

**Bronx Community Board 8**  
**Minutes of the Full Board Meeting**  
**May 13, 2025, 7:00 PM**  
**St. Stephen's United Methodist Church**  
**146 W 228th St, Bronx, NY 10463**

**Meeting Recording**

**Committee Members Present (27 present for quorum)**

Sylvia Alexander, Debby Allen, Constance Barnes-Watson, Bob Bender, Carol Blake, Sebastian Chittilappilly, Lee Chong, Dr. Wayne DeBeatham, Yngrid DeLeon, Margaret Della, Nicholas Fazio, Steven Froot, Edward Green, Emily Hausman, Rhashida Hilliard, Barbara Kail, Charles Moerdler, Angel Ortega, Julie Reyes, Daniel Rowen, Ramdat Singh, Jessica Sosa, Laura Spalter, Caesar Tobar Acosta, Sergio Villaverde, Karen Walker, Martin Wolpoff

**Committee Members Absent (10)**

Joy Campbell Priveterre, Johanna Edmondson, Mary Ellen Gibbs, Dr. Julia Gomez, Rabbi Bob Kaplan, Adiana Rivera, Georgia Santiago, Jyll D. Townes, Debra Travis, Kevin Wade

**Staff**

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

**Guests**

Bronx Borough President (BP) Vanessa L. Gibson, NYC Council Member (CM) Eric Dinowitz; Representatives from NYPD 50th Precinct – Lieutenant Brian Wolvers, Sargeant Nicholas Kresback & Detective Rasha Jamsheer, Bronx Borough President (BP) Vanessa L. Gibson – Ciara Gannon, Bronx District Attorney (DA) Darcel Clark – Jeffrey Peña, U.S. Congress Member Ritchie Torres – Joseph McManus, NYS Senator Gustavo Rivera – Flavia Salazar, NYS Senator Robert Jackson – Dario Quinsac, NYS Assembly Member (AM) Jeffrey Dinowitz – Nayise Gonzalez;; Public Gallery Session Speakers – Roxanne L. Tashjian; Mario Curanaj, Franca Gaudio, Emiliano Turrini, Yuval Dekel, Brandon Adams

Chairperson J. Reyes convened the Full Board meeting at 7:10 pm.

Thanks to St. Stephen's United Methodist Church for hosting the meeting.

S. Alexander, L. Chong, M. Gibbs, B. Kail, C. Moerdler, G. Santiago and M. Wolpoff were approved for ADA excusal and must have their cameras turned on in Zoom. Board members who are on Zoom, but not approved for ADA excusal, will be marked absent but are allowed to participate in the meeting.

### **Public Gallery Session**

Roxanne L. Tashjian – Request for Street Co-Naming to Manhattan University Parkway

### **Presentation of the Betty Campbell-Adams Most Valuable Merchant (MVM) Award**

Economic Development Committee Chair C. Barnes-Watson and former Economic Development Committee Chair N. Fazio, alongside Brandon Adams, son of Betty Campbell-Adams and owner/operator of Lloyd's Carrot Cake, presented the Betty Campbell-Adams Most Valuable Merchant (MVM) Awards to:

- Mario Curanaj of Salvatore's of Soho
- Franca Gaudio and Emiliano Turrini of Emiliano's Market
- Yuval Dekel of Liebman's Deli

Congratulations to the award recipients for their outstanding volunteer efforts to improve and enhance the quality of life for the residents of Bronx Community Board 8.

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

None.

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

For the 28-day period, up 1 in murders. Robberies are down 40%, 6 vs. 10 for the same period last year. Felony Assaults are down 10.5%, 17 vs. 19. Burglaries are down 10%, 9 vs. 10. Grand Larcenies have spiked 27.8%, 69 vs. 54. Grand Larceny Auto (GLA) are up 23.5, 21 vs. 17 (0% change). Overall crime is up, 124 vs. 112 (10.7% increase). Still down, year to date at 15%. No hate crimes for the period.

Illegal car washes on Broadway, near the Van Cortlandt Motel. 311 calls have been made and the precinct will look into it, and issue summons.

### **NYC Council Member's (CM) Report**

*NYC Council Member (CM) Eric Dinowitz:*

Last year, one of the big wins we got was funding that was secured for the brand new outdoor sports facility for the John F. Kennedy High School Campus. \$5 million got a new football field, softball/baseball field, redid the tennis courts and a new scoreboard. Last week the ribbon cutting ceremony was held.

The office is collecting feedback on budget priorities for Fiscal Year 2026. Submit your budget ideas at [ericdinowitz.nyc/budgetfeedback](https://ericdinowitz.nyc/budgetfeedback).

A few pieces of legislation that were passed include: Wildfire mitigation strategic planning report to mitigate wildfires in parks under the jurisdiction of the department of parks and recreation; Exterior wall inspection requirements that would eliminate the existing 5-year Façade Inspection and Safety Program (FISP) cycle, and require the NYC Department of Buildings (DOB) to adopt new rules establishing a longer interval of time between FISP cycles, provided that such periodic intervals are between 6 to 12 years.

Focusing on getting some speed humps in the district. Meet with NYC Department of Transportation about the North Riverdale area where there was a recent hit and run accident, as well as the Kingsbridge Heights area regarding speed calming measures.

Held two shredding events in the district. The next one is in Woodlawn. Movie series is coming up. The first one will be on May 24<sup>th</sup> at Seton Park.

Sign up to the newsletter at [ericdinowitz.nyc/newsletter](https://ericdinowitz.nyc/newsletter).

*NYC Council Member (CM) Pierina Ana Sanchez:*  
None.

*NYC Council Member (CM) Carmen De La Rosa:*  
None.

### **Elected Officials Report**

*NYS Senator Robert Jackson's Office:*

The budget has been passed. The portal for discretionary funding will re-open for community-based organizations. The office is located at 5030 Broadway, Suite 701, New York, NY 10034 and can be reached at 212-544-0173 or [jackson@nysenate.gov](mailto:jackson@nysenate.gov).

*NYS Senator Gustavo Rivera's Office:*

Flyers left on the table for future events. Past events included a tax filing webinar, know your rights workshop & home ownership one on one virtual training. Also held a community baby shower. The office is located at 2432 Grand Concourse, Suite 506, Bronx, NY 10458 and can be reached at 718-933-2034 or [grivera@nysenate.gov](mailto:grivera@nysenate.gov).

*US Congress Member Ritchie Torres' Office:*

If you have any federal issues, please email Joe McManus at [joseph.mcmanus@mail.house.gov](mailto:joseph.mcmanus@mail.house.gov). The Congress Member held a shredding event with AM Dinowitz and CM Dinowitz.

*Bronx District Attorney (DA) Darcel Clark's Office:*

The office is holding a Youth Summit on May 17<sup>th</sup> at Monroe University where they will have speakers, interactive workshops, performances, food and much more. Flyer and more details will be emailed to the board office.

