

**Pending Board Approval**

**Bronx Community Board 8**  
**Minutes of the Regular Board Meeting**  
**June 25, 2025, 7:00 PM**  
**IN-Tech Academy – Library**  
**2975 Tibbett Avenue, Bronx, NY 10463**

**Meeting Recording**

**Committee Members Present (25 present for quorum)**

Sylvia Alexander, Debby Allen, Constance Barnes-Watson, Bob Bender, Joy Campbell Priveterre, Sebastian Chittilappilly, Dr. Wayne DeBeatham, Yngrid DeLeon, Margaret Della, Nicholas Fazio, Steven Froot, Edward Green, Emily Hausman, Barbara Kail, Rabbi Bob Kaplan, Charles Moerdler, Julie Reyes, Daniel Rowen, Ramdat Singh, Jessica Sosa, Jyll D. Townes, Debra Travis, Sergio Villaverde, Karen Walker, Martin Wolpoff

**Committee Members Absent (11)**

Carol Blake, Lee Chong, Johanna Edmondson, Dr. Julia Gomez, Rhashida Hilliard, Angel Ortega, Adiana Rivera, Georgia Santiago, Laura Spalter, Caesar Tobar Acosta, Kevin Wade

**Staff**

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

**Guests**

Representatives from NYPD 50th Precinct – Lieutenant Edward Dolan & Detective Rasha Jamsheer, NYC Mayor Eric Adams – Alina Dowe, Bronx Borough President (BP) Vanessa L. Gibson – Alexis Ruiz, NYS Senator Gustavo Rivera – Flavia Salazar, NYS Senator Robert Jackson – Dario Quinsac, NYS Assembly Member (AM) Jeffrey Dinowitz – Randi Martos; Public Gallery Session Speakers – Dr. Donna Friedman & Dr. Douglas York, Morgan Evers; M. Lisa Hollingsworth, Rick Sage, Liam Smith, Valerie Kaufman, Peter Burke, Karen Kawaguchi, Anna Kepley, Maria Gomez, Karen Argenti, Rose Macias Villamar, Camelia Tepelus, Omar Murray, Jorge Vasquez, Brent Schneider, Florence Wolpoff, Robert Fanuzzi, Thomas Healy, Michael Courtney, Christine Noh, Sean Shillingford, Ayonna DeJesus, Robert Ackerson, Richard Feldman, Debbi Dolan, Josephine Catalano, Ehud Cafri, David Winer, Christopher Cacace, Roberto Rodriguez, David Gellman, Denis Haxhija, Eli Garcia, Diana Marrero, Giordana Avila, Marianne Kraft, Bruce Williamson, Christopher Rizzo

Chairperson J. Reyes convened the Regular Board meeting at 7:07 pm.

Thanks to IN-Tech Academy for accommodating and hosting the meeting.

S. Alexander, L. Chong, 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.

Moment of silent prayer for the loss of two community members – Aging Committee Chairperson Mary Ellen Gibbs and past Community Board Chairperson, former NYC Council Member June Eisland.

Acknowledge and thanks to NYS Senator Gustavo Rivera who was in attendance but had to leave early.

### **Report from Bronx Borough President's (BP) Office**

Wishing everyone a safe and productive summer. The Borough President's office is working throughout the summer so feel free to contact the office should you need anything.

### **Public Gallery Session**

Dr. Donna Friedman – New partnership between Union Community Health Center and Mosaic Mental Health in offering the primary care and specialty ancillary services for the Bronx, Riverdale community to supplement their mental health services. The new collaborative site will be opening in June.

Morgan Evers – In support of the Voluntary Intoxication Loophole bill ([S54](#), [A101](#)) that would allow survivors of sexual assault and rape to seek justice even if they were voluntarily intoxicated.

David Gellman – Remind the board members of the long term impacts of the issues that come up, such as developments, streets, parks, etc.

### **Presentation of the Comeback Kid Achievement Awards**

Congratulations to our 2025 Comeback Kid Achievement Award recipients Ayonna DeJesus, Kiana McMillen and Norah Aldalali! The award goes to students in the community that have overcome challenges and demonstrated improvement over a period of time.

### **Presentation of the Irving Ladimer Community Service Awards (CSA)**

Bronx Community Board 8 proudly recognized the outstanding contributions of Marianne Kraft, Richard Feldman, Christopher Rizzo, Bruce Williamson, Thomas Healy, and Dr. Robert Fanuzzi as the recipients of the 2025 Irving Ladimer Community Service Award.

We extend our deepest gratitude to these dedicated individuals for their exceptional volunteer service and unwavering commitment to enhancing the quality of life in our community. Their efforts truly embody the spirit of civic engagement and have made a lasting impact in the Bronx Community Board 8 area.

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

The Mayor has taken actions to make the streets safer. He announced a city wide speed limit reduction to 15 miles per hour for all e-bikes and scooters.

The Mayor also signed an Executive Order and proposed legislation to codify into law the International Holocaust Remembrance Alliance's definition of antisemitism, addressing historic rise in anti-Jewish hatred.

Removed the barge that housed a jail in Hunts Point.

100,000 illegal vehicles have been taken off the street, 2,200 illegal firearms have been removed since the beginning of the year, and the NYPD Quality of Life division has been expanded to every precinct.

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 NYPD 50<sup>th</sup> Precinct**

Year to date, down 15% in crime. Over the last 28-day period, down 21% in crime. Down 14% in robberies, 11% in felony assaults, 58% in burglaries, 30% in grand larcenies. Stolen vehicles were up 4% (23 last year vs. 24 this year). Water main break incident that occurred today in a construction site at Van Cortlandt South that caused the Major Deegan to be shut down. No update on the car jacking that was featured in the Riverdale Press. No foul play was involved regarding the deceased body found in the Jerome Park Reservoir in May.

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

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

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

*NYC Council Member (CM) Eric Dinowitz:*  
None.

### **Elected Officials Report**

*NYS Senator Gustavo Rivera's Office:*  
Sign up for the e-newsletter. Monthly immigration assistance – next one is on July 24<sup>th</sup> from

10AM – 3PM. Housing Clinic on July 22<sup>nd</sup>. Holding first blood drive on June 26<sup>th</sup>. Annual Senior Health Fair and Luncheon on July 10<sup>th</sup>, in partnership with NYC Council Member (CM) Pierina Sanchez. 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).

*NYS Senator Robert Jackson's Office:*

This year's session has concluded. Senator Jackson was able to pass over 25 bills. Brought a lot of capital funding to the Metropolitan Transportation Authority (MTA) for ADA upgrades to train stations. Summer events are closer to September. 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).

**Roll Call**

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

**Approval of Board Meeting Minutes of May 13, 2025**

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The Board Meeting Minutes of May 13, 2025 were APPROVED UNANIMOUSLY.**

**Discussion of Executive Committee Meeting Minutes of May 7, 2025 & June 16, 2025**

None.

**Chairperson's Report & Resolutions**

Refer to the Executive Committee Meeting Minutes of June 16, 2025.

Tentative date for new and existing board members training on committee chairpersons and board members responsibilities is on August 20, 2025.

Community Associate has resigned and the office will post the job posting for candidates.

Due to vacancy with staff, there are accruals in OTPS. \$15,000 is eligible to be transferred from PS to OTPS. Due to time constraints on the eligibility to transfer funds for use, the Chairperson authorized the District Manager to proceed with OMB (Office Management & Budget) and request a \$15,000 transfer from PS to OTPS. The resolution will be presented during the Treasurer's Report.

Chairperson J. Reyes presented the below resolutions:

**BRONX COMMUNITY BOARD 8**  
**RESOLUTION - CERTIFICATE OF RECOGNITION INTERN DEONTE DEWAR**  
**JUNE 25, 2025**

**WHEREAS**, Mr. Deonte Dewar, recent graduate at Hunter College, performed internship duties remotely, offsite, and in person at Bronx Community Board 8 from February 2025 to May 2025; and

**WHEREAS**, Mr. Dewar duties included, but not be limited to, administrative duties with the office filing system, greeting incoming calls and constituents at the office, updating office records, establishing system tracker of past committee's meetings resolved agreements, setting up the meeting locations for the public and Board members, acting as the greeter during the public meetings, interacting with elected officials and the public, administrative duties on the computer, preparing for street fair events, working on Senior Guide, and more; and

**WHEREAS**, Mr. Dewar was a productive, professional, and friendly intern.

**THEREFORE, BE IT RESOLVED**, that Bronx Community Board 8 approves recognizing the work ethics and performance of Mr. Deonte Dewar with a Certificate of Recognition for his work as Bronx Community Board 8 intern.

