-Watson, Bob Bender, Joy Campbell Priveterre, Sebastian Chittilappily, Lee Chong, Dr. Wayne DeBeatham, Ynggrid DeLeon, Margaret Della, Johanna Edmondson, Nicholas Fazio, Steven Froot, Mary Ellen Gibbs, Rosemary Ginty, Edward Green, Emily Hausman, Rhashida Hilliard, Josh Land, Omar Murray, Angel Ortega, Julie Reyes, Adiana Rivera, Daniel Rowen, Georgia Santiago, Ramdat Singh, Laura Spalter, Caesar Tobar Acosta, Jyll D. Townes, Sergio Villaverde, Kevin Wade, Karen Walker, Martin Wolpoff

**Committee Members Absent (10)**

Carol Blake, Kelli Buford, David Gellman, Dr. Julia Gomez, Barbara Kail, Rabbi Bob Kaplan, Oscar Martinez, Charles Moerdler, Jessica Sosa, Debra Travis

**Staff**

Farrah Kule Rubin (District Manager), Ardy Malziu (Community Coordinator), Jaylyn Adorno (Intern)

**Guests**

NYS Assembly Member (AM) Jeffrey Dinowitz, NYC Council Member (CM) Pierina Sanchez, NYC Council Member (CM) Eric Dinowitz; Representatives from NYPD 50th Precinct – Captain Katherine Taveras and Detective Rasha Jamsheer, Mayor Adams - Alina Dowe, Bronx District Attorney (DA) – Jeffrey Pena, NYS Senator Gustavo Rivera – Brent Schneider, NYS Senator Robert Jackson – Dario Quinsac, NYS Assembly Member (AM) Jeffrey Dinowitz – Randi Martos, and NYC Council Member (CM) Eric Dinowitz – Stephenie Rodriguez; Aga Chen (New York Public Library – Spuyten Duyvil Branch), Izaiah Barrow (Theory9), Dr. Vanessa Mareno, Oliver Rivera (Public Gallery Session Speakers)

Chairperson J. Reyes convened the Full Board meeting at 7:05 pm.

### **Public Gallery Session**

Dr. Vanessa Mareno – Speaking on Int. 0666 – 2024 - A Local Law to amend the administrative code of the city of New York, in relation to increasing civil penalties and prohibiting issuance of the food service establishment permit for outstanding penalties for violations of the fair work week law.

Oliver Rivera – Request for funding for the Bailey Playground located at 234th street and Bailey Avenue.

Izaiah Barrow – Speaking on the organization *Theory9*, a non-profit that focuses on the growth and well-being of the Kingsbridge community

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

As of November 12, 2024, all properties with 1-9 residential units are required to use bins, 55 gallons or less, with secure lids for trash set out.

If you already use a bin with a secure lid that is 55 gallons or less for trash set out, you may continue to use it until June 2026. After that, you will need to switch to the Official NYC Bin.

If you have any questions or concerns, reach out to Alina Dowe at the Mayor's Office at [adowe@cityhall.nyc.gov](mailto:adowe@cityhall.nyc.gov).

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

No report.

### **Report from the NYPD 50<sup>th</sup> Precinct**

Total of 118 crime complaints for the 28 day-period. Last year there were 133 complaints. No murders or rapes. Down in robberies – 6 vs. 12. Grand larcenies are also down – 40 vs. 64. Slight increase in felony assaults – 26 vs. 14. Most of them are domestic. Burglaries also slightly up – 13 vs. 11. No biased incidents to report for the period. Grand Larceny Autos (GLAs) are up – 33 vs. 32. In an effort to reduce vehicle thefts, the NYPD has been doing unannounced safety check points. Recommend to not leave any valuable items in the car.

### **Report from NYC Council Member (CM) Eric Dinowitz**

Working with Council Member (CM) Pierina Sanchez to try to get funding for the Bailey Playground.

The Waldo Avenue Family Migrant Shelter has 91 rooms and 40 families currently living there. Over 100 kids live in the shelter. They are going to local schools with programs to support them. Individuals who are at the shelter and have e-bikes will park them in the rear rampway, and not inside the building or streets. The 24-hour contact information for

the shelter is 914-806-5928. The community contact is Robert Collazo – [robert.collazo@westhab.org](mailto:robert.collazo@westhab.org) / 914-552-7043.