*NYS Assembly Member (AM) Jeffrey Dinowitz's Office:*

Held two very successful paper shredding events. A reminder that a free notary is available at the office.

### **Roll Call**

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

### **Approval of Board Meeting Minutes of April 8, 2025**

**In Favor: (27)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, A. Ortega, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The Board Meeting Minutes of April 8, 2025 were APPROVED UNANIMOUSLY.**

### **Discussion of Executive Committee Meeting Minutes of April 2, 2025**

None.

### **Treasurer's Report & Resolutions**

The total budget is \$277,716 and it is broken down by Personal Services (PS) and Other than Personal Services (OTPS). The total OTPS budget is \$36,484 and there is \$15,902 left in the OTPS budget. A breakdown of the various object codes in the OTPS budget was announced in Table 1.1. \$0 in requested funds and \$4,640 in encumbered funds. \$1,728 remains in the Rent and Energy Detail.

The following FY2025 OTPS Budget Modification was presented:

The following table details the current operational budget for FY2025 for Bronx Community Board 8 and the budget modifications necessary to properly reallocate funding to support the work of the Board office.

WHEREAS, to support the work of the Board Office, a budget modification for FY25 has been prepared and is below.

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

<b>Short code</b>	<b>Description</b>	<b>2025 Original</b>	<b>FY25 May MOD</b>	<b>2025 Final Budget</b>	<b>Remaining</b>
<b>100</b>	Supplies and Materials – General	\$ 11,627	\$ 1,000	\$ 12,627	\$ <b>5,632</b>
<b>101</b>	Printing Supplies	\$ 3,100	\$ -	\$ 3,100	\$ <b>3,100</b>
<b>117</b>	Postage	\$ -	\$ -	\$ -	\$ -

<b>302</b>	Telecommunications Equipment	\$ -	\$ -	\$ -	\$ -
<b>314</b>	Office Furniture	\$ -	\$ -	\$ -	\$ -
<b>315</b>	Office Equipment	\$ -	\$ -	\$ -	\$ -
<b>319</b>	Security Equipment	\$ -	\$ -	\$ -	\$ -
<b>332</b>	Purchases of Data Processing Equipment	\$ -	\$ -	\$ -	\$ -
<b>40B</b>	DOIT Phone Expenses	\$ 2,483	\$ -	\$ 2,483	\$ -
<b>400</b>	Contractual Expenditures - General	\$ -	\$ -	\$ -	\$ -
<b>406</b>	Professional Services - Contractual	\$ 10,000	\$ -	\$ 10,000	\$ <b>3,249</b>
<b>417</b>	Advertising	\$ 250	\$ -	\$ 250	\$ <b>250</b>
<b>451</b>	Local Travel Expenditures - General	\$ 63	\$ -	\$ 63	\$ -
<b>499</b>	Other Expenditures - General	\$ 1,001	\$ (1,000)	\$ 1	\$ <b>1,001</b>
<b>600</b>	Contractual Services - General	\$ -	\$ -	\$ -	\$ -
<b>608</b>	Maintenance and Repairs - General - Contractual	\$ 160	\$ -	\$ 160	\$ -
<b>624</b>	Cleaning Services - Contractual	\$ 7,800	\$ -	\$ 7,800	\$ <b>2,670</b>
<b>706</b>	Prompt Payments Interest	\$ -	\$ -	\$ -	\$ -
<b>Total</b>		<b>\$ 36,484</b>	<b>\$ 1,000</b>	<b>\$ 36,484</b>	<b>\$ 15,902</b>

**In Favor: (27)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, A. Ortega, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

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

**The FY2025 OTPS Budget Modification PASSED UNANIMOUSLY.**

The following draft FY2026 operating budget was presented:

Based on the current needs of the office, the following budget is recommended for FY2026 for Bronx Community Board 8 by the Treasurer and the Board Chair.

WHEREAS, the Treasurer and Chair of Bronx Community Board 8 prepared a projected operating budget(below) for the Board's expenses for FY 2026.

BE IT RESOLVED, that Community Board 8 approves the projected operating budget for FY 2026.

Short code	Description	FY 2026
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100	Supplies and Materials - General	\$ 8,893
101	Printing Supplies	\$ 1,500
117	Postage	\$ 300
302	Telecommunications Equipment	\$ 250
314	Office Furniture	\$ 140
315	Office Equipment	\$ 1,500
40B	DOIT Phone Expenses	\$ 2,483
400	Contractual Expenditures - General	\$ 100
406	Professional Servies - Contractual	\$ 2,000
417	Advertising	\$ 750
451	Local Travel Expenditures - General	\$ 100
499	Other Expenditures - General	\$ 10,000
600	Contractual Services - General	\$ 100
608	Maintenance and Repairs - General - Contractual	\$ 250
624	Cleaning Services - Contractual	\$ 7,800
706	Prompt Payments Interest	\$ 100
<b>Total</b>		<b>\$ 36,266</b>

**In Favor: (27)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, A. Ortega, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The draft FY2026 operating budget PASSED UNANIMOUSLY.**

**Report from Bronx Borough President (BP) Vanessa L. Gibson**

Thank you to Bronx Community Board 8 for all the work you do in the neighborhoods of the Northwest Bronx. Trying to attend as many Board meetings as possible throughout the borough. 12 community boards in the Bronx and appoints 600 members for one-/two-year terms in consultation with members of the NYC Council.

Last week, had a great Community Board Appreciation event at Split Rock Golf Course.

Bronx Week is currently under way. Had events celebrating veterans, small businesses, labor and much more. Four Bronxites have been inducted to this year's Walk of Fame. The People's Choice Award inductee is Gary Axelbank from BronxNet. Visit [ilovethebronx.com](http://ilovethebronx.com) for more information and the calendar of events.

Provided the board with senior resource guides. Looking to produce resource guides for people with disabilities and veterans.

Proud to secure funding for the brand new athletic field for the John F. Kennedy (JFK) High School Campus. \$5 million got a new football field, softball/baseball field, redid the tennis courts and a new scoreboard. Last week the ribbon cutting ceremony was held.

Recent stabbing incident at the JFK Campus. Secured funding of \$450,000 to install cameras in blind spots on the campus for safety.

A new initiative at Borough Hall called "Future Forward Bronx" to help Bronxites secure jobs and careers through job fairs.

Held a Diabetes Summit two weeks ago and continues to have Healthy Conversations with Metro Plus.

Working with the Bronx Economic Development Corporation and got \$20 million for the greater Morris Park area.

Work together with the NYPD on public safety matters throughout the borough, as well as the Department of Sanitation (DSNY) to install cameras for illegal dumping.

Advocating to secure 1% of the NYC budget for parks.