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The resolution for the certificate of recognition for intern Deonte Dewar PASSED UNANIMOUSLY.**

**RESOLUTION**  
**BRONX COMMUNITY BOARD 8**  
**RENEWAL SPECIAL COMMITTEE ON HUDSON RIVER GREENWAY**  
**JUNE 25, 2025**

**WHEREAS**, Bronx Community Board 8 Executive Committee passed a resolution on September 3, 2014, recommending that a Special Committee be created to hold public meetings and report to the Community Board its findings and recommendations leading to implementation of a resolution, if any, on the creation of an all-river Greenway route; and

**WHEREAS**, on September 10, 2014, at the General Board meeting, Bronx Community Board 8 established the Special Committee on Hudson River Greenway to address the Hudson River Greenway; and

**WHEREAS**, residents of Bronx Community Board 8 support a Hudson River Greenway extending from Spuyten Duyvil to Yonkers, providing runners, walkers, people with disabilities, cyclists and others an enjoyable riverfront experience with a superb view of the

Palisades, as well as access to the Greenway to the north and the Greenway to the south, so that a continuous Greenway runs from Manhattan to Westchester; and

**WHEREAS**, Bronx Community Board 8 has resolved that consideration of an all- river Greenway route should continue under the auspices of Bronx Community Board 8 in cooperation with local residents, community groups, elected officials, government agencies, the affected rail companies and any other stakeholders; and

**WHEREAS**, Bronx Community Board 8 desires to continue the consideration of an all-river Greenway route in an efficient, transparent and inclusive manner.

**THEREFORE, BE IT RESOLVED**, that the Special Committee on Hudson River Greenway continue to hold public meetings and report to the Community Board its findings and recommendations, if any, on the creation of an all-river Greenway route; and

**BE IT FURTHER RESOLVED**, that the Special Committee now be comprised of four members; Bob Bender, Chairperson, Debra Travis, Laura Spalter, Steven Froot, and others to be determined.

**LASTLY, BE IT FURTHER RESOLVED**, that the Special Committee on Hudson River Greenway be discontinued immediately following the next Annual Board elections unless it is specifically continued either by resolution of the Board or by public declaration of the newly elected chairperson, which declaration shall be recorded in the minutes.

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The resolution to renew the Special Committee on Hudson River Greenway PASSED UNANIMOUSLY.**

**RESOLUTION  
BRONX COMMUNITY BOARD 8  
RENEWAL SPECIAL COMMITTEE ON RACIAL EQUITY  
June 25, 2025**

**WHEREAS**, Bronx Community Board 8 passed a resolution on June 9, 2020, that consideration of systemic racism and inequality should be addressed under the auspices of Bronx Community Board 8; and

**WHEREAS**, on July 9, 2020, Bronx Community Board 8 established a Special Committee on Racial Equity (SCRE) to initiate consideration of addressing systemic racism and inequality in a thoughtful, transparent and inclusive manner; and

**WHEREAS**, a framework is needed in order to research, consider and identify issues of inequity within the purview of Bronx Community Board 8 and its committees that affect our diverse communities and to propose recommendations for addressing such issues.

**THEREFORE BE IT RESOLVED**, that Bronx Community Board 8 reauthorizes the Special Committee on Racial Equity to continue research, consideration, and identification of issues of inequity in Bronx Community Board 8, and to make recommendations to the Community Board; and

**BE IT FURTHER RESOLVED**, that the Special Committee on Racial Equity shall be comprised of Margaret Della, Chairperson, Caesar Tobar Acosta, and others to be determined; and

**BE IT FURTHER RESOLVED**, that the Special Committee shall engage members of the Community Board and the community in undertaking its work and shall be inclusive of their expertise, resources, and experience.

**LASTLY, BE IT FURTHER RESOLVED**, that in accordance with the bylaws, the Special Committee on Racial Equity be discontinued following the next annual Board election unless it is specifically continued either by resolution of the Board or by declaration of the newly elected Board chairperson, which declaration shall be recorded in the minutes.

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The resolution to renew the Special Committee on Racial Equity PASSED UNANIMOUSLY.**

**RESOLUTION  
BRONX COMMUNITY BOARD 8  
RENEWAL SPECIAL COMMITTEE ON VETERANS' SERVICES  
JUNE 25, 2025**

**WHEREAS**, Bronx Community Board 8 Executive Committee passed a resolution on June 1, 2016, recommending that a Special Committee be created to focus on veteran issues; and

**WHEREAS**, on June 14, 2016, and again on March 9, 2021, at the General Board meeting, Bronx Community Board 8 passed resolutions that the Special Committee on Veterans Affair be created to address the needs of our veterans; and

**WHEREAS**, currently there are approximately 22 million veterans living in the United States of America and approximately 33,000 live in the Bronx; and

**WHEREAS**, Bronx Community Board 8 supports all efforts to assist those who have served in the armed forces of the United States especially those who have returned to be residents of our community; and

**WHEREAS**, the needs of veterans can involve jobs, education, housing, health and mental health, financial assistance and support services; and

**WHEREAS**, the City of New York has created a Department of Veterans' Services, and the Bronx Borough President called upon the borough's community boards to form committees to address the needs of our veterans; and

**WHEREAS**, Bronx Community Board 8 desires to give consideration to the needs of our veterans in cooperation with community groups, elected officials, government agencies, and any other stakeholders in a public and inclusive manner.

**THEREFORE, BE IT RESOLVED**, that pursuant to Article VI, Section 5 of our By-laws, the Special Committee on Veterans Affairs be reauthorized in order to continue to hold public meetings or informational forums and report to the Community Board its findings and recommendations, if any, on the issues concerning Veterans; and

**BE IT FURTHER RESOLVED**, that the Special Committee now be comprised of Board Members Sergio Villaverde, Chairperson, Margaret Della, Julia Gomez, Emily Hausman, and Community Members Herb Barret, Robert Spalter, Patrick Watson, and others to be determined.

**LASTLY, BE IT FURTHER RESOLVED**, that the Special Committee on Veterans Services be discontinued immediately following the next Annual Board elections unless it is specifically continued either by resolution of the Board or by public declaration of the newly elected chairperson of the Board, which declaration shall be recorded in the minutes.

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The resolution to renew the Special Committee on Veterans' Services PASSED UNANIMOUSLY.**

Congratulations to our intern Jaylyn Adorno on completing her internship with Bronx Community Board 8. We're grateful for your contributions and wish you the very best in all your future endeavors.

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

Happy Pride Month!

Thanks to IN-Tech Academy for accommodating and hosting the meeting.

Condolences to the family of Mary Ellen Gibbs on her passing.

Congratulations to Chuck Moerdler, Rabbi Bob Kaplan and Ardhmir "Ardy" Malziu for making the *City & State NY* Bronx Power 100 List.

Last District Service Cabinet meeting of the term held on June 3<sup>rd</sup>. Attended a workshop (De-Escalating Situations) at the Bronx Borough President's office with fellow district managers.



Submitted testimony to the City Council Government Operations hearing, held on June 16<sup>th</sup>. Several bills affecting District offices were discussed. District Manager F. Kule Rubin requested Board Members review and provide comments.

Thank you to our volunteers, S. Chittilappilly, W. Debeatham, M. Della, R. Singh, D. Allen, C. Barnes-Watson & J. Reyes for helping out at our tabling events at North Riverdale Block Festival and Riverdale Pride. Will reach out with more information for the National Night Out, Movies under the Stars at Bailey Avenue Playground and Marble Hill Family Day events in August.

Distributed 50 New York Botanical Garden Tickets to the local shelters, schools and residents in our district.

Jaylyn, intern for CB8, concluding her service at the end of June - thank you!

Working on hiring a new Community Associate and will advertise in our local Bronx Borough Papers and Social Media.

Summer hours will be back starting July 1, 2025 through August 31, 2025; The office will be open on Monday – Thursday from 8am – 5pm and Friday from 9am – 1pm.

### **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 \$2,672 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 \$0 in encumbered funds. \$1,491 remains in the Rent and Energy Detail.

The following FY2025 PS & OTPS Budget Modification was presented:

The following tables detail 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**, the Office of Management and Budget has confirmed that funds are available to transfer from PS to OTPS; and

**WHEREAS**, to support the work of the board office, a budget modification for FY25 has been prepared; and

**WHEREAS**, \$15,000 from Personal Services (PS) will transfer to Other Than Personal Services (OTPS), broken down as follows,

- \$15,000 will be transferred to Code 100 – Supplies and Materials – General

**WHEREAS**, any actions taken by the officers or agents of the board to secure this transfer and facilitate it in advance as reported at the Executive Committee meeting on June 16, 2025 are ratified and approved.

