



BRONX COMMUNITY BOARD 8



5676 Riverdale Avenue ♦ Suite 100 ♦ Bronx, New York 10471-2194
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Julie Reyes, **Chairperson**

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

Farrah Kule Rubin, **District Manager**

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Julie Reyes

Vice Chairperson
Sergio Villaverde

Secretary
Margaret Della

Treasurer
Joy Campbell Priveterre

Immediate Past Chairperson
Laura Spalter

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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
Caesar Tobar Acosta

Special Committee on Hudson River Greenway
Bob Bender

Special Committee on Racial Equity
Margaret Della

Special Committee on Veterans' Services
Sergio Villaverde

MEETING NOTICE EXECUTIVE COMMITTEE

DATE: Wednesday, March 4, 2026
TIME: 7:00 PM – 9:00 PM
LOCATION: Bronx Community Board 8 Office
5676 Riverdale Avenue, Suite 100, Bronx, NY 10471

Committee 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, if applicable, and be counted in the quorum.

The public is invited to attend.

AMENDED AGENDA

1. Welcome and Introduction of Committee Members and Guest
2. Roll Call
3. Approval of the Executive Committee Minutes: February 4, 2026
4. Chairperson's Report
5. Treasurer's Report
6. District Manager's Report
7. Committee Chairs Reports & Resolutions
8. Unfinished Business
9. New Business
10. Next Executive Committee Meeting: Monday, April 6, 2026
11. Adjournment

Julie Reyes
Chairperson

Revised 2-19-26



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

**ENVIRONMENT & SANITATION COMMITTEE
RESOLUTION
FEBRUARY 18, 2026
SAPO APPLICATION FOR SBS MOBILE BUS AT 3535 JOHNSON AVE**

WHEREAS, NYC Department of Small Business Services (SBS) has applied for a Street Activity Permit Office (SAPO) application to bring a mobile bus to 3535 Johnson Ave, Bronx, NY 10471 to provide information and resources to the local businesses; and

WHEREAS, SBS with Kingsbridge-Riverdale-Van Cortlandt Development Corporation (KRVC) (Applicant) 1 Liberty Plaza, New York, NY, 10006 has applied to obtain a Street Activity Permit (SAPO) in connection with its Mobile Bus to be held at the curbside of 3535 Johnson Ave, Bronx, NY 10463 on Thursday, March 19, 2026; and

WHEREAS, the Applicant requested to restrict parking of three to four spots for the mobile bus to park in front of 3535 Johnson Ave, Bronx, NY 10463 on Thursday, March 19, 2026, from 10:00am to 2:30pm; and

WHEREAS, there will be no street closure besides the curb lane; and

WHEREAS, the Environment & Sanitation Committee of Bronx Community Board 8 unanimously approves the issuance of a permit to SBS/KRVC for the parking restrictions at 3535 Johnson Ave, Bronx, NY 10463, on Thursday, March 19, 2026 from 10:00am to 2:30pm.

THEREFORE BE IT RESOLVED THAT, Bronx Community Board 8 approves the issuance of a permit to the SBS/KRVC for the parking restrictions at 3535 Johnson Ave, Bronx, NY 10463, on Thursday, March 19, 2026 from 10:00am to 2:30pm.

**RESOLUTIONS
PUBLIC SAFETY COMMITTEE
February 17th, 2026**

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider

WHEREAS, on February 17th, 2026, Caridad Restaurant, located at 135-45 Kingsbridge Road, applied to the Public Safety Committee to renew their liquor license; and

WHEREAS, representatives of NYPD's 50th 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.

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider

WHEREAS, on February 17th, 2026, Van Cortlandt Park Golf Course, located at 115 Van Cortlandt Park South, applied to the Public Safety Committee to renew their liquor license; and

WHEREAS, representatives of NYPD's 50th 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.

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider

WHEREAS, on February 17th, 2026, Blackstone Bar & Grill, located at 3713 Riverdale Avenue, applied to the Public Safety Committee to renew their liquor license; and

WHEREAS, representatives of NYPD's 50th 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.

ALTERATION APPLICATION: Liquor, Wine, Beer & Cider

WHEREAS, on February 17th, 2026, Gemmy Quelliz, Owner of Bokagua, located at 3541-3543 Riverdale Avenue, appeared before the Public Safety Committee to apply for an alteration to her business; and

WHEREAS, the applicant stated she planned to expand the business and operate out of 3543 Riverdale Avenue, the retail space adjacent to their restaurant, as well as their current location 3541 Riverdale Avenue; and

WHEREAS, representatives of NYPD's 50th 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.

OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE

3 Guys Canna LLC: 6677 Broadway - Retail Dispensary Premises License

WHEREAS, Tanvir Singh, a representative of 3 Guys Canna LLC, appeared before the Public Safety Committee on February 17th, 2026, to apply for a Retail Dispensary Premises License at 6677 Broadway; and

WHEREAS, the committee distributed flyers of the Public Safety meeting agenda in nearby residential and commercial units, notifying residents of their opportunity to attend the meeting and express their views; and

WHEREAS, Bronx Community Board 8 received 31 emails from community residents in opposition to 3 Guys Canna LLC, in contrast to 0 statements of support, and additional residents spoke at the Public Safety Committee meeting and urged the Board to disapprove the application; and

WHEREAS, residents stated 6677 Broadway was an inappropriate location for a cannabis retail business because it would be adjacent to a 130 men’s homeless shelter and have a disparate impact on a vulnerable population and potentially exacerbate mental health and substance use disorders; and

WHEREAS, residents stated additional reasons for their opposition, including: the business would be across the street from a children’s playing field in Van Cortlandt Park; a more appropriate location for the business would be in a commercial corridor instead of a residential neighborhood; the business will be adjacent to a bus stop used by children during school days; parking is practically nonexistent in the area and double parked cars will create a traffic jam near the city line where buses park and make U-turns regularly; and

WHEREAS, 3 Guys Canna LLC is the third applicant to apply for an OCM license at this location since 2023 and the previous two applicants withdrew their applications; and

WHEREAS, in December of 2023, Bronx Community Board 8 passed a resolution recommending that recreational marijuana dispensaries not be sited less than 500 feet from community facilities such as homeless or migrant shelters, libraries, or parks; and

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

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

**TRAFFIC & TRANSPORTATION COMMITTEE
DINING OUT NYC RESOLUTION
February 19, 2026**

WHEREAS, Dale Diner located on 189 West 231st Street, Bronx NY 10463 has submitted an outdoor dining sidewalk application to the New York City Department of Transportation (DOT); and

WHEREAS, Miguel Angel Marta, co-owner, appeared before the Traffic and Transportation (T&T) Committee on February 19, 2026, to provide details of their request which would allow them to use a portion of the public sidewalk (the sidewalk cafe); and

WHEREAS, the existing conditions with 3 tables & 12 seats, and the enclosed café size will remain the same as it has for many years; and

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

WHEREAS, the Traffic and Transportation Committee of Bronx Community Board 8, unanimously supports the issuance of a permit to Dale Diner located on 189 West 231st Street, Bronx NY 10463 for a Dining Out Sidewalk Café permit.

THEREFORE, BE IT RESOLVED THAT, Bronx Community Board 8 supports the issuance of a permit to Dale Diner located on 189 West 231st Street, Bronx NY 10463 for a Dining Out Sidewalk Café permit.