Congratulations to the graduates of the Class of 2025.

### **Chairperson's Report & Resolutions**

Thank you to all the community members who attended last month's Know Your Rights Forum.

The Board submitted a letter to St. Stephen's Church congratulating them on their 200<sup>th</sup> Year Anniversary. They will celebrate with a luncheon on May 24<sup>th</sup>.

Thank you to intern Deonte Dewar who has finished his time with the Board – thank you for all the work he did.

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

I, alongside Chairperson J. Reyes, attended the ribbon cutting of completed capital work at JFK Campus. Former Board Member Oscar Martinez was honored for his contribution.

I, alongside the Youth Committee Chair R. Singh, attended the Yankees Community Council Youth Leadership Award Pre-Game Ceremony with the Bronx Community Board 8 awardees.

District Service Cabinet meeting held on May 6<sup>th</sup> and the final one will be on June 3<sup>rd</sup>. Attended the Borough District Service Cabinet and had presentations from City-wide event management, Street Activity Permit Office (SAPO), and events for Bronx Week.

Upcoming tabling events: North Riverdale Block Festival on May 18<sup>th</sup> and Riverdale Pride on June 1<sup>st</sup>. Please volunteer or come out and support.

Marble Hill Resident Council is hosting a shredding event on May 31<sup>st</sup> from 10am – 2pm at their community center.

Thank you to our intern, Deonte Dewar, who has concluded his service with the office.

Attended the Borough President's Community Appreciation event and congratulations to Economic Development Chair C. Barnes-Watson for receiving a citation of merit.

Summer hours will be back; The office will be open on Monday – Thursday from 8am – 5pm and Friday from 9am – 1pm.

### **Committee Reports & Resolutions**

**a) Aging –** The Aging Committee had a presentation the Elder Justice Program from Neighborhood SHOPP. Finalized the committee's budget requests for FY27. The next Aging Committee meeting will be on June 12<sup>th</sup>.

**b) Budget –** Chairperson J. Reyes, the Budget Committee and the board office will be working on the budget priorities. If anyone has any questions, please contact the board office.

**c) Economic Development –** C. Barnes Watson presented the below resolution:

#### **ECONOMIC DEVELOPMENT COMMITTEE**

#### **RESOLUTION**

**MAY 6, 2025**

#### **SAPO APPLICATION BAMBA FEST WEST 239TH, BROADWAY-REVIEW PL**

**WHEREAS**, Laura Levine of Kingsbridge, Riverdale, Van Cortlandt Development Corp. (KRVC) and The Bailey Avenue Merchant's and Broadway Alliance (BAMBA) applied for a SAPO application to host their BAMBA Fest to support and highlight the local businesses on Bailey Avenue and on Broadway from West 238<sup>th</sup> Street to West 242<sup>nd</sup> Street, on Sunday, June 8, 2025; and

**WHEREAS**, the Applicant requested a single-block street closure on Broadway and Review Place, Bronx, NY 10463 on Sunday, June 8, 2025 from 10:00 am to 8:00pm; and



**WHEREAS**, the Applicant has held the event on prior occasions in various parts of Council District 11, and

**WHEREAS**, Bronx Community Board 8 Traffic & Transportation Committee, supports the issuance of a permit to KRVC/BAMBA for the single-block street closure on Broadway and Review Place, Bronx, NY 10463 on Sunday, June 8, 2025 from 10:00 am to 8:00pm.

**THEREFORE BE IT RESOLVED THAT**, Bronx Community Board 8 Committee, supports the issuance of a permit to KRVC/BAMBA for the single-block street closure on Broadway and Review Place, Bronx, NY 10463 on Sunday, June 8, 2025 from 10:00 am to 8:00pm.

**In Favor: (27)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, A. Ortega, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

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

**The resolution in support of the Street Activity Permit (SAPO) for the Bamba Fest PASSED UNANIMOUSLY.**

**A MOTION was made by C. Barnes-Watson and SECONDED by R. Singh to submit resolutions from the floor and add it to the agenda for the Dining Out NYC Applications.**

**In Favor: (27)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, A. Ortega, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

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

**The MOTION PASSED UNANIMOUSLY.**

C. Barnes-Watson presented the below resolutions:

**ECONOMIC DEVELOPMENT COMMITTEE  
RESOLUTION  
MAY 13, 2025  
DINING OUT NYC SIDEWALK APPLICATION  
EARLY BIRD CAFE 5628 MOSHOLU AVE. BRONX, NY 10471**

**WHEREAS**, Early Bird Cafe of 5628 Mosholu Ave. has submitted an outdoor dining application to the New York City Department of Transportation (DOT);

**WHEREAS**, Early Bird Cafe submitted their application to the Board on April 23, 2025 Economic Development Committee with details of their request which would allow them to

use a portion of the public sidewalk ("the sidewalk cafe") dimensioned at 10' X 3' for 2 tables and 4 chairs in front of their restaurant;

**WHEREAS**, the application was submitted as required by the new DOT requirements for sidewalk café setups and the proposed layout of tables and chairs describes existing conditions;

**WHEREAS**, the Economic Development Committee had no concerns regarding the application;

**WHEREAS**, the Economic Development Committee recommends approval for the Early Bird Cafe application for the 10' X 3' sidewalk café.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval for the Early Bird Cafe application for the 10' X 3' sidewalk café.

**In Favor: (27)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, A. Ortega, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The resolution in support of the Dining Out NYC Application for Early Bird Cafe  
PASSED UNANIMOUSLY.**

**ECONOMIC DEVELOPMENT COMMITTEE  
RESOLUTION  
MAY 13, 2025  
DINING OUT NYC SIDEWALK APPLICATION  
SHEZA CAFE 6050 RIVERDALE AVE, BRONX, NY 10471**

**WHEREAS**, Sheza Cafe of 6050 Riverdale Avenue, NY 10471 has submitted an outdoor dining application to the New York City Department of Transportation (DOT);

**WHEREAS**, Sheza Cafe submitted their application to the Board on April 23, 2025 Economic Development Committee with details of their request which would allow them to use a portion of the public sidewalk ("the sidewalk cafe") dimensioned at 6'2" x 7'6" and 6'2" x 8'6" for 2 tables and 4 chairs in front of their restaurant;

**WHEREAS**, the application was submitted as required by the new DOT requirements for sidewalk café setups and the proposed layout of tables and chairs describes existing conditions;

**WHEREAS**, the Economic Development Committee solicited additional information from the owner regarding the layout, which was clarified, therefore they have no concerns regarding the application;

**WHEREAS**, the Economic Development Committee recommends approval for the Sheza Cafe application for the 6'2" x 7'6" and 6'2" x 8'6" sidewalk café.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval for the Sheza Cafe application for the 6'2" x 7'6" and 6'2" x 8'6" sidewalk café.

