

Bronx Community Board 8
Minutes of the Regular Board Meeting
November 13, 2025, 7:00 PM
Manhattan University – Kelly Student Commons
3900 Waldo Ave, Room 5A, Bronx, NY 10463

Meeting Recording

Committee Members Present (28 present for quorum)

Sylvia Alexander (Z), Debby Allen, Constance Barnes-Watson, Bob Bender, Lee Chong (Z), Dr. Wayne DeBeatham, Margaret Della, Miriam Filer, Dr. Julia Gomez, Edward Green, Debra Harris, Barbara Kail, Rabbi Bob Kaplan, Laura Levine-Pinedo, Micole Lewis, Steve Matthews, Charles Moerdler, Daniel Nunez, Angel Ortega, Richard Perez, Julie Reyes, Brittany Reynoso, Daniel Rowen, Georgia Santiago (Z), Jessica Sosa, Laura Spalter, Debra Travis, Martin Wolpoff

* (Z) – Zoom

Committee Members Absent (14)

Carol Blake, Joy Campbell Priveterre, Sebastian Chittilappilly, Yngrid DeLeon, Althea Eboh, Nicholas Fazio, Steven Froot, Emily Hausman, Rhashida Hilliard, Adiana Rivera, Caesar Tobar Acosta, Jyll D. Townes, Sergio Villaverde, Karen Walker

Staff

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

Guests

Representatives from: 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) George Alvarez – Jaylee Santos, NYC Council Member (CM) Eric Dinowitz – Anna Cohen, NYC Civilian Complaint Review Board (CCRB) – Sandy Liriano; Public Attendees – K. Smith, M. Shediak, M. Pierce Cano, K. Horne, J. Carroll, D. Echevarria, K. Prudencio, S. Franzetti, J. Laureano, J. Ludewig

Chairperson J. Reyes convened the Regular Board meeting at 7:09 pm.

Introduction of board officers and staff.

Thanks to Manhattan University for hosting the meeting.

Board members approved for Americans with Disabilities Act (ADA) excusal for the meeting are S. Alexander, L. Chong, B. Kail, G. Santiago and M. Wolpoff. Members must show their face if on video (Zoom). Board members who are on Zoom, but not approved for ADA excusal, will be marked absent and will be allowed to participate in the meeting but will not have voting privileges.

Public Gallery Session

There were no sign-ups for the Public Gallery Session. Inquiry was made from the floor if anyone was interested in speaking.

Report from Bronx Borough President's (BP) Office

Community Board Applications will soon go live – ask the board members to help spread the word. Sent upcoming trainings from the Civic Engagement Commission (CEC). The BP has been in contact with the Jamaican Consulate in New York on any resources that they may need – working on a Hurricane Relief Event scheduled for November 22nd.

Report from the NYPD 50th Precinct

None.

Roll Call

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

Approval of Board Meeting Minutes of October 30, 2025

In Favor: (26) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, L. Chong, W. DeBeatham, M. Della, M. Filer, E. Green, D. Harris, B. Kail, L. Levine-Pinedo, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

Abstentions: (0) Opposed: (0)

The Board Meeting Minutes of October 30, 2025 were APPROVED UNANIMOUSLY.

Discussion of Executive Committee Meeting Minutes of October 29, 2025

Correction needs to be made to the NYC Department of Transportation (DOT) Commissioner's name – Ydanis Rodriguez.

Chairperson's Report & Resolutions

Board member John Timothy Yanong has resigned from the Board

As per the Ethical Guidance Manual, a reminder to board members that communication with the press concerning Board issues or positions should be referred to and approved by the Board Chairperson.

Treasurer's Report & Resolutions

The total budget is \$282,534 and it is broken down by Personal Services (PS) and Other than Personal Services (OTPS). The total OTPS budget is \$48,267 and there is \$45,410 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 \$2,534 in encumbered funds. \$56,275 remains in the Rent and Energy Detail.

District Manager's (DM) Report

Since our last meeting two weeks ago, staff attended the Economic Development Committee Commercial Corridor Walkthrough on Broadway with several board members. Staff also attended the Memorial Grove event to honor our veterans in Van Cortlandt Park.