Share your concerns with the City of Yes for Housing Opportunity. Raised questions on the premise of the plan. The abolition of parking minimums is the most contentious in the Council. Working on modifications in the Council.

CM Dinowitz's Office is hosting Composting Workshops with the NYC Department of Sanitation (DSNY).

### **Report from the NYS Assembly Member (AM) Jeffrey Dinowitz**

Gave update on the 2024 elections – thank you all for voting. All the results can be found at the NYC Board of Elections website.

The Governor signed AM Dinowitz's legislation to increase the number of red-light cameras in New York City.

Regarding the Waldo Avenue Family Migrant Shelter, has spoken to Westhab so they do more outreach in the community. Recommended that the apartments have window guards.

### **Roll Call**

M. Della announced the roll call. A quorum being present, the meeting was called to order.

### **Approval of Board Meeting Minutes of September 12, 2024 & October 8, 2024**

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

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

**The Board Meeting Minutes of September 12, 2024 & October 8, 2024 were APPROVED UNANIMOUSLY.**

### **Discussion of Executive Committee Meeting Minutes of September 4, 2024 & October 1, 2024**

None.

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

As we continue to move into Fall and Winter, we look forward to doing more events throughout the year.

Recently tabled at a Halloween event - "Boo on Mosholu" on October 26<sup>th</sup> where we gave out goodies and resources.

We tabled at the monthly Theory9 Food Distribution at Fort Four Park where we also handed out goodies and resources.

We will be having our Thanksgiving Turkey Giveaway again this year and aiming to have it on Monday, November 25<sup>th</sup>. Thank you to the Stagg Group for donating over 200 turkeys.

Thank you to the New York Botanical Garden for donating tickets to the "Nightmare Before Christmas" Light Trail event which were distributed to the community.

Thank you to Board Member B. Bender for going to the Bronx Engineering and Technology Academy Career Day and talking with the students.

We were invited to the IN-Tech Academy College March event on December 6<sup>th</sup>. More information to follow.

The Bronx Community Board 8 Fiscal Year 2026 Budget Priorities have been submitted with the NYC Planning Commission and will post once we have received the agency responses.

Have been meeting with our elected officials with Chairperson J. Reyes and will submit funding requests to their offices by January.

Held the District Service Cabinet (DSC) meeting on November 6<sup>th</sup>. The next DSC meeting is on December 3<sup>rd</sup>.

The Summer-Fall 2024 Newsletter has been distributed and hope everyone had a chance to review it.

Encourage chairs to send your agenda within 10 days before the meeting and minutes within 10 days after the meeting.

Hope everyone had a wonderful Veterans Day. Thank you to our Veterans for their service.

### **Committee Reports:**

#### **a) Law, Rules & Ethics –**

Regarding the ADA (Americans with Disabilities Act) exemption from in-person attendance at meetings, the Law Rules & Ethics Committee recommends:

- the ADA and related State and City laws and regulations exist independently of the Open Meetings Law (OML), and there is no special requirement in the OML that any procedures be adopted by resolution;

- it is likely that decisions on ADA accommodation will be made on a case-by-case basis and standards will evolve naturally over time – the types of justifications for ADA accommodation will be far more limited than the panoply of reasons for requests for Extraordinary Circumstances (EC) status;
- any decision on ADA accommodation will apply equally to Board meeting and committee meeting attendance – only one decision need be made for any given board member’s request;
- decisions on ADA accommodations are ultimately the responsibility of the head of a public body, so as a practical matter, the Board Chairperson is the exclusive decisionmaker;
- although the Board Chairperson can delegate responsibility to screen requests for ADA accommodations, there are likely to be relatively few such requests, so that an additional administrative layer of this sort may not be warranted.