**In Favor: (27)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, A. Ortega, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The resolution in support of the Dining Out NYC Application for Sheza Cafe PASSED UNANIMOUSLY.**

**ECONOMIC DEVELOPMENT COMMITTEE  
RESOLUTION  
MAY 13, 2025  
DINING OUT NYC ROADWAY CAFÉ APPLICATION  
FRIDA TACOS 5786 MOSHOLU AVE. BRONX, NY 10471**

**WHEREAS**, Frida Tacos of 5786 Mosholu Ave. has submitted an outdoor dining application to the New York City Department of Transportation (DOT);

**WHEREAS**, Frida Tacos submitted their application to the Board on April 23, 2025 with details of their request which would allow them to use a portion of the public roadway ("the roadway cafe") dimensioned at 9' X 7'6" for 2 four top tables and 8 chairs in front of their restaurant;

**WHEREAS**, the application was submitted as required by the new DOT requirements for Roadway Café setups and the proposed layout of tables and chairs describes existing conditions;

**WHEREAS**, the Economic Development Committee has concerns regarding the diagram submitted with the application, and double-parking on Mosholu Avenue but the owner clarified these concerns;

**WHEREAS**, the Economic Development Committee recommends approval for the Frida Taco's application for the 9' X 7'6" Roadway Café.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval for the Frida Taco's application for the 9' X 7'6" Roadway Café.

**In Favor: (27)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green,

E. Hausman, R. Hilliard, B. Kail, C. Moerdler, A. Ortega, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The resolution in support of the Dining Out NYC Application for Frida Tacos PASSED UNANIMOUSLY.**

The Economic Development Committee will not be meeting in June.

**d) Education Libraries & Cultural Affairs** – Refer to the April meeting minutes. The next meeting will be on May 27<sup>th</sup>.

**e) Environment & Sanitation** – Refer to the April meeting minutes. The next meeting will be held on May 21<sup>st</sup> where the Harlem River and packaging reduction will be discussed.

**f) Health, Hospitals & Social Services** – The next meeting will be on May 14<sup>th</sup>.

**g) Housing** – Refer to the April meeting minutes. The Northwest Bronx Community and Clergy Coalition presented at the meeting and brought the Tenant Opportunity to Purchase Act (TOPA) to the committee's attention. The next meeting will be held on June 23<sup>rd</sup> and TOPA will be discussed further then.

**h) Land Use** – C. Moerdler presented the below resolutions:

**LAND USE COMMITTEE  
RESOLUTION  
MAY 5, 2025**

Re: **5602-5604 Broadway Rezoning ULURP**

Riverdale Garage Corp.

5602-5604 Broadway, Bronx, NY 10463

**Land Use Committee Resolution:**

A zoning map amendment to rezone an area from M1-1 to R7-3/C2-3, and a zoning text amendment to map a Mandatory Inclusionary Housing (MIH) district, are being sought by a private applicant, to facilitate the development of a new thirteen-story residential building with a cellar, containing 226 income-restricted dwelling units, for a total of 184,683 square feet of residential floor area, located at 5602-5604 Broadway in the Kingsbridge neighborhood of the Bronx, Community District 8.

**WHEREAS**, Frank St. Jacques, attorney for Akerman LLP, representatives from Best Development Group and GF55 Architects presented on behalf of Riverdale Garage Corp. for a third time to the Land Use Committee on the Zoning Modifications for the 5602-5604 Broadway, Bronx, NY 10463 Rezoning Project, and

**WHEREAS**, the development offers 100% affordable housing for Area Median Income (AMI) less than 80% (Income range \$34, 484 – \$129,206) with 15% set aside for formerly homeless on 226 units comprising of Studio, 1-bedroom, 2-bedroom and 3-bedroom apartments (50% 2- and 3-bedroom units) and a 188-space parking garage, and

**WHEREAS**, the location is in a Transit Oriented site with access to mass transit including West 231<sup>st</sup> train station serving the 1 line, Marble Hill Metro North Station and BX1, BX7, Bx9, Bx10 & Bx 20 bus lines, and

**WHEREAS**, this development is going to be funded with a mix of public financing with HDC and HPD and low-income housing tax credits, and

**WHEREAS**, Affordable housing development is a high priority for Bronx Community Board 8, and

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

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

**In Favor: (26)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, A. Ortega, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (1)** C. Moerdler

**Opposed: (0)**

**The 5602-5604 Broadway Rezoning ULURP Application resolution PASSED.**

**LAND USE COMMITTEE  
RESOLUTION  
MAY 5, 2025**

Re: **5051 Iselin Avenue - SNAD**  
LPC-25-03790 Historic District Fieldston  
Northern 1 LLC Owner

**Land Use Committee Resolution:**

LPC-25-03790 and SNAD Proposal for authorizations 105-421, 105-425, and 105-434 to facilitate a new driveway is being sought by private applicant at 5051 Iselin Avenue in the Special Natural Areas District in the Riverdale neighborhood, Community District 8, the Bronx.

**WHEREAS**, the representative for 5051 Palisade Avenue, Architect John Field, presented the project to facilitate a new driveway improvement at front of parcel to allow additional access to property for public and vehicular safety and modify topographic features on a Tier I Site regarding the proposed removal of topsoil, and

**WHEREAS**, it also seeks the Zoning Resolution Sections 105-425, Modification of botanic environment and tree preservation and planting requirements & finally the Zoning Resolution Sections 105-434, Modification of requirements for private roads and driveways, to facilitate the extension of the existing driveway at 5051 Iselin Avenue (Block 5832, Lot 4328) in the Bronx (Borough 2) neighborhood of Community District 8, The Bronx, and

**WHEREAS** the Architect confirmed permeable drivable grass will be added and a cobble apron with pavers and Belgian Block materials will match existing driveway and stone pavers to create wall.

**WHEREAS**, there is no steep slope and no removal of fill.

**WHEREAS**, 3 trees will be impacted and removed and they will plant 8 additional trees to make up for it elsewhere on property, and

**WHEREAS**, no construction will occur on 80% of the property, and

**WHEREAS**, the driveway entrance will be further away from the entrance across the road to another large property

**WHEREAS**, they agreed they will request a Drive Slow sign from Fieldston Property Owners (FPOA) to encourage people to drive slower, and

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

**WHEREAS**, the committee received a letter of support from the neighbor and no opposition was indicated either from the board or from the community, and

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

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

**In Favor: (27)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, A. Ortega, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The 5051 Iselin Avenue - SNAD Application resolution PASSED UNANIMOUSLY.**

**LAND USE COMMITTEE  
RESOLUTION  
MAY 5, 2025**

Re: LPC-25-09048

4695 Independence Avenue Bronx, 10471- Historic District  
BLOCK 6924, LOT 480

**Land Use Committee Resolution:**

Landmark Preservation Commission Application to Construct a two-Story & Cellar horizontal enlargement of existing individual landmark with exterior finishes to match the existing building in Community District 8, The Bronx.