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

<b>Appropriation</b>	<b>Budget</b>	<b>FY25 June MOD</b>	<b>Remaining</b>
Personal Services (PS)	\$ 241,232	\$ (15,000)	\$ 51,349
Other Than Personal Services (OTPS)	\$ 36,484	\$ 15,000	\$ 17,672

*\* Refer to 1.1*

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

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

**Committee Reports & Resolutions**

a) **Aging** – B. Kail presented the below resolution:

**BRONX COMMUNITY BOARD 8 – AGING COMMITTEE  
RESOLUTION SUPPORTING SENATE BILL S3607 & ASSEMBLY BILL A4639  
JUNE 12, 2025**

Bronx Community Board 8 Resolution to support the re-introduction and passage of New York State Senate Bill S3607 & Assembly Bill A4639 that prohibits public employers from diminishing health insurance benefits provided to Medicare-eligible retirees and their Medicare-eligible dependents or the contributions such employer makes for such health insurance coverage below the level of such benefits or contributions made on behalf of such retirees and dependents by the public employer as of December 31, 2021.

**WHEREAS**, so many constituents have served New York State and are now enjoying the retirement benefits they earned, and;

**WHEREAS**, the issue of healthcare is extremely important and must be protected for those retirees who have worked for their healthcare rights, and;

**WHEREAS**, this legislation preserves retirees’ access to the level of health care they have received in the past, or being forced into a MAP (Medicare Advantage Plan) with limited medical providers and would also be at the MAP's whims for preauthorization decisions that may be based - at least in part - on Artificial Intelligence - instead of the medical decisions from their current regular medical providers, and;

**WHEREAS**, NYC Retirees have already testified in various forums, including at the January 11, 2023, NYC Council Civil Service and the Labor Committee public hearing, This violation of their earned healthcare benefits, which sets a harmful precedent for the rest of the State and Nation, and;

**WHEREAS**, the Bronx Community Board Aging Committee unanimously supported this resolution at its June 12, 2025, meeting.

**NOW, THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 urges State Senators Gustavo Rivera and Robert Jackson; and State Assembly Members George Alvarez, Jeffrey Dinowitz and Manny De Los Santos; to exercise leadership by reintroducing and supporting Senate Bill S3607 & Assembly Bill A4639 in the upcoming legislative session.

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, M. Wolpoff

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

**Opposed: (0)**

**The resolution supporting Senate Bill S3607 & Assembly Bill A4639 PASSED.**

**b) Budget** – Chairperson J. Reyes, the Budget Committee Chairperson J. Campbell Priveterre and District Manager F. Kule Rubin met to discuss and prioritize 21 capital requests and 34 expense requests. The Budget Committee voted unanimously to approve the requests.

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The FY2027 Capital and Expense Budget Priorities PASSED UNANIMOUSLY.**

**c) Education Libraries & Cultural Affairs** – The May meeting minutes have been submitted. Didn't have a meeting in June – wishing everyone a great summer. The below resolution was presented:

**EDUCATION, LIBRARIES & CULTURAL AFFAIRS COMMITTEE  
RESOLUTION  
SAPO APPLICATION COMMUNITY REUSE & RECYCLE EVENT  
MAY 27, 2025**

**WHEREAS**, Priyanka Jain of 3X3 Design US LLC came to present on a Community Reuse and Recycling Event to take place at Jerome Park Library on EAMES PL between CLAFLIN AVE and UNIVERSITY AVE from 12-4 PM on May 31, 2025;

**WHEREAS**, New York City council enacted a new law LL88 of 2023 requiring Department of Sanitation New York to host community recycling events in every community board district each year; and

**WHEREAS**, 3X3 Design US LLC needs a permit to park the recycling truck outside Jerome Park Library on the South Curb Lane Only to park for 4 hours; and

**WHEREAS**, 3X3 Design US LLC confirmed the Note on their application “want to park outside Mill Basin Library” should state “Jerome Park Library”; and

**WHEREAS**, Bronx Community Board 8 Education, Libraries and Cultural Affairs Committee recommends approval for this application.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 Education, Libraries and Cultural Affairs Committee recommends approval for this application.

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The resolution in support of the SAPO Application for the Community Reuse and Recycling Event PASSED UNANIMOUSLY.**

**d) Environment & Sanitation** – D. Rowen presented the below resolutions:

**ENVIRONMENT & SANITATION COMMITTEE RESOLUTION  
UAA FOR THE HARLEM RIVER WATERSHED - REQUEST PROTECTION TO THE USE OF  
SWIMMABLE FISHABLE  
MAY 21, 2025**

**WHEREAS**, Bronx Community Board 8 (CB8) has requested green infrastructure (GI) be built in the Bronx Community District 8 in the Harlem River Watershed to mitigate the impacts of combined sewer overflows polluting the Harlem River, exacerbating flooding in CB8, and degrading our water quality; and,

**WHEREAS**, the New York State Department of Environmental Conservation (DEC) requested that the New York City Department of Environmental Protection (DEP) prepare a study known as the Use Attainability Analysis (UAA) in lieu of a comprehensive and long-term plan to control CSOs into our waterbodies -- namely the Van Cortlandt Park Hester and Piero Mill Pond, Harlem and Hudson Rivers; and,

**WHEREAS**, rather than protect primary contact recreation (PCR) as required by the Clean Water Act (CWA), the UAA recommends a reclassification to a standard whereby storms will limit swimming at least 30% of the 156 recreational season days. (See UAA page166); and,

**WHEREAS**, the UAA report makes the assumption that the selected project to protect PCR is too expensive, because it would lead to an increase in water rates and adversely impact low-income residents,

**WHEREAS**, there are countless adverse impact of “no action” by the agencies in protecting the waterbodies;<sup>1</sup> and,

**WHEREAS**, DEP has not yet provided sufficient GI projects outside of the Tibbetts Daylighting to mitigate CSOs into Harlem River<sup>2</sup> – despite various alternatives outlined in the 2019 GI Consent Decree<sup>3</sup>;

**THEREFORE, BE IT RESOLVED** that CB8 rejects the reclassification of the Harlem River;

**THEREFORE, BE IT FURTHER RESOLVED** that CB8 encourages DEP to reengage the public through the long term control plan process and pursue alternative analysis to the present preferred option, that includes GI suited for the topography of CB8.

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The UAA for the Harlem River Watershed - Request Protection to the Use of Swimmable Fishable resolution PASSED UNANIMOUSLY.**

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<sup>1</sup> Since the various consent decrees, the lack of a comprehensive plan to build small nature-based features such as green infrastructure (GI) from the top of the hills to the valleys has harmed the residents living in the Harlem River Watershed.

<sup>2</sup> Without looking how other places in the nation have dealt with using the smaller and more versatile method to control water quantity, as a control of the CSO valve from opening, should be prioritized. This should include GIs in a tub and tying into the pipe for overflows, larger design for those that infiltration to capture 8-10 inches, etc.

<sup>3</sup> Some examples include green roofs, trees and tree boxes, pervious pavement, rain gardens, vegetated swales, planters, stormwater harvesting and reuse systems, and surface and subsurface stormwater storage systems that either perform as retention or slow-release detention systems. Related sewer conveyance needed to connect a green infrastructure asset to sewer infrastructure is included as part of the “Green Infrastructure.” II. CITYWIDE GREEN INFRASTRUCTURE PROGAM page 5 GI Consent Decree 2023.

**ENVIRONMENT & SANITATION COMMITTEE RESOLUTION**  
**JUNE 18, 2025**  
**DINING OUT NYC SIDEWALK APPLICATION**  
**ARTIZEN, 3700 RIVERDALE AVE, BRONX, NY 10463**

**WHEREAS**, Artizen, 3700 Riverdale Ave, has submitted an outdoor dining application to the New York City Department of Transportation (DOT); and

**WHEREAS**, a representative of Artizen appeared before the Environment and Sanitation (E&S) Committee on June 18 via Zoom, 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 for a sidewalk cafe 10'6" X 4'1" (Length x Width) with 2 tables and seating for 4; and

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

**WHEREAS**, the Environment & Sanitation Committee recommends approval of Artizen's application for a sidewalk café.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 recommends approval of Artizen's application for a sidewalk café.