M. Wolpoff presented the below resolution:

**LAW, RULES & ETHICS COMMITTEE  
RESOLUTION: BRONX COMMUNITY BOARD 8 AWARDS**

**WHEREAS**, Community Board 8 Bronx wishes to recognize community individuals and organizations that have extended themselves to help improve the quality of life in the community district 8 area; Therefore,

**BE IT RESOLVED**, that any Community Board 8 committee seeking to establish and bestow an award in the name of Community Board 8 must meet the following requirements before such award can be established and presented, and any additional criteria the committee may deem appropriate:

A. Each standing committee or special committee offering a certificate or award is required to establish criteria, selection process, annual calendar (limit to one CB award in any month) and procedures for approval by the full Board.

B. Limits on eligibility (e.g., no CB members, elected officials or persons who are salaried for their service, no self-nominations). In addition, there can be no direct or implied political connection, in the making of any award.

C. A determination as to whether there should be a limit on the number of annual awardee(s).

D. In addition to establishing award criteria, there should also be a procedure for establishing an awardee selection committee, soliciting candidates, identifying nominees, and a clear delineation of role of the Executive Committee and the full Board in granting the award.

E. The criteria for establishing any award should be approved by a vote of the full Board at a monthly Community Board meeting; and

**BE IT FURTHER RESOLVED**, that any existing awards that do not meet these criteria must have their approval renewed by a vote of the Community Board.

Recommended calendar:

November (on or around Veterans Day) - Veterans Award

April – National Volunteers Month – Irving Ladimer Community Service Award

May – Small business Month – Betty Campbell Adams Most Valuable Merchant Award

June –Comeback Kid Award

Discussion was held on the resolution.

**A MOTION was made by M. Wolpoff and SECONDED by M. Gibbs to AMEND the resolution to state “B. Limits on eligibility (e.g., no CB members, elected officials or persons who are salaried for their service ((with the exception of military service for the country)) no self-nominations). In addition, there can be no direct or implied political connection, in the making of any award.”**

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**Amendment PASSED.**

**A MOTION was made to VOTE on the Law, Rules & Ethics Committee Bronx Community Board 8 Awards Resolution, as amended.**

**In Favor: (15)** S. Alexander, B. Bender, L. Chong, Y. DeLeon, M. Della, S. Froot, M. Gibbs, R. Ginty, E. Green, R. Hilliard, J. Reyes, D. Rowen, G. Santiago, L. Spalter, M. Wolpoff

**Opposed: (8)** D. Allen, J. Campbell Priveterre, S. Chittilappily, W. DeBeatham, J. Edmondson, N. Fazio, J. Townes, S. Villaverde,

**Abstentions: (10)** C. Barnes-Watson, E. Hausman, J. Land, O. Murray, A. Ortega, A. Rivera, R. Singh, C. Tobar Acosta, K. Wade, K. Walker,

**The Law, Rules & Ethics Committee Bronx Community Board 8 Awards Resolution, as amended, DID NOT PASS.**

**b) Aging –** The next meeting will be held on November 14<sup>th</sup> at the Board Office and an attorney will be speaking on elder law, wills and estates. M. Gibbs will be at an Older Adult Roundtable with NYC Mayor Adams on November 13<sup>th</sup>.

**c) Budget** – D. Gellman (On Zoom) gave the Budget Committee report. The FY26 Public Budget Hearing was conducted in October. Board members made minor changes to the budget priorities. There was no quorum for the October Full Board meeting to approve the priorities so the Chair called for a special meeting later in the month and a quorum was achieved and the priorities were approved. The priorities were entered into the NYC Mayor’s Office of Management and Budget (OMB) system. The Fiscal Year 2027 process begins next month. Encourage Chairs to not wait until March or April, but rather initiate your committee discussions in December and the coming weeks. Many choose to use prior submissions as a starting point for discussion. Ask committee members to also come up with new ideas.

**d) Economic Development** – No report.

**e) Education, Libraries & Cultural Affairs** – The October 22<sup>nd</sup> meeting minutes were distributed. The SAPO application submitted by Rabbi Shemtov for the Chanuka Menorah Lighting on December 29, 2024 was approved by the Committee. Rabbi Shemtov did not attend and a resolution is not required for religious events, as per the SAPO office.