**WHEREAS**, the representative for 4695 Independence Avenue Architect Hal Dorfman, presented the project on behalf of Blanch and Mark McGill on their Dodgewood Gate House to Construct a two-Story & Cellar horizontal enlargement of existing individual landmark with exterior finishes to match the existing building, a small increase of 200 square foot to add sleeping room to back of north façade

**WHEREAS**, will use identical materials to existing house using smooth finished wood, shingle style roofing material, new 4X4 double and 6 X6 width windows with matching grills, trim, corner boards and paint, and

**WHEREAS**, applicant informed all neighbors within 400 feet of the property

**WHEREAS**, construction vehicles will park on West side of the house and driveway during construction, and

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

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

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

**In Favor: (27)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, A. Ortega, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The 4695 Independence Avenue - LPC Application resolution PASSED UNANIMOUSLY.**

M. Wolpoff presented the below resolution:

**LAND USE COMMITTEE  
RESOLUTION  
MAY 5, 2025  
DOB & DCP SNAD ENFORCEMENT:**

**WHEREAS**, the Department of Buildings (DOB) and the Department of City Planning (CPC) have collectively refused to enforce the law under the Special Natural Areas District (SNAD), Bronx Community Board 8, as stewards of the Bronx SNAD district, do place on the record our gross dissatisfaction with the repeated non-enforcement by the two agencies identified, and

**WHEREAS**, and as the most recent example, while there have been repeated complaints from neighbors, supported by photographic and video evidence, concerning ongoing violations of the Special Natural Area District provisions of the Zoning Resolution (“SNAD”) at 355 West 246th Street (“355”) by virtue of multiple tree removals, significant topographical changes (including to the extensive decline from adjacent premises) and removals of protected vegetation, coupled with 311 calls to the City for action, went unheeded, and

**WHEREAS**, said violations continued and were exacerbated by further and still ongoing non-compliant conduct at 355 that has not resulted in action by the City of New York (“NYC”) and particularly its Departments of City Planning (“DCP”) and/or Department of Buildings (“DOB”), notwithstanding requests therefor by the District Manager; and

**WHEREAS**, the only excuse proffered on behalf of the owners of 355 and the numerous workmen at 355 is the claim that Landmarks Preservation Commission (“LPC”) supposedly authorized changes at 355, but said authorizations do not relate to SNAD proscribed activities and LPC does not have statutory or other jurisdiction of SNAD, let alone authority to waive SNAD’s Building Department’s SNAD Permit requirements, matters called to the attention of 355’s counsel, but to no avail as the SNAD violations and proscribed activities continued; and

**WHEREAS**, the Land Use Committee of Community Board 8, under the Chairmanship of Vice-Chair Martin Wolpoff, (the Chair, Charles Moerdler, having previously recused himself), after reviewing some of the photographic and other evidence and due discussion and consideration; unanimously.

**THEREFORE BE IT RESOLVED**, that Bronx Community Board 8, prior to seeking other legal remedies, formally calls upon DCP and/or DOB to forthwith exercise their lawfully mandated jurisdiction to enforce SNAD with respect to the 355 premises, including securing immediate compliance and restoration, noting that this is viewed as a matter of urgency and significant public policy.

**BE IT FURTHER RESOLVED**, Bronx Community Board 8 confirms and adopts the foregoing Land Use Committee Resolution.



**In Favor: (25)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (1)** C. Moerdler

**Opposed: (0)**

**The DOB & DCP SNAD Enforcement resolution PASSED.**

**i) Law, Rules & Ethics –** M. Wolpoff presented the below resolution:

**LAW, RULES & ETHICS COMMITTEE  
RESOLUTION  
MAY 12, 2025**

**Resolution for Harriet Tubman Underground Railroad New York Scenic Byway  
Nomination and Corridor Management Plan Adoption**

**WHEREAS**, the historic qualities of the Harriet Tubman Underground Railroad New York Scenic Byway, as described in the corridor management plan, and the surrounding areas have been appreciated and celebrated for over a century by the residents of New York State, as well as tourists, historians, artists, authors, and other visitors to the region; and it is this unique combination of the journeys of Harriet Tubman and those Freedom Seekers who traveled on the Underground Railroad that create the special sense of place that is vital in telling the New York story of the human desire for freedom and the historic sites they created during their journey to emancipation; and

**WHEREAS**, the Steering Committee of the Harriet Tubman Underground Railroad New York Scenic Byway, composed of representatives of 22 municipalities along the proposed scenic byway route, committed to work cooperatively to protect and promote the historic, scenic, recreational, and economic well-being of the 544-mile Corridor throughout the state and agreed to pursue the nomination of the Harriet Tubman Underground Railroad New York Scenic Byway; and

**WHEREAS**, under the leadership of the Harriet Tubman Underground Railroad New York Scenic Byway Steering Committee, each of the 22 counties contributed to the development of this corridor management plan by forming local byway groups, encouraging public participation, and leading individual meetings of the Collaborative; and

**WHEREAS**, the Advisory Committee of the Harriet Tubman Underground Railroad New York Scenic Byway, consisting of relatives of Harriet Tubman, descendants of Freedom Seekers, Harriet Tubman and/ or Underground Railroad historians, representatives from state and federal agencies has strengthened the historic integrity, representation, and the principles of the corridor management plan; and

**WHEREAS**, in the process of developing this corridor management plan, the Harriet Tubman Underground Railroad New York Scenic Byway Steering Committee has strengthened the bonds of inter-municipal cooperation, and the involved entities envision further benefit through scenic byway designation including sustained collaborative progress, increased funding opportunities for recommendations identified in the plan, enhanced partnerships with agencies responsible for the stewardship of resources along and adjacent to the byway route, and an improved transportation experience that preserves, interprets, and promotes the corridor's intrinsic qualities and resources; and

**WHEREAS**, fifty-seven and counting New York State Municipalities (Counties of Erie and Cayuga, Cities of Niagara Falls, Buffalo and Amsterdam, among others) have advanced their own respective resolutions in support of the proposed Harriet Tubman Underground Railroad Byway; and

**NOW, THEREFORE, BE IT RESOLVED**, the Law, Rules & Ethics Committee of Bronx Community Board 8 supports the designation of the Harriet Tubman Underground Railroad New York Scenic Byway which includes programs for stewardship and enhancement of the scenic byway and guidance to manage future activities along its corridor; and

**BE IT FURTHER RESOLVED**, that Bronx Community Board 8 supports the designation of the Harriet Tubman Underground Railroad New York Scenic Byway which includes programs for stewardship and enhancement of the scenic byway and guidance to manage future activities along its corridor; and

**BE IT FURTHER RESOLVED**, that Bronx Community Board 8 confirms that they will not approve any requests for new off-premise outdoor advertising signs along the designated Harriet Tubman Underground Railroad New York Scenic Byway route; and

**BE IT FURTHER RESOLVED**, that Bronx Community Board 8 will work in partnership with the HTURB internal planning team and other municipalities along the Harriet Tubman Underground Railroad New York Scenic Byway and local and regional stakeholders in order to support future Byway program development and collaborate with these interested entities to explore opportunities for cooperation and methods to advance the Scenic Byways.