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The Dining Out NYC Sidewalk Application for Artizen (3700 Riverdale Ave) resolution PASSED UNANIMOUSLY.**

**ENVIRONMENT & SANITATION COMMITTEE RESOLUTION**  
**JUNE 18, 2025**  
**DINING OUT NYC SIDEWALK APPLICATION**  
**BAILEY SEAFOOD MARKET & RESTAURANT, 146 W. 231<sup>ST</sup> STREET, BRONX, NY 10463**

**WHEREAS**, Bailey Seafood Market & Restaurant, 146 W. 231st Street, has submitted an outdoor dining application to the New York City Department of Transportation (DOT); and

**WHEREAS**, representatives of Bailey Seafood Market and Restaurant appeared before the Environment and Sanitation (E&S) Committee on June 18 via Zoom, 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 for a sidewalk cafe 12' X 6' (Length x Width) with 6 tables and seating for 12; and

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

**WHEREAS**, the Environment & Sanitation Committee recommends approval of Bailey Seafood Market & Restaurant's application for a sidewalk café.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval of Bailey Seafood Market & Restaurant's application for a sidewalk café.

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The Dining Out NYC Sidewalk Application for Bailey Seafood Market & Restaurant (146 West 231<sup>st</sup> Street) resolution PASSED UNANIMOUSLY.**

**ENVIRONMENT & SANITATION COMMITTEE RESOLUTION**

**JUNE 18, 2025**

**DINING OUT NYC SIDEWALK APPLICATION**

**KINGSBRIDGE SOCIAL CLUB, 3625 KINGSBRIDGE AVE, BRONX, NY 10463**

**WHEREAS**, Kingsbridge Social Club, 3625 Kingsbridge Ave, has submitted an outdoor dining application to the New York City Department of Transportation (DOT); and

**WHEREAS**, a representative of Kingsbridge Social Club appeared before the Environment and Sanitation (E&S) Committee on June 18, 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 cafe setups and the proposed layout of tables and chairs describes existing conditions for a sidewalk café 16' x 4' (Length x Width) with 2 tables and seating for 8; and

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

**WHEREAS**, the Environment & Sanitation Committee recommends approval of Kingsbridge Social Club's application for a sidewalk café.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval of Kingsbridge Social Club's application for a sidewalk café.

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The Dining Out NYC Sidewalk Application for Kingsbridge Social Club (3625 Kingsbridge Ave) resolution PASSED UNANIMOUSLY.**

**e) Land Use** – The Land Use committee met on June 10<sup>th</sup> to discuss:

1. Charter Revision Commission proposed that Community Boards do not have input over ULURP requests;
2. Special Natural Area District (SNAD) enforcement;
3. Resolution on El Caro Building on 235th Street regarding window replacement and Landmark status.

Committee approved that the Chair may address any SNAD issues that arise over the summer.

The Bronx District Attorney's office took in some evidence showing SNAD violations, that were provided to the Department of Buildings (DOB). DOB did not find any SNAD violations, although the pictures show it. C. Moerdler asked for authorization from the Board to request the Department of Investigation to look into the Department of Building's enforcement of SNAD.

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The authorization to request the Department of Investigation to look into the Department of Building's enforcement of SNAD PASSED UNANIMOUSLY.**

C. Moerdler presented the below resolution:

**LAND USE COMMITTEE RESOLUTION  
135 WEST 225<sup>TH</sup> STREET WINDOW REPLACEMENT AND LANDMARK STATUS  
JUNE 10, 2025**

**WHEREAS**, Caro Building tenants of 135 West 225<sup>th</sup> Street presented and representatives from Council Member Carmen De La Rosa's office came to hear the presentation on the replacement of the historic windows and application to Landmarks Preservation Commission (LPC) for landmark consideration; and



**WHEREAS,** The Caro building is an Historic Art Deco building designed by Architect Horace Ginsbern and essential to the character of the neighborhood and anchor for rent stabilization that should be preserved; and

**WHEREAS,** the proposed new double hung windows feel insensitive to the design of the building, do not respect the aesthetics of the property and the materials used will not age well;

**WHEREAS,** Land Use committee respectfully request that Landmarks Preservation Commission (LPC) considers the tenants request for designation, to act quickly to add this application to the calendar for consideration of Landmark Status.

**THEREFORE, BE IT RESOLVED,** Bronx Community Board 8 respectfully request that Landmarks Preservation Commission (LPC) considers the tenants request for designation, to act quickly to add this application to the calendar for consideration of Landmark Status; and

**THEREFORE, BE IT FURTHER RESOLVED,** LPC grant, on an emergency basis, review on preserving and maintaining the windows in the event you conclude it is historic or to act quickly to designate any commercially available aesthetic choices of similar looking windows that comply with LPC requirements and LL97 requirements.

**In Favor: (24)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, C. Moerdler, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The 135 West 225<sup>th</sup> Street window replacement and landmark status resolution PASSED UNANIMOUSLY.**

**f) Public Safety** – E. Green acknowledges the passing of Mary Ellen Gibbs, who was a member of the Public Safety Committee, and announced Michael Courtney, retired FDNY firefighter, as a new Community Committee Member. E. Green presented the below resolutions:

**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**WHEREAS,** on May 20<sup>th</sup>, 2025, El Tina located at 308 West 231<sup>st</sup> Street, applied to the Public Safety Committee to renew their liquor license; and

**WHEREAS,** representatives of NYPDs 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

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

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

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**WHEREAS**, on May 20<sup>th</sup>, 2025, Beccofino located at 5704 Mosholu Avenue, applied to the Public Safety Committee to renew their liquor license; and

**WHEREAS**, representatives of NYPDs 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

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

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

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**WHEREAS**, on May 20<sup>th</sup>, 2025, Bronx Burger House located at 5816 Mosholu Avenue, applied to the Public Safety Committee to renew their liquor license; and

**WHEREAS**, representatives of NYPDs 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

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

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

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**WHEREAS**, on May 20<sup>th</sup>, 2025, Great Performances/Artists as Waitresses, Inc. and Wave Hill Incorporated, located at 675 West 252<sup>nd</sup> Street, applied to the Public Safety Committee for an alteration; and

**WHEREAS**, Great Performances/Artists as Waitresses, Inc. and Wave Hill Incorporated intends to add a seasonal bar to the gardens and convert their food counter to a customer bar; and

**WHEREAS**, representatives of NYPDs 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

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

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

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**No Trade Name Provided: 3603 Riverdale Avenue - Retail Dispensary Premises License**

**WHEREAS**, Christopher Cacace, a Representative of an unnamed establishment (no trade name provided), appeared before the Public Safety Committee on May 20<sup>th</sup>, 2025, to apply for a Retail Dispensary Premises License at 3603 Riverdale Avenue (presently Tiny's Diner); and

**WHEREAS** the name on the application is Troy A Benson, who has been approved for a Retail Dispensary Premises License (# OCMCAURD-2022-000147) by OCM through DASNY; and

**WHEREAS** Mr. Cacace states he and his business partners have a sublease agreement with Troy A Benson and plan to operate their business in the storefront at 3603 Riverdale Avenue; and

**WHEREAS** Bronx Community Board 8 received written notification from 236 Riverdale Realty, the authorized representative of the Landlord of 3603 Riverdale Avenue, stating cannabis sales are not permitted under the current lease, which is designated for use as an "American-style diner" ; and

**WHEREAS** the Landlord also stated cannabis retail stores are not aligned with the best interests of the Riverdale community, its residents, property owners and business owners; and

**WHEREAS** Bronx Community Board 8 received an email from two area merchants stating they oppose a cannabis dispensary at 3603 Riverdale Avenue, citing the business is out of character with the neighborhood and it would further erode the family friendly environment the community has worked hard to maintain; and

**WHEREAS** members of the Public Safety Committee noted that the applicant with the OCM license was not present, and arranging a sublease with another party to operate this business without notifying or obtaining consent from the Landlord could easily be perceived as a deceptive business practice; and

**WHEREAS** members of the Public Safety Committee had unanswered concerns about the legality of the sublease arrangement between the applicant and establishment representatives; and

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

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

**In Favor (of disapproval): (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D.

Travis, S. Villaverde,  
M. Wolpoff

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

**The resolution to DISAPPROVE the Office of Cannabis Management (OCM)  
Application for No Trade Name Provided: 3603 Riverdale Avenue (Retail Dispensary  
Premises License) PASSED UNANIMOUSLY.**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**WHEREAS**, on June 17<sup>th</sup>, 2025, Punto De Sabor Express located at 200A West 231<sup>st</sup> Street, applied to the Public Safety Committee to renew their liquor license; and