**f) Environment & Sanitation** – D. Rowen presented the below resolution:

**ENVIRONMENT & SANITATION COMMITTEE  
RESOLUTION**

**Resolution to Urge EPA to Adopt a Not Protective Determination in its Third Five-Year Review Concerning the Hudson River PCB Cleanup**

**WHEREAS**, the Hudson River is an American Heritage River and the Hudson River Valley is a National Heritage Area, the health and beauty of the Hudson River is critical to the economic vitality of the communities surrounding it; and

**WHEREAS**, Bronx Community Board 8’s district borders the lower-Hudson River Valley; and

**WHEREAS**, Bronx Community Board 8 has been a long time advocate for improved river access (including for the extension of the Hudson River Greenway) as well as cleaner water for all residents; and

**WHEREAS**, for 30 years, from 1947-1977, General Electric (“GE”) dumped polychlorinated biphenyls (“PCBs”) into the Hudson River from two capacitor manufacturing plants located in the towns of Fort Edward and Hudson Falls, N.Y.; and

**WHEREAS**, as a result of GE’s PCB contamination, the U.S. Environmental Protection Agency (“EPA”) designated a 200-mile stretch of the Hudson River from Fort Edward to New York Harbor as a Superfund Site in 1984; and

**WHEREAS**, PCBs are man-made, bioaccumulative, persistent organic pollutants that have been linked to a wide variety of adverse health effects, including, among others: cancers,

liver, and kidney disorders; reduced birth weight, conception rates, and live birth rates; persistent and significant deficits in neurological development, including visual recognition, short-term memory and learning; and developmental problems due to interference with thyroid hormone levels; and

**WHEREAS**, PCBs discharged by GE are still found at dangerous levels throughout the Hudson River ecosystem and as far south as New York Harbor: in soils and sediments within the river and the surrounding floodplains; in the living tissues of wildlife, from low-level organisms to larger animals such as birds and fish; and, periodically, suspended in the river itself or in the air; and

**WHEREAS**, in 2002 EPA selected a two-part cleanup plan to address in-river sediments in the Upper Hudson River, a 40-mile stretch of the Hudson River between Fort Edward and the Federal Dam at Troy, which called for targeted dredging of PCB-contaminated sediment from the river bottom, followed by an extended period of natural recovery; and

**WHEREAS**, the selected cleanup remedy was designed to reduce the dangerous health risks to humans and wildlife living in and near the Hudson River PCBs Superfund Site in an expedited time frame and reestablish the ecological and economic health of the Hudson River; and

**WHEREAS**, EPA's original cleanup plan also focused on minimizing the long-term downstream transport of PCBs to the Lower Hudson River, a 160-mile stretch of the Hudson River from the Federal Dam at Troy to New York Harbor; and

**WHEREAS**, with the completion of dredging in 2015, the cleanup has transitioned from the dredging phase to the natural recovery phase; and

**WHEREAS**, federal Superfund law requires EPA to conduct a study every five years to evaluate the implementation and performance of the remedy to determine if the remedy is protective of human health and the environment; and

**WHEREAS**, on July 10, 2024, EPA released its draft third five-year review concluding that EPA needs more years of fish data to determine if the cleanup is meeting the expectations of the original cleanup plan; and

**WHEREAS**, EPA's draft third five-year review report does not adequately address scientific data and analysis that show that there has been little improvement in fish and sediment PCB concentrations since the completion of dredging; and

**WHEREAS**, PCB concentrations in Upper Hudson River fish and sediment are not declining as anticipated by EPA to reach key remediation targets and adequately minimize the downstream transport of PCBs to the Lower Hudson River; and

**WHEREAS**, the continued presence of PCBs in the Hudson River has significantly diminished economic activity and recreational use and enjoyment of the river; and



**WHEREAS**, the understanding of the relationship between how much PCB was left behind in the sediments and the rates of recovery in sediment and fish needs to be updated to determine if further remedial work is necessary to protect human and environmental health; and

**WHEREAS**, the data available supports the conclusion that the selected remedy is not protective of human health and the environment. The human health and ecological risks are well in excess of EPA's acceptable risk ranges, and will not be in the acceptable range for the foreseeable future; and

**NOW THEREFORE BE IT RESOLVED**, that Bronx Community Board 8, hereby urges the EPA to adopt a "not protective" determination" in the third five-year review and acknowledge the failure of the Upper Hudson River remedy to meet the goals and objectives of the cleanup.