**In Favor: (26)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The Harriet Tubman Underground Railroad New York Scenic Byway Nomination and Corridor Management Plan Adoption resolution PASSED UNANIMOUSLY.**

j) **Parks & Recreation** – C. Blake presented the below resolutions:

**PARKS AND RECREATION COMMITTEE  
RESOLUTION IN SUPPORT OF THE STREET ACTIVITY PERMIT (SAPO) FOR THE  
NEW YORK PHILHARMONIC ON JUNE 5, 2025 ON THE EAST SIDE OF BROADWAY  
APRIL 23, 2025**

**WHEREAS**, the New York Philharmonic has requested to reserve the parking lane on the east side of Broadway, adjacent to Van Cortlandt Park from 180 feet south of Mansion Road to the Turtle and Hare statue on June 5, 2025 from 11am to 11pm to provide parking for local musicians performing in the concert;

**WHEREAS**, Nathan Cabana, a representative from the New York Philharmonic attended the April 23, 2025 Parks and Recreation Committee meeting and presented the details of their request and satisfactorily answered questions;

**WHEREAS**, the New York Philharmonic has previously used the same location for the same purpose during previous performances, including in 2024;

**WHEREAS**, the New York City 50<sup>th</sup> police precinct has not had any issues in the past with traffic caused by the restricted use of the parking lanes during previous New York Philharmonic performances and supports this SAPO;

**THEREFORE BE IT RESOLVED**, the Parks and Recreation Committee of Bronx Community Board 8 recommends approval for this street activity permit.

**BE IT FURTHER RESOLVED**, Bronx Community Board 8 recommends approval for this street activity permit.

**In Favor: (26)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The resolution in support of the Street Activity Permit (SAPO) for the New York Philharmonic PASSED UNANIMOUSLY.**

**PARKS AND RECREATION COMMITTEE  
RESOLUTION IN SUPPORT OF INCREASING THE BRONX STREET TREE CANOPY  
APRIL 23, 2025**

**WHEREAS**, there is clear scientific evidence that plentiful, healthy street tree canopies reduce heat retention during the summer and improve air quality which both lead to improved health outcomes;

**WHEREAS**, the City Council passed Local Law 148 which required the creation of a citywide urban forest plan and Mayor Eric Adams has since developed the Urban Forest Plan which aims to increase the city's tree canopy to 30% with additional plantings on city, state, federal and private property through collaboration with stakeholders and community groups;

**WHEREAS**, the average tree cover in the NYC is 22% and some Bronx neighborhoods have less than 8% tree canopy;

**WHEREAS**, Borough President Vanessa Gibson has called on all Bronx community boards to support increased funding and the urgent realization of the goals of the Urban Forest Plan in the Bronx;

**THEREFORE BE IT RESOLVED**, the Parks and Recreation Committee of Bronx Community Board 8 calls on the Mayor and the City Council to provide at least 1% of the annual budget for FY26 to the Department of Parks and Recreation for planting and maintenance of street trees to make the Urban Forest Plan a reality in the Bronx.

**BE IT FURTHER RESOLVED**, Bronx Community Board 8 calls on the Mayor and the City Council to provide at least 1% of the annual budget for FY26 to the Department of Parks and Recreation for planting and maintenance of street trees to make the Urban Forest Plan a reality in the Bronx.

**In Favor: (26)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The resolution in support of increasing the Bronx street tree canopy PASSED UNANIMOUSLY.**

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

**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**WHEREAS**, on April 15<sup>th</sup>, 2025, Bronx Alehouse located at 216 West 238<sup>th</sup> Street, applied to the Public Safety Committee to renew their liquor license.

**WHEREAS**, representatives of NYPD's 50<sup>th</sup> Precinct stated they were unaware of any prior significant 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: (26)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**WHEREAS**, on April 15<sup>th</sup>, 2025, Tin Marin Bar & Lounge Inc., located at 3708 Riverdale Avenue, applied to the Public Safety Committee for an alteration to add to adjacent premises.

**WHEREAS**, Tin Marin Bar & Lounge Inc. intends to expand their business at 3708 Riverdale Avenue to the adjacent storefront at the same address.

**WHEREAS**, representatives of NYPD's 50<sup>th</sup> Precinct stated they were unaware of any prior significant 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: (26)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**OUTDOOR DINING APPLICATION: Liquor, Wine, Beer & Cider PASSED UNANIMOUSLY:**

**WHEREAS**, on April 15<sup>th</sup>, 2025, Tin Marin Bar & Lounge Inc., located at 3708 Riverdale Avenue, applied to the Public Safety Committee for a sidewalk café to be added to their location.

**WHEREAS**, on November 21<sup>st</sup>, 2024, Bronx Community Board 8 passed a resolution recommending DOT approve a sidewalk café application by Tin Marin Bar & Lounge Inc.

**WHEREAS**, the Tin Marin Bar & Lounge Inc. application for a sidewalk café was approved by DOT.

**WHEREAS**, representatives of NYPD's 50<sup>th</sup> Precinct stated they were unaware of any prior significant 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: (26)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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The next Public Safety Committee meeting will be held on May 20<sup>th</sup> at 7pm the NYPD 50<sup>th</sup> Precinct.

**I) Traffic & Transportation –**

**A MOTION was made by D. Allen and SECONDED by D. Rowen to submit resolutions from the floor and add it to the agenda.**

**In Favor: (25)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The MOTION PASSED UNANIMOUSLY.**

D. Allen presented the below resolutions:

**TRAFFIC AND TRANSPORTATION  
RESOLUTION  
MAY 13, 2025**

Van Cortlandt Park South and Bailey Avenue Safety Improvement Phase 2

**WHEREAS**, the NYC Department of Transportation (DOT) recommends changes to Van Cortlandt Park South and Bailey Avenue Safety Improvement Phase 2, and

**WHEREAS**, presented by NYC DOT shows that Van Cortlandt Park South with the off ramps and on ramp are challenging for pedestrians, drivers and bicyclists, and

**WHEREAS**, presented by DOT shows that Riverdale has the most parks but lacks equity to connect Van Cortlandt Park and Empire State Trail, and

**WHEREAS** DOT proposes changes to Van Cortlandt Park South and Bailey Avenue Safety Plan.

**BE IT RESOLVED THAT**, Bronx Community Board 8 supports the proposed recommendations by DOT which are:

- 1- Off Ramp relocated and normalize intersections geometrics
  - a. Add stop control and pedestrian crossings
  - b. Legalize north ramp left turns to park
  - c. Integrate old ramps into existing vegetative area
- 2- On Ramp
  - a. Add pedestrian cross walk
  - b. Slow right turn movement
  - c. Legalize left turn onto ramp for passengers' vehicles from park
- 3- Close Slip Lane
- 4- New Bike connection to park and Empire state Trail

**BE IT FURTHER RESOLVED THAT**, Bronx Community Board 8 requests that DOT contact Bronx Community Board 8 at least 30 days prior to the implementation of any new changes in this proposal.