**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; and

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

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

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**WHEREAS**, on June 17<sup>th</sup>, 2025, Keenans located at 5588 Broadway, applied to the Public Safety Committee to renew their liquor license; and

**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; and

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

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

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**WHEREAS**, on June 17<sup>th</sup>, 2025, Liebman’s Deli located at 552 West 235<sup>th</sup> Street, applied to the Public Safety Committee to renew their liquor license; and

**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; and

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

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

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**WHEREAS**, on June 17<sup>th</sup>, 2025, Natasha Collado, a Representative of Playoffs Sports Lounge, located at 5666-5668 Broadway, appeared before the Public Safety Committee to renew their liquor license; and

**WHEREAS**, representatives of NYPD’s 50<sup>th</sup> Precinct stated they received various noise and disturbance complaints about Playoffs Sports Lounge in the past, but the business has recently met with Commanding Officer Captain Pierce and other Officers to discuss complaints and make efforts to eliminate them; and

**WHEREAS**, Natasha Collado stated many of the complaints attributed to Playoff Sports Lounge are not being caused by their business and are occurring in a parking lot used by other businesses and non-customers that park illegally; and

**WHEREAS**, the 50<sup>th</sup> Precinct stated Playoff Sports Lounge has made an effort to improve security and noise levels and would not recommend the Public Safety Committee disapprove their renewal application at this time; and

**WHEREAS**, Natasha Collado stated Playoff Sports Lounge will continue to work with the 50<sup>th</sup> Precinct to address any noise or disturbance issues that may arise in the vicinity of the business; and

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

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

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, 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**, on June 17<sup>th</sup>, 2025, Junhenh Shen, President of Flame, located at 5740 Broadway, Unit D, appeared at the Public Safety Committee to apply for a new liquor license and temporary retail permit; and

**WHEREAS**, Flame currently operates under the same trade name at the same address, but one of the owners is leaving the business, so rather than apply for a corporate change Mr. Shen has opted to apply for a new liquor license; and

**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; and

**WHEREAS**, Mr. Shen stated he is willing to sign a 2AM closing agreement for one year, as per Public Safety Committee policy for new applications; and

**WHEREAS**, the Public Safety Committee unanimously approved this application, pending receipt of 2AM closing agreement.

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

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**WHEREAS**, on June 17<sup>th</sup>, 2025, Arelia Taveras and Michael Marrero, representatives of Tijuana Nites located at 216 W 242<sup>nd</sup> Street, appeared before the Public Safety Committee to apply for a Corporate Change; and

**WHEREAS**, the corporate change requested is the replacement of co-owner Urbano Estevez by new co-owner Hal Smith; and

**WHEREAS**, in October of 2024, Bronx Community Board 8 passed a resolution disapproving the renewal application for Tijuana Nites, but the New York State Liquor Authority renewed the license despite the Board's objection; and

**WHEREAS**, representatives of NYPD's 50<sup>th</sup> Precinct stated this business has a well-documented history of noise and disturbance complaints but has recently met with Commanding Officer Captain Pierce and other Officers to discuss the complaints and make efforts to eliminate them; and

**WHEREAS**, Michael Marrero stated he will be the new Manager of Tijuana Nites and intends to install a full kitchen and transform the business from a nightclub into a restaurant that doesn't cater to nightlife clientele; and

**WHEREAS**, Arelia Taveras stated Tijuana Nites has recently increased security measures, is committed to improving their operation and open to suggestion from the 50<sup>th</sup> Precinct and Bronx Community Board 8 on how to improve quality of life issues related to their business; and



**WHEREAS**, the Public Safety Committee reached consensus that given the long history of resident complaints about Tijuana Nites, a change of ownership and genuine transition from a night club to a full kitchen restaurant could benefit the community; and

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

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

**In Favor: (21)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, M. Wolpoff

**Abstentions: (2)** W. DeBeatham, S. Villaverde

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**No Trade Name Provided: 574 West 235<sup>th</sup> Street - Retail Dispensary Premises License**

**WHEREAS**, Emmanuel Dejesus, Jorge Vasquez & Linda Baldwin, representatives of an unnamed establishment (no trade name provided), appeared before the Public Safety Committee on June 17<sup>th</sup>, 2025, to apply for a Retail Dispensary Premises License at 574 West 235<sup>th</sup> Street; and

**WHEREAS**, Bronx Community Board 8 received 9 written statements from community residents, including the Pastor of St. Gabriel Church, opposing this business, and additional residents spoke at the Public Safety Committee meeting urging the Board to disapprove the application; and

**WHEREAS**, resident concerns included: Normalization of substance use in the community, oversaturation of cannabis retail stores in the area, negative impacts of cannabis retail stores on quality of life and public safety, erosion of family-oriented community standards, cannabis businesses not reflective of interests or values of neighborhood residents, exposure of controlled substances to high volume of school children, 3 schools within walking distance of location, attraction of criminal elements leading to increase in crime, negative effects of marijuana and THC products on young people and overall population; and

**WHEREAS**, Bronx Community Board 8 received 31 written statements opposing cannabis retail businesses operating in the area, in contrast to 4 statements of support; and

**WHEREAS**, NYC Councilman Dinowitz and a representative of NYS Assemblyman Dinowitz both expressed concerns about oversaturation of cannabis retail stores in the area; and

**WHEREAS**, the applicant stated the business intended to use the trade name *Mad City Cannabis*, prompting several committee members to express concern they were marketing to young people; and

**WHEREAS**, the Public Safety Committee reached a majority consensus, reflecting the concerns of community residents that petitioned the Board; and

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

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

**In Favor (of disapproval): (13)** S. Alexander, D. Allen, C. Barnes-Watson, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, N. Fazio, S. Froot, E. Green, B. Kail, J. Townes, M. Wolpoff

**Opposed: (7)** M. Della, R. Kaplan, J. Reyes, D. Rowen, J. Sosa, D. Travis, S. Villaverde

**Abstentions: (3)** B. Bender, E. Hausman, R. Singh

**The resolution to DISAPPROVE the Office of Cannabis Management (OCM) Application for No Trade Name Provided: 574 West 235<sup>th</sup> Street (Retail Dispensary Premises License) PASSED.**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**The Premium Bud LLC: 4685 Manhattan College Parkway - Retail Dispensary Premises License**

**WHEREAS**, Christine Noh and Sean Shillingford, representatives of The Premium Bud LLC, appeared before the Public Safety Committee on June 17<sup>th</sup>, 2025, to apply for a Retail Dispensary Premises License at 4685 Manhattan College Parkway; and

**WHEREAS**, Bronx Community Board 8 received 9 written statements urging the Board to disapprove the application, including letters from community residents, representatives of Horace Mann School, a Manhattan University Board of Trustees member, the Manhattan University President, and several Christian Brothers whose aging Community is located across the street from the location; and

**WHEREAS**, resident concerns included: Close proximity to Horace Mann Elementary, Middle & High School, Manhattan College University, normalization of substance use in the community, oversaturation of cannabis retail stores in the area, negative impacts of cannabis businesses on quality of life and public safety, erosion of family-oriented community standards, exposure of controlled substances to high volume of school children, attraction of criminal elements leading to increase in crime, negative effects of marijuana and THC products on young people and overall population; and

**WHEREAS**, Bronx Community Board 8 received 31 written statements opposing cannabis retail businesses operating in the area, in contrast to 4 statements of support; and

**WHEREAS**, the proposed location is in the same building as a tattoo parlor that has received multiple resident complaints to police for excessive noise, drug use and disorderly after-hours parties, and has written in support of Premium Bud LLC; and

**WHEREAS**, NYC Councilman Dinowitz and a representative of NYS Assemblyman Dinowitz both expressed concerns about oversaturation of cannabis retail stores in the area; and

**WHEREAS**, the Public Safety Committee reached a majority consensus, reflecting the concerns of community residents that petitioned the Board; and

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

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

**In Favor (of disapproval): (15)** S. Alexander, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, N. Fazio, S. Froot, E. Green, B. Kail, R. Singh, J. Townes, D. Travis, M. Wolpoff

**Opposed: (6)** M. Della, R. Kaplan, J. Reyes, D. Rowen, J. Sosa, S. Villaverde

**Abstentions: (2)** D. Allen, E. Hausman

**The resolution to DISAPPROVE the Office of Cannabis Management (OCM) Application for The Premium Bud LLC: 4685 Manhattan College Parkway (Retail Dispensary Premises License) PASSED.**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**Greenblock Retailer LLC: 3524 Johnson Avenue - Retail Dispensary Premises License**