**BE IT FURTHER RESOLVED**, that the EPA must begin the process of assessing additional remedial actions to protect the environment and our vulnerable communities along the Hudson River, who will otherwise continue to be exposed to toxic levels of PCBs for generations to come.

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The Environment & Sanitation Committee resolution PASSED.**

The next Environment & Sanitation Committee meeting will be on November 20<sup>th</sup> where the NYC Department of Environmental Protection (DEP) will talk about flood preparedness.

**g) Health, Hospitals & Social Services – No report.**

**h) Housing –** The next meeting will be on November 25<sup>th</sup> at MMCC Fort Independence Cornerstone where the NYC Department of Housing Preservation and Development (HPD) will give a presentation on tenants' rights and responsibilities.

**i) Land Use –** Both items (building of townhouses at 3111 Henry Hudson Pkwy and the construction of a housing complex in Van Cortlandt Village) in the Land Use Committee Agenda in November were tabled to the next Land Use Committee meeting to give more time for the community to have discussions with the applicants. The Land Use Subcommittee on the Van Cortlandt Village Construction will also meet on November 25<sup>th</sup> to discuss further.

## **Report from NYC Council Member (CM) Pierina Sanchez**

Introduced legislation to authorize the J-51 tax incentive. The J-51 tax incentive is an as-of-right tax exemption and abatement for residential rehabilitation or conversion to multiple dwellings.

Had a hearing with the NYC Council Housing Committee on illegal lockouts and tenant safety. A number of bills were heard there.

Next week, there is an important hearing on deed theft. If you are interested on that topic, please join us for testimony.

Introduced a legislation called the Housing Rescue and Resident Protection Act: a transformative set of reforms to the Third-Party Transfer (TPT) program, originally established in 1996 to address the challenges posed by buildings in financial and physical distress. The new legislation aims to protect homeownership and low-income communities while holding landlords and negligent owners accountable and secure safe living conditions for residents.

Met with Chairperson J. Reyes and District Manager F. Kule Rubin and went over the budget priorities and look forward to supporting those asks, especially the ones that fall in Council District 14.

**j) Parks & Recreation** – D. Travis presented the below resolutions:

### **Parks and Recreation Committee Resolution in Support of the Outdoor Dining Sidewalk Application for Estrellita Poblana Taqueria Express**

**WHEREAS**, Estrellita Poblana Taqueria Express of 5975 Broadway has submitted an outdoor dining application which has been vetted by the New York City Department of Transportation and meets their requirements;

**WHEREAS**, Jose Jimenez, a Representative of Montserrat Inc, the owner of this restaurant appeared before the Parks and Recreation Committee on October 30, 2024 to provide details of their request which would allow them to continue to have four sets of tables and chairs in front of their restaurant;

**WHEREAS**, the application is in compliance with new permitting requirements for sidewalk café setups and the proposed layout of tables and chairs is identical to current conditions;

**WHEREAS**, the committee has no concerns regarding the café's physical footprint or dimension, pedestrian flow or conflicts regarding existing curb use;

**WHEREAS**, the Parks and Recreation Committee recommends approval for this application for outdoor dining.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval for this application for outdoor dining.

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The Parks and Recreation Committee resolution in support of the Outdoor Dining Application for Estrellita Poblana Taqueria Express PASSED UNANIMOUSLY.**

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**Parks and Recreation Committee  
Resolution in Support of the Outdoor Dining Sidewalk Application for  
Salvatore's of Soho**

**WHEREAS**, Salvatore's of Soho at 3738 Riverdale Avenue has submitted an outdoor dining application which has been vetted by the New York City Department of Transportation and meets their requirements;

**WHEREAS**, Arian Curanaj, a Representative of Salvatores of Soho, Inc, the owner of this restaurant appeared before the Parks and Recreation Committee on October 30, 2024 to provide details of their request which would allow them to maintain their current table configuration in front of their restaurant;

**WHEREAS**, the application is in compliance with new permitting requirements for sidewalk café setups and the proposed layout of tables and chairs is identical to current conditions;

**WHEREAS**, the committee has no concerns regarding the café's physical footprint or dimension, pedestrian flow or conflicts regarding existing curb use;

**WHEREAS**, the Parks and Recreation Committee recommends approval for this application for outdoor dining.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval for this application for outdoor dining.