**In Favor: (21)** D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, N. Fazio, S. Froot, E. Hausman, R. Hilliard, B. Kail, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, K. Walker, M. Wolpoff

**Abstentions: (4)** S. Alexander, Y. DeLeon, E. Green, S. Villaverde

**Opposed: (0)**

**The Van Cortlandt Park South and Bailey Avenue Safety Improvement Phase 2 resolution PASSED.**

**TRAFFIC AND TRANSPORTATION  
RESOLUTION  
MAY 13, 2025**

**Manhattan University Street Co-Naming:**

**WHEREAS**, Manhattan University is requesting to Co-name Manhattan College Parkway to Manhattan University Parkway, and

**WHEREAS**, Manhattan College was Established in the 1850's and has changed their name to Manhattan University on August 1, 2024, and

**WHEREAS**, Manhattan University has provided letters of support from the community for street name being changed, and

**WHEREAS**, Manhattan University confirmed in writing they will do outreach to the community to inform them of this request.

**BE IT RESOLVED THAT**, Bronx Community Board 8 supports the proposed recommendation of co-naming the street to: Manhattan University Parkway.

Discussion was held on the resolution and the need for the university to do the community outreach prior to voting on the resolution.

**A MOTION was made by S. Villaverde and SECONDED by B. Bender to TABLE the Manhattan University Street Co-Naming resolution for the next meeting.**

**In Favor: (25)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The MOTION PASSED UNANIMOUSLY. Resolution is tabled for the next meeting.**



**TRAFFIC & TRANSPORTATION COMMITTEE  
RESOLUTION FOR DINING OUT NYC ROADWAY APPLICATION  
COCINA CHENTE – 3535 RIVERDALE AVE, BRONX, NY 10463  
APRIL 17, 2025**

**WHEREAS**, Cocina Chente, 3535 Riverdale Avenue has submitted an outdoor dining application to the New York City Department of Transportation (DOT), and

**WHEREAS**, a Representative of Cocina Chente appeared before the Traffic and Transportation (T&T) Committee on April 17, 2025, to provide details of their request which would allow them to use a portion of the public street (the street cafe), and

**WHEREAS**, the application was submitted as required by the new DOT requirements for street café setups and the proposed layout of tables and chairs describes existing conditions, and

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

**WHEREAS**, the Traffic and Transportation Committee recommends approval for the Cocina Chente application for a Roadway Cafe.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval for the Cocina Chente application for a Roadway Cafe.

**In Favor: (25)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The resolution in support of the Dining Out NYC Roadway Application for Cocina Chente PASSED UNANIMOUSLY.**

**TRAFFIC & TRANSPORTATION COMMITTEE  
RESOLUTION FOR DINING OUT NYC SIDEWALK APPLICATION  
COCINA CHENTE – 3535 RIVERDALE AVE, BRONX, NY 10463  
APRIL 17, 2025**

**WHEREAS**, Cocina Chente, 3535 Riverdale Avenue has submitted an outdoor dining application to the New York City Department of Transportation (DOT), and

**WHEREAS**, a Representative of Cocina Chente appeared before the Traffic and Transportation (T&T) Committee on April 17, 2025, to provide details of their request which would allow them to use a portion of the public sidewalk (the sidewalk cafe), and

**WHEREAS**, the application was submitted as required by the new DOT requirements for sidewalk café setups and the proposed layout of tables and chairs describes existing conditions, and

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

**WHEREAS**, the Traffic & Transportation Committee has concerns regarding the restaurant's physical presentation of at least three empty garbage containers stored on the public sidewalk at the curb blocking public access to and from automobiles parked at the curb.

**WHEREAS**, the Traffic and Transportation Committee recommends approval for the Cocina Chente application for sidewalk cafe with the condition that all current and future encroachments on the public sidewalk be removed so as to not impede pedestrian flow.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval for the Cocina Chente application for sidewalk cafe with the condition that all current and future encroachments on the public sidewalk be removed so as to not impede pedestrian flow.

**In Favor: (25)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, R. Hilliard, B. Kail, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The resolution in support of the Dining Out NYC Sidewalk Application for Cocina Chente PASSED UNANIMOUSLY.**

**m) Youth** – R. Singh presented the below resolutions:

**YOUTH COMMITTEE**

**RESOLUTION IN SUPPORT OF THE “SOLUTIONS NOT SUSPENSIONS” BILL S134, A118  
APRIL 29, 2025**

**WHEREAS**, every student in New York State deserves access to a high-quality education in a fair and supportive learning environment; and

**WHEREAS**, exclusionary discipline practices, such as suspensions, disproportionately impact Black, Latino, and students with disabilities, contributing to the school-to-prison pipeline; and

**WHEREAS**, data from the 2021-2022 school year shows that Black students in NYC were suspended 3.8 times more than their white peers, and Latino students were suspended 76% more than white students, highlighting racial disparities in school discipline; and

**WHEREAS**, the frequent use of suspensions results in learning loss, higher dropout rates, and negative long-term consequences for students, families, and communities, including those in Bronx Community District 8; and

**WHEREAS**, restorative justice practices, counseling, mediation, and other positive behavioral interventions have been shown to improve student outcomes, reduce conflicts, and create safer, more inclusive school environments; and

**WHEREAS**, Solutions Not Suspensions S134, A118 is a bill sponsored by Senator Robert Jackson and Assemblymember Michelle Solanges that seeks to reform school discipline policies by ensuring that suspensions are used only as a last resort and that schools implement proven, constructive alternatives; and

**WHEREAS**, this legislation aligns with the values of Bronx Community Board 8 by promoting equitable access to education, reducing disparities in discipline, racial equity, and supporting the success of all students, particularly those from historically marginalized communities; and

**WHEREAS**, the Youth Committee of Bronx Community Board 8 strongly supports the passage of the Solutions Not Suspensions Senate bill S134, Assembly bill A118, and urges the New York State Legislature and Governor to enact this critical legislation; and

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 strongly supports the passage of the Solutions Not Suspensions Senate bill S134, Assembly bill A118, and urges the New York State Legislature and Governor to enact this critical legislation; and

**BE IT FURTHER RESOLVED**, that Bronx Community Board 8 encourages the New York City Department of Education and local school districts to adopt restorative disciplinary practices and provide the necessary resources and training to ensure effective implementation; and

**BE IT FURTHER RESOLVED**, that Bronx Community Board 8 will advocate for policies that keep students engaged in learning, prioritize fairness in school discipline, foster racial equity in the school system, and help build a stronger and more just education system for all students in the Bronx and beyond.