**WHEREAS**, Ehud Cafri, Dmitry Cafri, David Weiner and Shimon Borobinsky, representatives of Greenblock Retailer LLC, appeared before the Public Safety Committee on June 17<sup>th</sup>, 2025, to apply for a Retail Dispensary Premises License at 3524 Johnson Avenue; and

**WHEREAS**, in May of 2025, the applicant, Troy A Benson, applied for an Office of Cannabis Management license at a different location that was disapproved by the Public Safety Committee, largely because he submitted a sublease to the Board that the Landlord told the Board was invalid and was done without his knowledge; and

**WHEREAS**, Bronx Community Board 8 received 11 written statements from community residents opposing this business, and additional residents spoke at the Public Safety Committee meeting urging the Board to disapprove the application; and

**WHEREAS**, resident concerns included: Normalization of substance use in the community, oversaturation of cannabis retail stores in the area, negative impacts of cannabis retail stores on quality of life and public safety, cannabis businesses not reflective of interests or values of neighborhood residents, exposure of controlled substances to high volume of school children, 3 schools within walking distance of location, attraction of criminal elements leading to increase in crime, negative effects of marijuana and THC products on young people and overall population; and

**WHEREAS**, Bronx Community Board 8 received 31 written statements opposing cannabis retail businesses operating in the area, in contrast to 4 statements of support; and

**WHEREAS**, NYC Councilman Dinowitz and a representative of NYS Assemblyman Dinowitz both expressed concerns about oversaturation of cannabis retail stores in the area; and

**WHEREAS**, the Public Safety Committee reached unanimous consensus, reflecting the concerns of community residents that petitioned the Board; and

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

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

**In Favor (of disapproval): (17)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, B. Kail, J. Reyes, J. Townes, D. Travis, M. Wolpoff

**Opposed: (5)** R. Kaplan, D. Rowen, R. Singh, J. Sosa, S. Villaverde

**Abstentions: (1)** E. Hausman

**The resolution to DISAPPROVE the Office of Cannabis Management (OCM) Application for Greenblock Retailer LLC: 3524 Johnson Avenue (Retail Dispensary Premises License) PASSED.**

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**g) Traffic & Transportation** – D. Allen presented the below resolutions:

**TRAFFIC & TRANSPORTATION COMMITTEE RESOLUTION  
MAY 15, 2025  
DINING OUT NYC SIDEWALK APPLICATION  
AN BEAL BOCHT 445 WEST 238<sup>TH</sup> STREET BRONX, NY 10471**

**WHEREAS**, An Beal Bocht has submitted an outdoor dining application to the New York City Department of Transportation (DOT); and

**WHEREAS**, a Representative of An Beal Bocht appeared before the Traffic and Transportation (T&T) Committee on May 13, 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 with 13 tables & 26 Seats or 4 picnic tables with 20 seats Café size Length 39' X Width 7'; and

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

**WHEREAS**, the Traffic and Transportation Committee recommends approval for An Beal Bocht application for sidewalk café.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval for An Beal Bocht application for sidewalk café.

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The Dining Out NYC Sidewalk Application for An Beal Bocht (445 West 238<sup>th</sup> Street) resolution PASSED UNANIMOUSLY.**

**TRAFFIC & TRANSPORTATION COMMITTEE RESOLUTION  
DINING OUT NYC SIDEWALK APPLICATION  
BLACKSTONE BAR & GRILL 3713 RIVERDALE AVENUE BRONX, NY 10471  
MAY 15, 2025**

**WHEREAS**, Blackstone Bar & Grill has submitted an outdoor dining application to the New York City Department of Transportation (DOT); and

**WHEREAS**, a Representative of Blackstone Bar & Grill appeared before the Traffic and Transportation (T&T) Committee on May 13, 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 8 tables 16 seats, café size 14'2" X 10'; and

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

**WHEREAS**, the Traffic and Transportation Committee recommends approval for Blackstone Bar & Grill application for sidewalk café.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval for Blackstone Bar & Grill application for sidewalk café.

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The Dining Out NYC Sidewalk Application for Blackstone Bar & Grill (3713 Riverdale Avenue) resolution PASSED UNANIMOUSLY.**

**TRAFFIC & TRANSPORTATION COMMITTEE RESOLUTION  
DINING OUT NYC SIDEWALK APPLICATION  
MARIANNE PIZZA CAFÉ 6100 RIVERDALE AVENUE BRONX, NY 10471  
MAY 15, 2025**

**WHEREAS**, Marianne Pizza Café has submitted an outdoor dining application to the New York City Department of Transportation (DOT); and

**WHEREAS**, a Representative of Marianne Pizza Café appeared before the Traffic and Transportation (T&T) Committee on May 13, 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 3 tables & 12 Chairs Café size 11' X 8' and 10' X 8'; and

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

**WHEREAS**, the Traffic and Transportation Committee recommends approval for Marianne Pizza Cafe application for sidewalk café.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval for Marianne Pizza Cafe application for sidewalk café.

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The Dining Out NYC Sidewalk Application for Marianne Pizza Café (6100 Riverdale Avenue) resolution PASSED UNANIMOUSLY.**

**TRAFFIC & TRANSPORTATION COMMITTEE RESOLUTION  
DINING OUT NYC SIDEWALK APPLICATION  
YO-BURGER 3726 RIVERDALE AVE. BRONX, NY 10471  
MAY 15, 2025**

**WHEREAS**, Yo-Burger 3726 Riverdale Avenue has submitted an outdoor dining application to the New York City Department of Transportation (DOT); and

**WHEREAS**, a Representative of Yo-Burger 3726 appeared before the Traffic and Transportation (T&T) Committee on May 13, 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 for Café Length X Width 43'8" X 10' with 5 tables and Bench Seating; and

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

**WHEREAS**, the Traffic and Transportation Committee recommends approval for Yo-Burger application for sidewalk café.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval for Yo-Burger application for sidewalk café.

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The Dining Out NYC Sidewalk Application for Yo-Burger (3726 Riverdale Avenue) resolution PASSED UNANIMOUSLY.**

**TRAFFIC & TRANSPORTATION COMMITTEE RESOLUTION  
DINING OUT NYC SIDEWALK APPLICATION  
YUKKA LATIN BISTRO 5684 RIVERDALE AVENUE BRONX, NY 10471  
MAY 15, 2025**

**WHEREAS**, Yukka Latin Bistro has submitted an outdoor dining application to the New York City Department of Transportation (DOT); 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 10 tables and 20 chairs café size 25'7" X 7'1"; and

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

**WHEREAS**, the Traffic and Transportation Committee recommends approval for Yukka Latin Bistro application for sidewalk café.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 recommends approval for Yukka Latin Bistro application for sidewalk café.

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The Dining Out NYC Sidewalk Application for Yukka Latin Bistro (5684 Riverdale Avenue) resolution PASSED UNANIMOUSLY.**

**TRAFFIC & TRANSPORTATION RESOLUTION  
JUNE 4, 2025  
DINING OUT NYC SIDEWALK APPLICATION  
BRONX PUBLIC 170 WEST 231ST STREET BRONX, NY 10463**

**WHEREAS**, Bronx Public has submitted an outdoor dining application to the New York City Department of Transportation (DOT); and

**WHEREAS**, Bronx Public presented a request to Traffic and Transportation ("T&T") Committee on June 4, 2025, to provide details of their request which would allow them to use a portion of the public sidewalk (the sidewalk café) Length 13' & 28' Width 5' & 6'7"; and

**WHEREAS**, the application was submitted as required by the new DOT requirements for sidewalk café setups and the proposed layout of 10 tables and 20 chairs describes existing conditions; and



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

**WHEREAS**, the Traffic and Transportation Committee recommends approval for Bronx Public application for sidewalk café.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 recommends approval for Bronx Public application for sidewalk café.