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The Parks and Recreation Committee resolution in support of the Outdoor Dining Application for Salvatore's of Soho PASSED UNANIMOUSLY.**

The next Parks & Recreation Committee meeting is on Thursday, December 12<sup>th</sup>.

**k) Traffic & Transportation – J. Land presented the below resolutions:**

**TRAFFIC & TRANSPORTATION COMMITTEE  
RESOLUTION**

**STREET ACTIVITY PERMIT (SAPO) APPLICATION  
HORACE MANN HOMECOMING EVENT**

**WHEREAS**, Peter Clancy representing Horace Mann School attended the Traffic & Transportation Committee meeting on 9-19-24 to ask for support of their SAPO application to celebrate their Homecoming Event on October 19, 2024, and

**WHEREAS**, Horace Mann School is requesting the street closing of Tibbett Avenue between West 246 Street and College Road from 9:00am - 5:00 pm, and

**WHEREAS**, the Homecoming event has been held in the past with no issues, and

**WHEREAS**, 2,000 persons are expected to attend the all-day event, food will only be served in the cafeteria, and there will be on-site Security all day, and

**WHEREAS**, on condition that the Fieldston Property Owners Assoc. as well as the residences nearby will be notified of the event and a fifteen-foot lane for emergency vehicles and resident vehicles will be available on the closed street,

**WHEREAS**, the Bronx Community Board No, 8 Traffic & Transportation Committee approves this SAPO application.

**THEREFORE, BE IT RESOLVED** Bronx Community Board No, 8 approves this SAPO application.

**In Favor: (32)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

**Opposed: (1)** R. Ginty

**Abstentions: (0)**

**The Traffic and Transportation Committee SAPO resolution for the Horace Mann Homecoming Event PASSED.**

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**TRAFFIC & TRANSPORTATION COMMITTEE  
RESOLUTION**

**DINING OUT NYC SIDEWALK APPLICATION  
CASA TOBALA CORP. 3732 RIVERDALE AVE. BRONX NY 10463**

**WHEREAS**, Elie Lopez representing Casa Tobala Corp. attended the Traffic & Transportation Committee meeting on 9-19-24 to ask for support of their Dining Out NYC Sidewalk application, and

**WHEREAS**, there were no comments or concerns related to the Café's physical footprint and dimensions, and

**WHEREAS**, there were no comments or concerns related to pedestrian flow, and

**WHEREAS**, there are no potential conflicts with existing curb use, and

**WHEREAS**, there were no complaints from the NYPD or community, and

**WHEREAS**, the Bronx Community Board No, 8 Traffic & Transportation Committee approves this SAPO application.

**THEREFORE, BE IT RESOLVED** Bronx Community Board No, 8 approves this SAPO application.

**In Favor: (32)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

**Opposed: (1)** R. Ginty

**Abstentions: (0)**

**The Traffic and Transportation Committee resolution in support of the Outdoor Dining Application for Casa Tobala Corp. PASSED.**

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**l) Youth** – The next meeting will be on November 18<sup>th</sup> 6:30pm at the Board Office.

**m) Public Safety** – E. Green presented the below resolutions:

**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**RENEWAL APPLICATION: Wine, Beer & Cider PASSED UNANIMOUSLY:**

**WHEREAS** Jon Beqiraj, a Representative of Savor Coffee and More, located at 3725 Riverdale Avenue, appeared before the Public Safety Committee on September 17th, 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.