Held District Service Cabinet Meeting on November 5th and the next one is December 2nd. There have been several lighting outage complaints and our office has been working on all requests with the NYC Department of Transportation (DOT). Just received another request from the Metro-North near the Riverdale Station – no lights on Palisade Ave between West 254th Street and West 255th Street.

Our office is organizing a Community Leaf Clean Up with residents on Greystone Avenue and Waldo Ave by West 236th Street with the NYC Department of Sanitation (DSNY) for November 23, 2025.

Copies of the December 2025 Meetings Calendar is on the table. We are still working on finalizing the dates. The office will be closed at the end of December.

If a committee is updating or creating a guide or pamphlet please let us know so we can be sure to have the funds for printing in the Spring.

Tech issues have been resolved in our board office.

Search for a new Community Associate is moving forward. We have a few promising candidates to interview.

We have been working on getting a donation of Turkeys for our annual Thanksgiving Turkey Giveaway. We will update everyone once it is finalized. We are trying to schedule it for Monday, November 24, 2025 and will need volunteers.

Committee Reports & Resolutions

a) **Special Committee on Hudson River Greenway** – No meeting planned for the next month but do anticipate to meet in January.

b) **Community Associate Search Committee** – The Search Committee has gone through all the resumes and has brought it down to a small number of strong candidates. Candidates will be interviewed next week. Anticipate having a preferred candidate by the December meeting.

c) **Youth** – The Youth Committee did not meet since the last Regular Board meeting. Next meeting is on Monday, November 17th.

d) **Traffic & Transportation** – D. Allen presented the below resolution, with accepted amendment to include Post Road and Henry Hudson Parkway East:

**TRAFFIC & TRANSPORTATION COMMITTEE
RESOLUTION
MANHATTAN UNIVERSITY PARKWAY STREET CO-NAMING
NOVEMBER 13, 2025**

WHEREAS, Manhattan University is requesting to Co-Name Manhattan College Parkway to Manhattan University Parkway at the following intersections:

1. Manhattan College Parkway and W. 242nd Street (2)
2. Manhattan College Parkway and Waldo Avenue (2)
3. Manhattan College Parkway and Greystone Avenue (1)
4. Manhattan College Parkway and Fieldston Road (3)
5. Manhattan College Parkway and Delafield Avenue (at least 1, possibly more)
6. Manhattan College Parkway and Broadway (3)
7. Manhattan College Parkway and Post Road
8. Manhattan College Parkway and Henry Hudson Parkway East

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

WHEREAS, Representatives of Manhattan University have provided letters of support from the community for street name being Co-Named; and

WHEREAS, Manhattan University has informed the community by process servers and certified letters as requested by the Traffic & Transportation Committee; and

WHEREAS, approval is based on the condition that they send us the list of all the addresses they mailed notice to before the General Board meeting on October 30, 2025.

WHEREAS, the Bronx Community Board 8 Traffic and Transportation committee supports the proposed recommendation of co-naming the street to: Manhattan University Parkway.

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

In Favor: (27) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, L. Chong, W. DeBeatham, M. Filer, J. Gomez, E. Green, D. Harris, B. Kail, R. Kaplan, L. Levine-Pinedo, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

Abstentions: (1) M. Della

Opposed: (0)

The resolution in support of the Manhattan University Street Co-Naming, as amended, PASSED.

The next Traffic & Transportation Committee meeting will be on November 20th.

e) Parks & Recreation – The Parks & Recreation Committee has not met since the last Regular Board Meeting. The next committee meeting will be on December 11th and will be discussing the Van Cortlandt Park Restroom Construction Project and tree plantings in some parts of the district.

f) Law, Rules & Ethics – M. Wolpoff presented the below resolutions, that were passed by the Board last month (resolutions to amend the Bylaws need to be passed at two consecutive Regular Board meetings):

**LAW, RULES & ETHICS COMMITTEE
RESOLUTION
OCTOBER 23, 2025**

Resolved that Community Board 8, Bronx amend its bylaws as follows:

**Article VI
Committees**

The Board may create such additional standing committees to cover additional substantive areas of responsibility, as it deems necessary or advisable. No person may serve as Chairperson of more than one standing committee. ~~Each committee Chairperson shall select a Vice-Chairperson who shall be an Appointed Member of the Board.~~ **At their discretion, each committee chairperson shall structure the committee with at least one Vice-chair who shall be an appointed member of the Board.** When there is a vacancy in a committee chair, or when the Chairperson, and the Vice-Chairperson if any, of a committee will be unavailable to conduct a meeting or hearing, the Chairperson of the Board, in his or her discretion, may appoint any Appointed member of such committee, or any member of the Board's Executive Committee, to conduct, on an ad hoc basis, a scheduled meeting or public hearing of such committee, or any public hearing of such committee which is mandated by law.

*[Added 5/1/96]

In Favor: (26) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, L. Chong, W. DeBeatham, M. Filer, J. Gomez, E. Green, D. Harris, B. Kail, R. Kaplan, L. Levine-Pinedo, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

Opposed: (2) M. Della, J. Reyes

Abstentions: (0)

The resolution to amend Article VI, Committees, in the Bylaws PASSED.

**LAW, RULES & ETHICS COMMITTEE
RESOLUTION
OCTOBER 23, 2025**

Resolution to Amend the Bylaws of Community Board 8, Bronx

WHEREAS, there has been some confusion over the interpretation of the current bylaws with respect to the filling of interim vacancies for the positions of Chairperson of the Board and committee chairpersons,

THEREFORE, BE IT RESOLVED, that Article V, Section 3 be replaced.

Article V

Current

Sec. 3 – Upon the death, resignation, termination of Board membership or removal of any officer or elected Committee Chairperson, the vacancy created shall be filled by the Board. Notwithstanding the provisions of this Section, upon the occurrence of a vacancy in the position of Chairperson, the Vice-Chairperson shall assume the position of the Chairperson for the remainder of the term. The election to fill any vacancy shall take place upon written notice not later than the second regular meeting following the creation of the vacancy. The election procedure shall be the same as that set forth in Section 2 of this Article V, except that no nominating committee shall be elected and all candidates shall be nominated from the floor. Any officer elected to fill a vacancy shall hold office for the remainder of the unexpired term, and until a successor shall have been elected and shall have qualified.
[Added 3/9/04]

Suggested Amendment

Sec. 3 – Upon the death, resignation, termination of Board membership or removal of any officer or elected Committee Chairperson, the vacancy created shall be filled as follows:

1. Notwithstanding the provisions of this Section, upon the occurrence of a vacancy in the position of Board Chairperson, the Board Vice-Chairperson shall assume the position of Board Chairperson for the remainder of the term. In the event a vacancy in the position

of Board Chairperson cannot be filled because the Board Vice-Chairperson is neither available to serve for the remainder of the unexpired term nor available to serve on an interim basis until a special election to fill a vacancy in the position of Board Chairperson is held, in accordance with the special election procedure provided for in Subsection B of this section, then the Board Secretary, and if the Board Secretary is not available to serve, the Board Treasurer, shall assume the position of Board Chairperson on an interim basis until such special election is held.

2. Upon the occurrence of a vacancy in the position of any other Board officer, a special election to fill such vacancy shall take place upon written notice not later than the second regular meeting following the creation of the vacancy. The special election procedure shall be the same as that set forth in Section 2 of this Article V, except that no nominating committee shall be elected and all candidates shall be nominated from the floor. Any such officer so elected to fill a vacancy shall hold office for the remainder of the unexpired term, and until a successor shall have been elected and shall have qualified.

3. Upon the occurrence of a vacancy in the position of Committee Chairperson, a special election to fill such vacancy shall take place upon written notice not later than the second regular meeting following the creation of the vacancy. The special election procedure shall be the same as that set forth in Section 2 of this Article V, except that no nominating committee shall be elected and all candidates shall be nominated from the floor. Any such Committee Chairperson so elected to fill a vacancy shall hold office for the remainder of the unexpired term, and until a successor shall have been elected and shall have qualified.