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The Dining Out NYC Sidewalk Application for Bronx Public (170 West 231<sup>st</sup> Street) resolution PASSED UNANIMOUSLY.**

**TRAFFIC & TRANSPORTATION COMMITTEE RESOLUTION**

**JUNE 4, 2025**

**DEPARTMENT OF TRANSPORTATION (DOT) BAILEY AVENUE FROM VAN CORTLAND PARK SOUTH (VCPS) TO WEST AND 225TH CORRIDOR SAFETY IMPROVEMENT WITH BIKE LANE**

**WHEREAS**, Department of Transportation (DOT) has presented a plan for safety improvement from Bailey Avenue from Van Cortland Park South (VCPS) to West 225<sup>th</sup> Street; and

**WHEREAS**, DOT cites speeding as an issue along the corridor and states speeding is prevalent during off peak hours; and

**WHEREAS**, DOT cites 179 people have been injured including 18 severe injuries and 2 fatalities between 2020 and 2024 on Bailey Avenue from VCPS to West 225<sup>th</sup> street with the highest number of injuries on West 238th, West 230th and West 225th Streets; and

**WHEREAS**, DOT cites that cyclists lack a dedicated roadway space; and

**WHEREAS**, DOT cites that removal of a travel lane in both directions, will encourage safer driving speeds and safer turns; and

**WHEREAS**, DOT cites that removal of 46 parking spots will be eliminated for this project; and

**WHEREAS**, the Committee heard testimony from the public that lack of parking is an issue, would reduce access for seniors and it impacts their quality of life; and

**WHEREAS**, the Committee heard testimony from businesses that the elimination of parking spots will impact their customers; and

**WHEREAS**, the Committee has written testimony from the public that the unintended consequence of this proposal creates lack of access to places of worship; and

**WHEREAS**, the Committee heard testimony from the public that unintended consequences of this proposal are reduced access for seniors and people with disabilities using ambulettes and or access-a-ride to park; and

**WHEREAS**, the Committee heard testimony from the public that double parking is an issue on Bailey Avenue and eliminating a lane on both sides will increase the problem; and

**WHEREAS**, the Committee heard testimony from the public that if the DOT plan were implemented, it would cause a back-up of traffic for garbage collection and street cleaning; and

**WHEREAS**, the Committee heard testimony from the public that if the plan were implemented, the congestion and gridlock will cause emergency vehicles to be hindered in their vital functions; and

**WHEREAS**, the Committee heard testimony from the public that currently they spend hours searching for parking; and

**WHEREAS**, the Committee received written testimony from Health Care Workers that work near Bailey Avenue are negatively impacted by the lack of parking.

**WHEREAS**, the Committee does not approve the DOT plan as presented but finds that certain elements of the plan may be beneficial.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 does not approve the DOT plan as presented but finds that certain elements of the plan may be beneficial.

**BE IT FURTHER RESOLVED**, Bronx Community Board 8 appreciates the efforts of Mr. Perez and DOT members for bringing the safety issues on Bailey Ave. from Van Cortland Park South (VCPS) to West 225<sup>th</sup> Street; and

**BE IT FURTHER RESOLVED**, Bronx Community Board 8 recommends aggressive enforcement of double-parked vehicles on Bailey Avenue; and

**BE IT FURTHER RESOLVED**, Bronx Community Board 8 recommends that the DOT remove the Citi Bike station on the street located on Bailey Avenue & West 238<sup>th</sup> Street; and

**BE IT FURTHER RESOLVED**, Bronx Community Board 8 recommends NOT to install full concrete island at West 234<sup>th</sup> Street. In doing so it will not permit drivers traveling south on Bailey Avenue to make a left turn to travel north on Bailey Avenue; and

**BE IT FURTHER RESOLVED**, Bronx Community Board 8 requests additional green options of trees and plants be placed in as many concrete plazas and areas where possible; and

**BE IT FURTHER RESOLVED**, Bronx Community Board 8 recommends that the DOT consider maintaining the two lanes (North and South Bound) and adding additional Stop signals for cars and bikes to decrease long-blocks; and

**BE IT FURTHER RESOLVED**, Bronx Community Board 8 recommends DOT to consider evaluating the signage that states “No Standing or No Parking”, in a half a mile radius to evaluate if it is needed to increase parking accessibility; and

**BE IT FURTHER RESOLVED**, it is recommended the DOT revert the flow of traffic along Albany Crescent to the former direction so that traffic flows SE from West 231<sup>ST</sup> Street to Bailey Avenue. Doing so will negate the need for a northbound left turning lane at the intersection of Albany Crescent and Bailey Avenue and ease congestion from vehicles exiting the Major Deegan Expressway on West 230<sup>th</sup> Street and traveling north along Bailey Avenue; and

**LASTLY, BE IT FURTHER RESOLVED**, Bronx Community Board 8 recommends that DOT initiate a study of alternatives for bike lanes along the Bailey Avenue corridor.

**In Favor: (16)** S. Alexander, D. Allen, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, J. Sosa, S. Villaverde, M. Wolpoff

**Opposed: (4)** M. Della, D. Rowen, R. Singh, D. Travis

**Abstentions: (3)** C. Barnes-Watson, B. Bender, J. Townes

**The Department of Transportation (DOT) Bailey Avenue from Van Cortland Park South (VCPS) to West and 225th Corridor Safety Improvement with Bike Lane resolution PASSED.**

**TRAFFIC & TRANSPORTATION COMMITTEE  
SAPO APPLICATION JUNE 4, 2025  
RIVERDALE 9/11 MEMORIAL GARDEN CEREMONY**

**WHEREAS**, Laura Spalter, co-chair of Friends of Riverdale 9/11 Memorial Garden, located on Fieldston Road and W. 253<sup>rd</sup> Street presented regarding their annual ceremony scheduled for Thursday, September 11, 2025; and

**WHEREAS**, this event has successfully taken place for 4 years to honor local FDNY and NYPD heroes from Riverdale and Kingsbridge, as well as local residents who perished on September 11, 2001; and

**WHEREAS**, the ceremony actively engages the public and includes participation from religious and community leaders, institutions, and students, and has grown tremendously since its inception necessitating this request for street closing between W. 253<sup>rd</sup> and W. 255<sup>th</sup> Streets from 4:00 PM to 6:00 PM; and

**WHEREAS**, the Traffic and Transportation Committee of Bronx Community Board 8 approves this application for the Riverdale 9/11 Memorial Garden ceremony.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 supports the Street Activity Permit for the Riverdale 9/11 Memorial Garden event.

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The SAPO Application for the Riverdale 9/11 Memorial Garden Ceremony resolution PASSED UNANIMOUSLY.**

#### **TRAFFIC & TRANSPORTATION RESOLUTION**

**JUNE 4, 2025**

#### **SAPO APPLICATION 2025 NEW BALANCE BRONX 10 MILE ROAD RACE ON 9/14/2025**

**WHEREAS**, New York Road Runners, came to present on their SAPO application for the New Balance Bronx 10 Mile Road Race on Sunday September 14, 2025, at 8:00am; and

**WHEREAS**, New York Road Runners, New Balance Bronx 10 Mile on Sunday September 14, 2025, at 8:00am; and

**WHEREAS**, this event has successfully taken place in the Bronx since 1995; and

**WHEREAS**, the 2025 New Balance Bronx 10 Miles Road race in the Bronx has a rich history within the New York Road Runners Club. It actively engages runners from all over the world; and

**WHEREAS**, the Traffic and Transportation Committee of Bronx Community Board 8 approves this application for the 2025 New Balance Bronx 10 Mile Road Race on 9/14/2025.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 supports 2025 New Balance Bronx 10 Mile Road Race.

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The SAPO Application for the 2025 New Balance Bronx 10 Mile Road Race resolution PASSED UNANIMOUSLY.**

**A MOTION was made by R. Singh and SECONDED by W. DeBeatham to submit a resolution from the floor and add it to the agenda for the Citi Bike Program Phase 3 Expansion Riverdale.**

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

**The MOTION PASSED UNANIMOUSLY.**

**BRONX COMMUNITY BOARD 8  
TRAFFIC AND TRANSPORTATION RESOLUTION  
CITI BIKE PROGRAM PHASE 3 EXPANSION RIVERDALE  
JUNE 25, 2025**

**WHEREAS**, the New York City (NYC) Department of Transportation (DOT) recommended additional Citi Bikes on sidewalks and on the street in Bronx Community Board 8 (CB8) district; and

**WHEREAS**, the presentation by NYC DOT Citi Bike Program at the Traffic and Transportation (T & T) committee on May 15, 2025, outlined a total of 22 new stations; and

**WHEREAS**, the plan will eliminate 22 parking spots in CB8 residential areas; and

**WHEREAS**, the T & T Committee heard testimony from the public that the Citi Bikes on the roadbed will be impacted on their quality of life and inability to access businesses; and

**WHEREAS**, the T & T Committee has written testimony stating there are five Citi Bike locations on Broadway between West 261<sup>st</sup> Street and West 251<sup>st</sup> Street. This is excessive for one densely residential stretch that is clearly a “parking desert.” The area between W.