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**RENEWAL APPLICATION: Liquor, Wine, Beer & Cider PASSED UNANIMOUSLY:**

**WHEREAS** Franklin Vargas, a Representative of Caribe Bites Bar & Restaurant, located at 5586 Broadway, appeared before the Public Safety Committee on September 17th, 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.

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S.

Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**RENEWAL APPLICATION: Liquor, Wine, Beer & Cider PASSED TO DISAPPROVE:**

**WHEREAS** Adam Clayton Powell, a Representative of Tijuana Nites, located at 216 West 242nd Street, appeared before the Public Safety Committee on September 17th, 2024, to renew this establishment’s liquor license.

**WHEREAS**, Representatives of NYPD’s 50th Precinct provided documentation of numerous complaints and disturbances at the location of this establishment within the last 12 months, including: 101 311 calls, 29 911 calls, 64 summons, 1 complaint of attempted rape, 1 complaint of assault, and 3 people aided for physical sickness, injury and emotional disturbance.

**WHEREAS** the Public Safety Committee has received complaints about this establishment for several years, including public drunkenness and drug use outside the club, harassment of building residents by the club’s patrons and employees, assaults resulting in injury, and excessively loud music routinely disturbing residents until 4am.

**WHEREAS** the Public Safety Committee has seen no attempt by this establishment to accommodate area residents and address the well documented history of complaints.

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

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

**In Favor: (32)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, K. Wade, K. Walker, M. Wolpoff

**Abstentions: (1)** S. Villaverde

**Opposed: (0)**

**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**NEW APPLICATION AND TEMPORARY RETAIL PERMIT: Liquor, Wine, Beer & Cider  
PASSED UNANIMOUSLY:**

**WHEREAS** Kenya Peralta, a Representative of EL DF Mexican Patio, located at 5602 Broadway, appeared before the Public Safety Committee on September 17th, 2024, to apply for a new liquor license and temporary retail permit.

**WHEREAS**, the applicant agreed to sign a 2AM closing agreement for the first year of operation.

**WHEREAS** the Public Safety Committee unanimously approved this application.

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

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**NEW APPLICATION: Liquor, Wine, Beer & Cider PASSED UNANIMOUSLY:**

**WHEREAS** He Chen, a Representative of Tokyo House, located at 5648 Riverdale Avenue, appeared before the Public Safety Committee on September 17th, 2024, to apply for a new liquor license.

**WHEREAS**, the applicant agreed to sign a 2AM closing agreement for the first year of operation.

**WHEREAS** the Public Safety Committee unanimously approved this application.

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

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J.



Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**NEW APPLICATION AND TEMPORARY RETAIL PERMIT: Liquor, Wine, Beer & Cider  
PASSED UNANIMOUSLY:**

**WHEREAS** Josefina Tineo, a Representative of Sweet Billiards Corp, located at 3004 Heath Avenue, appeared before the Public Safety Committee on September 17th, 2024, to apply for a new liquor license and temporary retail permit.

**WHEREAS**, the applicant agreed to sign a 2AM closing agreement for the first year of operation.

**WHEREAS** the Public Safety Committee unanimously approved this application.

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

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**CORPORATE CHANGE: Liquor, Wine, Beer & Cider PASSED UNANIMOUSLY:**

**WHEREAS** Gemmy Quelliz, Owner of Bokagua, located at 3541 Riverdale Avenue, applied for a corporate name change (unrelated to operational methods already approved by Bronx Community Board 8).

**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** Ms. Quelliz requested in writing to be exempt from appearing before the Public Safety Committee and her request was granted by Chair E. Green.

**WHEREAS** the application was filled out incorrectly and corporate change was not indicated.

**WHEREAS** the Public Safety Committee unanimously approved this application (contingent upon the Board receiving a proper application before our next Full Board meeting. *\*The Board Office received the properly completed application the following day*).

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

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

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

**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**RENEWAL APPLICATION: Liquor, Wine, Beer & Cider PASSED UNANIMOUSLY:**

**WHEREAS** Fran Hage, a Representative of Mr. Viggs, located at 5670 Mosholu Avenue, appeared before the Public Safety Committee on October 15th, 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.