In Favor: (28) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, L. Chong, W. DeBeatham, M. Della, M. Filer, J. Gomez, E. Green, D. Harris, B. Kail, R. Kaplan, L. Levine-Pinedo, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The resolution to amend Article V, Section 3, in the Bylaws PASSED UNANIMOUSLY.

A paragraph in the Ethical Guidance Manual which refers to succession needs to be updated now that the resolution passed. Waiting to hear back from the Conflicts of Interest Board (COIB) with respect to why a board member was denied the opportunity to vote at a past meeting. The committee meeting minutes will be distributed shortly where important items were discussed.

g) Public Safety – The committee has not met since the last Board meeting.

A MOTION was made by E. Green and SECONDED by L. Spalter to submit a resolution from the floor and add it to agenda for Cannabis Showcase Events Regulations.

In Favor: (28) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, L. Chong, W. DeBeatham, M. Della, M. Filer, J. Gomez, E. Green, D. Harris, B. Kail, R. Kaplan,

L. Levine-Pinedo, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

Abstentions: (0) Opposed: (0)

The MOTION PASSED UNANIMOUSLY.

**RESOLUTION
CANNABIS SHOWCASE EVENTS REGULATIONS
PUBLIC COMMENT**

WHEREAS, the NYS Office of Cannabis Management (OCM) informed Bronx Community Board 8 of a recently passed amendment to New York State’s Marijuana Regulation and Taxation Act which legalized permits for licensed retailers to showcase and sell cannabis products at temporary “pop-up” style Cannabis Showcase Events; and

WHEREAS, OCM notified the Board of an opportunity for the public to comment on Cannabis Showcase Events Regulations by November 24th, 2025; and

WHEREAS, the Bronx Community Board 8 Public Safety Committee came to a unanimous consensus that the Board should provide a public comment expressing committee concerns and questions about the proposed Cannabis Showcase Events Regulations.

THEREFORE, BE IT RESOLVED, Bronx Community Board 8 approves of sending the following public comment letter to the New York State Office of Cannabis Management Cannabis Control Board:

Bronx Community Board 8 (CB8) requests to be involved in the process of Cannabis Showcase Events as referenced in a new Part 117 being added to Chapter II of Subtitle B of Title 9 of the Official 3 Compilation of Codes, Rules and Regulations of the State of New York, to be effective upon publication of a Notice of Adoption in the New York State Register.

In sum, for Cannabis Showcase Events, Bronx Community Board 8 requests:

- The Community Board’s continued participation of the review process, as currently required for cannabis retail dispensary new license applications and renewals
- Community Board advisory input on site locations of cannabis showcase events
- Clarification of the Community Board’s role in the process
- Clarification if a motor vehicle can be considered a “pop up” site
- To be advised of NY State’s plan to educate and protect the public, and particularly our youth, from illegal cannabis showcase events
- A copy of the NY State budget and enforcement plan regarding shutting down illegal cannabis showcase events which may sprout up in our community

Thank you for this opportunity to comment. We look forward to your response to our comments and questions, and to notifications of future actions pertaining to the proposed Cannabis Showcase Event regulations.

In Favor: (26) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, W. DeBeatham, M. Della, M. Filer, J. Gomez, E. Green, D. Harris, B. Kail, R. Kaplan, L. Levine-Pinedo, M. Lewis, S. Matthews, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

Abstentions: (2) L. Chong, C. Moerdler

Opposed: (0)

The Cannabis Showcase Events Regulations resolution PASSED.

A. Ortega will be the second Vice Chair of the Public Safety Committee.

The next Public Safety Committee meeting will be on November 18th at the NYPD 50th Precinct.

h) Land Use – Discussion held at the last committee meeting regarding the electorate adoption of Charter Revision amendments adopted by Mayor’s Commission. The next Land Use Committee meeting will be on December 1st.

i) Housing – Discussion at last committee meeting with the Center for NYC Neighborhoods (CNYCN) about the services/programs offered. Refer to meeting minutes for more information. The next meeting is on Monday, November 24th.