**In Favor: (17)** D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, R. Hilliard, B. Kail, J. Reyes, D. Rowen, R. Singh, J. Sosa, C. Tobar Acosta, K. Walker

**Opposed: (6)** S. Alexander, N. Fazio, E. Green, L. Spalter, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**The resolution in support of the “Solutions Not Suspensions” Bill S134, A118 PASSED.**

**YOUTH COMMITTEE  
RESOLUTION AWARDING THE COMEBACK KID ACHIEVEMENT AWARD  
APRIL 29, 2025**

**WHEREAS**, Community Board 8 seeks to recognize youth in the community who have overcome these challenges, and;

**WHEREAS**, the Youth Committee has formulated the general criteria for selection as follows: is for ANY young person who is at least 13 years of age and has not yet had their 24th birthday;

**WHEREAS**, the Youth Committee has determined the application will include the following: nomination form, nominee's narrative, Rationale and Description of Nominee's demonstrated success in overcoming challenge(s), Nominee's resume, letter in support of the application, from teachers, guidance counselors, coaches, club advisors, previous employers, family friends, or neighbors, who have known the nominee for at least six months,

**WHEREAS**, the committee determined the application deadline is the second Friday of April;

**WHEREAS**, the Youth committee will present the nominations to the Executive and Full Board at the May meetings, and if there is not a quorum at the full board meeting, the nominees will be voted on at the next meeting where there is a quorum.

**WHEREAS**, the Youth Committee recommends presenting an annual Youth award to the awardees at its June Board meeting.

**THEREFORE BE IT RESOLVED**, that the Bronx Community Board 8 approves the Youth Committee's resolution to present the annual Youth award as mentioned above.

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, R. Hilliard, B. Kail, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The resolution awarding the Comeback Kid Achievement Award PASSED UNANIMOUSLY.**

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

**o) Special Committee on Racial Equity (SCRE)** – Held the last meeting of the term. Thank you to all the standing committees who contributed to the SCRE activities. The final interim report will be sent in June.

**p) Special Committee on Veterans' Services (SCVS)** – The next meeting will be held on June 11<sup>th</sup>.

**q) Irving Ladimer Community Service Award Committee** – No report.

**r) Nominating Committee** – The committee met on April 30<sup>th</sup> and May 8<sup>th</sup>. Interviewed candidates for the open chair positions for the Budget Committee and Health, Hospitals & Social Services Committee. Also interviewed first year committee chairs. A report will be submitted prior to the full board meeting in June.

### **Old Business**

N/A

### **New Business**

N/A

### **Miscellaneous**

N/A

### **Next Monthly Board Meeting: Wednesday, June 25, 2025**

### **Executive Session based on Open Meetings Law 105.F: Personnel Matters**

**A MOTION was made by C. Tobar Acosta and SECONDED by B. Bender to enter Executive Session based on Open Meetings Law 105.F: Personnel Matters.**

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, R. Hilliard, B. Kail, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The MOTION PASSED UNANIMOUSLY.**

**A MOTION was made by C. Tobar Acosta and SECONDED by B. Bender to exit Executive Session.**

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, R. Hilliard, B. Kail, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The MOTION PASSED UNANIMOUSLY.**

**A MOTION was made by R. Singh and SECONDED by B. Bender to submit a resolution from the floor on the merit increase for Community Coordinator Ardhmir “Ardy” Malziu.**

**BRONX COMMUNITY BOARD 8  
MERIT INCREASE: COMMUNITY COORDINATOR ARDHMIR “ARDY” MALZIU  
MAY 13, 2025**

**WHEREAS**, Mr. Ardhmir Malziu was approved by Bronx Community Board 8 on November 14, 2023, to be employed as the Community Coordinator, and

**WHEREAS**, Mr. Malziu’s annual salary was set at \$72,000 per year; and

**WHEREAS**, Mr. Malziu’s current salary is \$74, 160 and will receive a 3.25% union raise May 26, 2025; and

**WHEREAS**, Mr. Malziu has satisfactorily completed over 18 months’ employment; and

**WHEREAS**, the District Manager has conducted a recent evaluation on Mr. Ardhmir with exceptional review; and

**WHEREAS**, Mr. Malziu throughout his employment has satisfactorily performed his assigned duties and exceeded expectations on many occasions; and

**WHEREAS**, on May 7, 2025, the Chairperson of the Board recommended to the Executive Board and the District Manager that Mr. Malziu receive a merit raise to bring his salary to \$82,000 per year; and

**WHEREAS**, the recommendation presented to the Executive Board was met with a unanimous agreement; and

**WHEREAS**, the New York City Mayor’s Office of Management & Budget (OMB) was contacted to review and approve the Board’s merit increase request to advise if the increase is within the Board’s budget; and

**WHEREAS**, on May 13, 2025 the New York City Mayor’s Office of Management & Budget approved the Board’s merit increase request to bring Mr. Malziu’s annual salary to \$82,000; and

**WHEREAS**, on May 13, 2025, the Bronx Borough President’s Human Resource office verified Mr. Malziu’s salary and upcoming union increases; and

**WHEREAS**, Bronx Community Board 8 adopted a resolution on February 9, 2010, that requires any decision concerning internal operating budgets be made by the Chairperson in consultation with the officers and brought to the Community Board for “ratification, amendment or rejection.”

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 approves the merit increase of Mr. Ardhmir Malziu as Community Coordinator to bring his annual salary to \$82,000.

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, R. Hilliard, B. Kail, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

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

**The resolution for the merit increase for Community Coordinator Ardhmir “Ardy” Malziu PASSED UNANIMOUSLY.**

**Adjournment**

**A MOTION was made by R. Singh and SECONDED by C. Tobar Acosta to adjourn.**

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, R. Hilliard, B. Kail, J. Reyes, D. Rowen, R. Singh, J. Sosa, L. Spalter, C. Tobar Acosta, S. Villaverde, K. Walker, M. Wolpoff

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

The Chairperson adjourned the meeting at approximately 10:02 pm.

**Submitted by:** Ardy Malziu, Community Coordinator, Bronx Community Board 8  
**Reviewed by:** Farrah Kule Rubin, District Manager, Bronx Community Board 8