254<sup>th</sup> St. and Lakeview Ave. has already lost approximately 18 parking spots as a result of the 2018 Broadway re-design; and

**WHEREAS**, the T & T Committee heard testimony from the public that cyclists ride on the sidewalk and make it unsafe for pedestrians; and

**WHEREAS**, the T & T Committee has written testimony, that adding Citi Bike beds on Kappock Street and Independence Avenue and on Kappock Street at Knoll's Crescent on the roadbed will cause double parking and safety concerns.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 Board Members (Board) finds that certain elements of the plan may be beneficial to CB8; and

**BE IT FURTHER RESOLVED**, other elements of the plan create unnecessary hardship for residents due to the loss of already scarce parking, while also missing opportunities for more efficient siting.

The board recommends the following for consideration:

**1. Netherland Avenue & West 232nd Street (East roadbed - Daylit):**

This location will remove valuable residential parking in an area with limited curbside space and no alternative parking options. The Board encourages DOT to explore nearby off-street or sidewalk locations that accommodate a dock without sacrificing parking.

**2. Henry Hudson Parkway East & West 231st Street (Off-street along parkway):**

While the Board supports the use of off-street space, the DOT must ensure that this placement does not interfere with park access, pedestrian safety, or emergency vehicle routes.

**3. West 231st Street & Tibbett Avenue (South sidewalk):**

Sidewalk siting here is appropriate if pedestrian access and American Disabilities Act (ADA) compliance are preserved. In general, sidewalk locations like this minimize disruption while maintaining accessibility.

**4. Kappock Street & Independence Avenue (South roadbed):**

Given the steep grade, traffic volume, and bus activity along Kappock Street, the Board strongly recommend that DOT explore sidewalk or off-street alternatives. Roadbed installations here could create dangerous conflicts for both cyclists and drivers.

**5. Knolls Crescent & Kappock Street (East roadbed):**

Knolls Crescent has wide sidewalks and ample off-street options to better serve Citi Bike users without further reducing residential parking.

**6. Johnson Avenue & West 235th Street:** The sidewalk location seems reasonable provided ADA compliance is maintained.

**7. West 238th Street & Riverdale Avenue:** This location would eliminate parking in a busy commercial-residential area. Nearby sidewalks or off-street options North of the commercial corridor may better serve both riders and the community.

**BE IT FURTHER RESOLVED,** the Board appreciates the efforts of the Citi\_Bike Program in allowing the community and Bronx CB8 in the site selection; and

**BE IT FURTHER RESOLVED,** the Board recommends aggressive collection of data in Citi Bikes being used; and

**BE IT FURTHER RESOLVED,** the Board recommends the sidewalks on Riverdale Ave. are in many places wider than sidewalks in other commercial areas within the already approved list. The Board's recommendation is to replace Riverdale Ave. & W. 263<sup>rd</sup>St., W. 261<sup>st</sup>, W. 258<sup>th</sup>, and W. 254<sup>th</sup> St. with nearby locations on sidewalks, which are plentiful. Possible locations include the Riverdale Post office, 5951 Riverdale Avenue, 6118/6114 Riverdale Avenue, and 5676 Riverdale Avenue; and

**BE IT FURTHER RESOLVED,** the Board also recommends location at the Riverdale Metro-North Railroad Station on Palisade Avenue; and

**BE IT FURTHER RESOLVED,** the Board recommends location of Palisade Avenue at Independence Avenue at the top of Bradely Terrace staircase leading to the Spuyten Duyvil Metro-North Railroad Station; and

**BE IT FURTHER RESOLVED,** the Board recommends a location at the Spuyten Duyvil Metro-North Railroad Station; and

**BE IT FURTHER RESOLVED,** the Board recommends location of West-231<sup>st</sup> Street and Broadway; and

**BE IT FURTHER RESOLVED,** the Board is requesting data on the usage of the following Citi Bike locations for years 2024-2025:

1. Giles Place and Fort Independence
2. Kingsbridge Terrace and West 230<sup>th</sup> Street
3. Sedgwick Avenue and Giles Place
4. Tibbet Avenue & West 234<sup>th</sup> Street
5. Naples Terrace and Broadway
6. Irwin Avenue and West 232<sup>nd</sup> Street

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

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman,

B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The Citi Bike Program Phase 3 Expansion Riverdale resolution PASSED UNANIMOUSLY.**

**h) Law, Rules & Ethics** – Acknowledge the passing of Mary Ellen Gibbs and June Eisland. Refer to the June meeting minutes. Researching legislation that is in the works/could be in the works on the Open Meetings Law (OML). Term limits are approaching and encourage board members to consider joining the Law, Rules & Ethics Committee.

**i) Nominating Committee** – The committee met several times and provided minutes for the meetings. Provided the final report on June 12<sup>th</sup>, as required, two weeks before the board meeting. Interviewed candidates for the open chair positions for the Budget Committee and Health, Hospitals & Social Services Committee. The committee recommends Sebastian Chittilappilly for Budget Committee Chair position and Dr. Wayne DeBeatham for the Health, Hospitals & Social Services Committee Chair position. Due to Mary Ellen Gibbs' passing, the Aging Committee Chair position is vacant. The Aging Committee did have a Vice Chairperson, Barbara Kail, and if she is willing, she can fill the vacancy for now. Nominations can also be made from the floor, apart from the recommended slate.

S. Froot nominated B. Kail for Chair of the Aging Committee. B. Kail accepted the nomination. A motion was made to close nominations and that the list recommended by the Nominating Committee be elected as a single slate, in addition to B. Kail for Chair of the Aging Committee. Approved unanimously.

**OFFICERS**

Chairperson: Julie Reyes

Vice Chair: Sergio Villaverde

Secretary: Margaret Della

Treasurer: Joy Campbell Priveterre

**COMMITTEE CHAIRS:**

Aging: Barbara Kail

Budget: Sebastian Chittilappilly

Economic Development: Constance Barnes-Watson

Education, Libraries & Cultural Affairs: Sylvia Alexander

Environment & Sanitation: Daniel Rowen

Health, Hospitals & Social Services: Dr. Wayne DeBeatham

Housing: Rhashida Hilliard

Land Use: Charles Moerdler

Law, Rules & Ethics: Martin Wolpoff

Parks & Recreation: Debra Travis

Public Safety: Edward Green



Traffic & Transportation: Debby Allen  
Youth: Ramdat Singh

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

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

Chair of the Nominating Committee, B. Bender, thanks the members of the Nominating Committee for their work: D. Allen, E. Green, J. Sosa, & C. Tobar Acosta.

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

**k) Health, Hospitals & Social Services** – Held a meeting last night and the main discussion was on the issue of mental health. R. Kaplan is stepping down as Chair and thank you to W. DeBeatham for stepping into the position. There has been low attendance at committee meetings, often there is no quorum, and suggest to look at certain committees to combine.

**l) Housing** – Bricks and Mortals, a grassroots non-profit organization that connects faith-based organizations with real estate developers, spoke at the last meeting. The committee passed a resolution to support the Tenant Opportunity to Purchase Act (TOPA). The resolution was tabled for the next meeting.

**m) Parks & Recreation** – The committee did not meet in June. The next meeting is tentatively scheduled for September 24<sup>th</sup>. The Strong Street Playground and the Fort Four Playground restroom are now open. Be aware of ticks and enjoy the parks in the summer.

**n) Youth** – No report – have a great summer.

**o) Special Committee on Hudson River Greenway** – Going to meet with the MTA and will find out what their resilience plan for the Hudson River and their tracks are, and if it will have a negative impact on the proposed greenway. Sunset on the Hudson event on Saturday, July 12<sup>th</sup> that will feature music, food and a movie night at the University of Mount St. Vincent.

**p) Special Committee on Racial Equity (SCRE)** – Thank you to all the standing committees that offered up activities to advance equity within the district. Please see the interim report that SCRE submitted along with the updated activities and capital requests map for Fiscal Year 2016 - 2026. All the items are posted on SCRE's webpage. The committee also has Combatting Hate palm cards.

**q) Special Committee on Veterans' Services (SCVS)** – Refer to the June meeting minutes. November 2<sup>nd</sup> is the tentative date for the Veterans Day Memorial Grove event.

**Unfinished Business**

N/A

**New Business**

N/A

**Miscellaneous**

N/A

**Next Monthly Board Meeting: Tentatively, Tuesday, September 9, 2025**

**Adjournment**

**A MOTION was made by R. Singh and SECONDED by M. Della to adjourn.**

**In Favor: (23)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, Y. DeLeon, M. Della, N. Fazio, S. Froot, E. Green, E. Hausman, B. Kail, R. Kaplan, J. Reyes, D. Rowen, R. Singh, J. Sosa, J. Townes, D. Travis, S. Villaverde, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The Chairperson adjourned the meeting at approximately 9:53 pm.

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

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