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

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

**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**RENEWAL APPLICATION: Liquor, Wine, Beer & Cider PASSED UNANIMOUSLY:**

**WHEREAS** Franklin Vargas, a Representative of El Economico Restaurant, located at 5589 Broadway, appeared before the Public Safety Committee on October 15th, 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.

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**CORPORATE CHANGE: Liquor, Wine, Beer & Cider PASSED UNANIMOUSLY:**

**WHEREAS** Seth Kaplan, a Representative of P&K's Grille Inc., located at 170-174 W 231st Street, appeared before the Public Safety Committee on October 15th, 2024, to apply for a corporate change.

**WHEREAS** the current owners are selling their shares in the business to Antonia Feliz and Julio Rosario.

**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.

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S.

Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

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

**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**CORPORATE CHANGE: Liquor, Wine, Beer & Cider PASSED UNANIMOUSLY:**

**WHEREAS** Arelia Taveras, a Representative of Caribe Bites Bar & Restaurant located at 5586 Broadway, appeared before the Public Safety Committee on October 15th, 2024, to apply for a corporate change.

**WHEREAS** the current owners are selling their shares in the business to Walldimir Castillo.

**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.

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

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

The next Public Safety Committee meeting will be on November 19<sup>th</sup> at 7pm at the NYPD 50<sup>th</sup> Precinct.

**n) Special Committee on Hudson River Greenway – No report.**

**o) Special Committee on Racial Equity (SCRE) – Draw attention for everyone to visit our website where the Combating Hate Resource Guide is posted. It will be converted into a flyer so it can be posted to the community with multiple languages. Acknowledge that the Equal Rights Amendment passed in New York State. Recognize the Chairs and Committees on their budget priorities to advance equity in our district. SCRE is looking to build a conversation around what their vision is for what the community wants. The next SCRE meeting will be the first Thursday in January.**

**p) Special Committee on Veterans' Services (SCVS)** – Happy Veterans Month and Happy Veterans Day. Great Veterans Day event at Memorial Grove in partnership with the Van Cortlandt Park Alliance. Next year's event will be on November 3<sup>rd</sup>. S. Villaverde testified on behalf of the Board at the NYC Council Committee on Veterans meeting on PTSD and veterans' outreach.

### **Treasurer's Report**

The total budget is \$276,915 and it is broken down by Personal Services (PS) and Other than Personal Services (OTPS). There is \$18,219 left in the OTPS budget. No budget modifications this month. \$0 in requested and encumbered funds. \$31,644 remains in the Rent and Energy Detail.

### **Chairperson's Report**

Refer to the Executive Committee meeting minutes.

Chairperson J. Reyes testified at the October 22, 2024, City Council's hearing on the City of Yes for Housing Opportunity advising of the Board's rejection of the proposal.

If board members and the public have a meeting location within your community, please contact the Board Office so we can see if it is a viable location for us to hold meetings. We would like to spread out in the entire community district.

If you have any local newspapers, please give us the information so the Board can be included on those newspapers.

**A MOTION was made by Chairperson J. Reyes and SECONDED by M. Gibbs to AMEND the agenda and not go into Executive Session.**

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappily, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, R. Ginty, E. Green, E. Hausman, R. Hilliard, J. Land, O. Murray, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Wade, K. Walker, M. Wolpoff

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

**The motion PASSED UNANIMOUSLY.**

### **Miscellaneous**

*Bronx District Attorney Darcel Clark's Office:*

The District Attorney's Office is having a Canned Food and Coat Drive at their office located at 198 East 161<sup>st</sup> Street, Bronx, NY 10451. Partnering with Destination Tomorrow on a

Thanksgiving Dinner and Turkey Giveaway on Wednesday, November 22<sup>nd</sup> from 2pm – 9pm at Destination Tomorrow.

*NYS Senator Gustavo Rivera's Office:*

Plenty of leaf bags available at the Senator's office and will be donating leaf bags to the Board Office to distribute to the community.

**Next Monthly Board Meeting: December 10, 2024**

**Adjournment**

The Chairperson adjourned the meeting at approximately 9:08 pm.

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

**Reviewed by:** Farrah Kule Rubin, District Manager, Bronx Community Board 8