



BRONX COMMUNITY BOARD 8

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



Julie Reyes, **Chairperson**

Vanessa L. Gibson, **Bronx Borough President**

Farrah Kule Rubin, **District Manager**

OFFICERS:

Chairperson

Julie Reyes

Vice Chairperson

Sergio Villaverde

Secretary

Margaret Della

Treasurer

Joy Campbell Priveterre

Immediate Past

Chairperson

Laura Spalter

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 G. Moerdler

Law, Rules & Ethics

Martin Wolpoff

Parks & Recreation

Debra Travis

Public Safety

Edward Green

Traffic & Transportation

Debby Allen

Youth

Vacant

Special Committee on

Hudson River Greenway

Bob Bender

Special Committee on

Racial Equity

Margaret Della

Special Committee on

Veterans' Services

Sergio Villaverde

REGULAR BOARD MEETING NOTICE

DATE: Tuesday, September 9, 2025

TIME: 7:00 PM to 9:00 PM

PLACE: In-Tech Academy MS/HS 368 - LIBRARY

2975 Tibbitt Ave., Bronx, NY 10463 – **Parking Available**

All Board Members must attend in-person, except members with disabilities as defined under the Americans with Disabilities Act who may request an accommodation from the chairperson of the Board permitting them to attend via video/teleconferencing and be counted in the quorum.

The public is invited to participate via Zoom or in-person.

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

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

AMENDED AGENDA

1. Welcome and Announcements
2. Public Gallery Session
3. Report from the Bronx Borough President's Office
4. Report from the 50th Police Precinct
5. Roll Call
6. Approval of the Regular Board Meeting Minutes of June 25, 2025
7. Discussion of the Executive Committee Meeting Minutes of June 16, 2025
8. Chairperson's Report & Resolutions
9. Treasurer's Report & Resolutions
10. District Manager's Report
11. Election of the Youth Committee Chairperson
12. Committee Reports and Resolutions
 - a) Special Committee on Veteran Services
 - b) Special Committee on Racial Equity
 - c) Special Committee on Hudson River Greenway
 - d) Youth
 - e) Traffic & Transportation
 - f) Public Safety
 - g) Parks & Recreation
 - h) Law, Rules & Ethics

- i) Land Use
 - j) Housing
 - k) Health, Hospitals & Social Services
 - l) Environment & Sanitation
 - m) Education, Libraries & Cultural Affairs
 - n) Economic Development
 - o) Budget
 - p) Aging
13. Council Member's Report
- Council Member Carmen De La Rosa
 - Council Member Eric Dinowitz
 - Council Member Pierina Ana Sanchez
14. Report from the Mayor's Office
15. Elected Officials Reports
16. Old Business
17. New Business
- Mentors: Board Member Emily Hausman
 - Charter Revision Proposals on Ballot 2025 – Presentation by Councilman Eric Dinowitz & NYC Council Land Use Team
18. Announcements:
- Public Hearing - Budget FY2027: Thursday, October 30, 2025 @ 6:30 PM
– Place: Amalgamated, Vladeck Hall 74 Van Cortlandt Park South
 - Regular Board Meeting: Thursday, October 30, 2025 @ 7:00 PM
– Place: Amalgamated, Vladeck Hall 74 Van Cortlandt Park South
19. Adjournment

Julie Reyes

Chairperson



Pursuant to New York State legislation signed by Governor Kathy Hochul (Bill S1150A), The Community Board is required to post material to be discussed at a public meeting. Please know that the material below has not been voted on or discussed by the full board at this time.

RESOLUTIONS

Land Use Committee Resolution 9/4/2025
General Board 9/9/2025

Re: BSA Application for 5832 Broadway, Bronx, NY 10463
BSA Cal. No. 2025-19-BZ
(<https://drive.google.com/.../1HpeEhMaCCFN1jrMP7u99PnqoGjG...>)
Renewal of BSA Application and Legalize Installation
of Retaining Wall at Rear of Mobil Station Repair Shop

Land Use Committee Resolution:

A BSA Application for 5832 Broadway, Bronx, NY 10463 BSA Cal. No. 2025-19-BZ
(<https://drive.google.com/.../1HpeEhMaCCFN1jrMP7u99PnqoGjG...>) request sought by the owner, Apo Shakain, to renew the old BSA Application and legalize installation of retaining wall at rear of the repair shop located at 5832 Broadway, Bronx, NY 10463 in the Kingsbridge neighborhood of the Bronx, Community District 8.

WHEREAS, representatives from engineering firm Nasir Khanzada, presented on behalf of the applicant, Apo Shakain, to the Land Use Committee on the BSA Application for 5832 Broadway, Bronx, NY 10463

WHEREAS, application is to file extend the term of the BSA variance which expired on 10/14/2014; and

WHEREAS, the existing 4 dispensers will remain in the same layout; and

WHEREAS, the existing canopy over the dispenser island and tanks remain the same; and

WHEREAS, they will clean up the site by removing junk cars, fixing the fence, and trimming the trees and branches; and

WHEREAS, the parking layout will remain the same and will be repainted and the curb cuts will be fixed/restored; and

WHEREAS, the existing signage will remain, and a new Gulf Logo with illuminated two face price sign will be installed for gas station symbol and customer guidance; and

WHEREAS, on condition that the applicant sends the board a copy of the notification letters and receipts sent to the neighbors within 400 feet of the property as well as a signed statement that they received no responses to any of those letters before the General Board meeting on September 9, 2025.

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

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

Land Use Committee Resolution 9/4/2025
General Board 9/9/2025

Re: BSA Application for 3657 Kingsbridge Avenue, Bronx, NY 10463
BSA Cal. No. 2025-27-BZ;
[2025-27-BZ \(3657 Kingsbridge Avenue, Bronx\) – BSA Filing](#)
Raising Canes

Land Use Committee Resolution:

A BSA Application for 3657 Kingsbridge Avenue, Bronx, NY 10463 BSA Cal. No. 2025-27-BZ

[2025-27-BZ \(3657 Kingsbridge Avenue, Bronx\) – BSA Filing](#)

requesting a special permit from the Board of Standards & Appeals to permit the operation of a Use Group IV eating and drinking establishment with accessory drive-through service , within an R4/C2-3 zoning district sought by the owner, Raising Canes, located at 5832 Broadway, Bronx, NY 10463 in the Kingsbridge neighborhood of the Bronx, Community District 8.

WHEREAS, the representatives for Raising Canes, Jennifer Mazawey, Esquire, Melissa Brotschul, and Rebecca Bodine of Bohler Engineering, presented on behalf of the applicant, Raising Canes, to the Land Use Committee on the BSA Application for 3657 Kingsbridge Avenue, Bronx, NY 10463

WHEREAS, the applicant proposes to demolish the 1 level vacant diner on site and construct a new, Use Group IV, eating and drinking establishment with parking and accessory drive through service; and

WHEREAS, the remainder of the site is occupied by 12 proposed twelve parking spaces and drive-thru facility; and

WHEREAS, the proposed configuration includes a curb cut on each of the sites two frontages, each leading to full movement driveways. A 22-foot curb cut on West 238th Street entrance and 23-foot curb cut on the Kingsbridge Avenue entrance; and

WHEREAS, the Site will be operated by 15 employees and open seven days a week from 9:30 am – 3:30 am; and

WHEREAS, there will be security at the request of the Community Board; and

WHEREAS, on the condition that the applicant agrees to clean up the site and parking area before the General Board meeting on September 9, 2025 at 7:00 PM.

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

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