j) Health, Hospitals & Social Services – The committee met on November 12th. Discussed the impacts of the *Big Beautiful Bill* on Medicaid and Medicare. Looking to see if NYS Senator Gustavo Rivera can join a future committee meeting. Thank you to board member S. Matthews for providing a list of pharmacies that offer flu and COVID-19 vaccines.

k) Environment & Sanitation – The next meeting is on Wednesday, November 19th. The committee will discuss the Broadway Corridor Walkthrough.

l) Education Libraries & Cultural Affairs – The committee did not meet since the last Regular Board meeting. The next meeting is on Tuesday, November 25th.

m) Economic Development – The committee conducted the Broadway Corridor Walkthrough with other committees on October 31st to provide information and resources to local businesses in the area. Summary of the walkthrough will be shared with the Board. Community fellow has begun her project and will join meetings when she is able to.

n) Budget – The next Budget Committee meeting will be on January 7th.

o) Aging – The committee met on November 6th. Reviewed and finalized the mission statement. The NYC Department for the Aging joined the meeting to discuss their Age-Inclusive American Cities Guidebook. The next meeting is on Thursday, December 11th.

p) Special Committee on Veterans' Services (SCVS) – The Veterans Day Memorial Grove event was held on Sunday, November 2nd. There was a leaf cleanup before the event at Memorial Grove on Saturday, November 1st. Special thanks to the Van Cortlandt Park Alliance for their partnership.

q) Special Committee on Racial Equity (SCRE) – SCRE will be meeting on December 4th. Joined the Broadway Corridor Walkthrough with various committees.

Mentoring Program Report

Please contact E. Hausman if any board members are interested in participating in the Bronx CB8 mentorship program.

NYC Council Member's (CM) Report

NYC Council Member (CM) Pierina Ana Sanchez's Office:

None.

NYC Council Member (CM) Eric Dinowitz:

None.

NYC Council Member (CM) Carmen De La Rosa:

None.

Report from the Mayor's Office

If there are any pressing issues that may have not been addressed, please reach out to Alina Dowe at the Mayor's Office at adowe@cityhall.nyc.gov.

Elected Officials Report

NYS Senator Gustavo Rivera: F. Salazar

Office has compiled list of food pantries in the district and offers many services such as free immigration assistance and housing assistance. Sign up for the e-newsletter. If anyone is in need of a free turkey, please reach out to the office. 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.

NYS Senator Robert Jackson: D. Quinsac

The Senator has been working to make sure that food banks get the funds they need to operate. Con Edison reached a tentative agreement with the Public Service Commission, the state's utility price regulatory body, earlier this month for a three-year deal that includes rate increases. For the average bill, Con Edison is now proposing a 3.5 percent electric

increase and 4.4 percent gas increase for 2026, a 3.2 percent electric increase and 5.7 percent gas increase for 2027, and a 3.1 percent electric increase and a 5.6 percent gas increase for 2028. 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.

NYS Assembly Member Jeffrey Dinowitz: A. Cohen

Office is hosting a Holiday Food Drive. If anyone has any canned goods, you can drop them off at the office. The office is located at 3107 Kingsbridge Ave, Bronx, NY 10463 and can be reached at 718-796-5345 or DinowitzJ@nyassembly.gov.

NYS Assembly Member George Alvarez: J. Santos

Office is hosting a Turkey Giveaway. If anyone is interested in receiving a free turkey, please reach out to the office. The office is located at 2633 Webster Ave, Bronx, NY 10458 and can be reached at 718-933-2204 or alvarezg@nyassembly.gov.

NYC Civilian Complaint Review Board (CCRB): S. Liriano

CCRB is a city agency that investigates allegations of police misconduct. CCRB can be contacted at 800-341-2272.

Unfinished Business

N/A

New Business

N/A

Announcements

Next Regular Board Meeting: Tuesday, December 9, 2025, at 7:00 PM

Adjournment

A MOTION was made by M. Della and SECONDED by D. Allen to adjourn.

In Favor: (28) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, L. Chong, W. DeBeatham, M. Della, M. Filer, J. Gomez, E. Green, D. Harris, B. Kail, R. Kaplan, L. Levine-Pinedo, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, D. Travis, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The Chairperson adjourned the meeting at approximately 8:29 pm.

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

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