



BRONX COMMUNITY BOARD 8

5676 Riverdale Avenue ♦ Suite 100 ♦ Bronx, New York 10471-2194
P: (718) 884-3959 F: (718) 796-2763 E: bx08@cb.nyc.gov
<https://cbbronx.cityofnewyork.us/cb8/>



Julie Reyes, **Chairperson**

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

Farrah Kule Rubin, **District Manager**

MEETING MINUTES OF THE PUBLIC SAFETY COMMITTEE

MEETING INFORMATION

Date	June 17, 2025	Start Time	7:00 PM	End Time	9:35 PM
Meeting Held At	50 th Police Precinct				
Address	3450 Kingsbridge Avenue				

ATTENDANCE

Present	Edward Green (Chair), Laura Spalter (Vice Chair), Debbie Allen, Carol Blake, Joy Campbell Priveterre, Margaret Della, Nick Fazio, Angel Ortega, Kevin Wade	Total	9
Absent	Jyll Townes	Total	1
Guests	Lieutenant Wolverers (NYPD), Detective Jamsheer (NYPD), Fire Battalion Chief Walters (FDNY), NYC Councilman Eric Dinowitz, Teri Colon (NYS Assembly J. Dinowitz), Michelle Mullen (Riverdale Press), William Cook (Manhattan University), Julie Reyes (BXCB8 Chair), Rhashida Hilliard (BXCB8), Natasha Collado (Playoffs Sports Lounge), Michael Marrero (Tijuana Nites), Arelia Tavares (Tijuana Nites), Junheng Shen (Flame), Emmanuel Dejesus (Mad City Cannabis), Jorge Vasquez (Mad City Cannabis), Linda Baldwin (Mad City Cannabis), Ehud Cafri (Greenblock Builder LLC), Dmitry Cafri (Greenblock Builder LLC), David Weiner (Greenblock Builder LLC), Shimon Borobinsky (Greenblock Builder LLC), Christine Noh (Premium Bud LLC), Sean Shillingford (Premium Bud LLC), Michael Courtney (Guest), Ashley Medina (Guest), Kenia Peralta (Guest), Peter Burke (Guest), Gino Pacheco (Guest), Chris Doherty (Guest)		

Chair Ed Green called the meeting to order at **7:05pm**

The Chair acknowledged the passing of Committee member Mary Ellen Gibbs and her contributions to the community. A moment of silence was observed.

1. Introduction of Committee Members and Guests

Roll Call of Committee Members. Committee members introduced themselves.

2. Approval of the May 20th, 2025, Public Safety Committee Minutes

The minutes were approved unanimously.

3. NYPD Report (**See attached NYPD CompStat Report*) –

Lieutenant Wolvers of the 50th Precinct read the NYPD CompStat report. Issues discussed:

- Illegally parked cars all along Broadway, adjacent to Van Cortlandt Park.
- 50th Precinct providing steering wheel clubs to owners of Honda cars to prevent theft.
- Carjacking on Netherland Avenue reported by committee member. Precinct will investigate but believes it was another type of vehicular crime classified incorrectly by the press.
- Tires stolen off an Audi car on 254th Street & Netherland Avenue.
- All illegal car washes on Bailey Avenue and Broadway have been shut down and removed by police. Officers will remain on the lookout for these car washes resurfacing and shut them down accordingly. Community residents were encouraged to report illegal car washes immediately to the Precinct or Community Board if any are observed.
- Happy World smoke shop on Mosholu Avenue was closed and padlocked by the Sheriff's Department. Several days later, the padlock was cut, and the business was operating again. (**Update: Happy World reopening was reported to the Sheriff's Department, who immediately shuttered the business and padlocked it again*).

4. FDNY Report

FDNY Battalion Chief Walters presented the FDNY statistical report.

**(See attached FDNY statistical report)*

5. NYS Liquor Authority (SLA): Renewal Applications

Liquor, Wine, Beer & Cider

Punto De Sabor Express located at 200A West 231st Street, applied to the Public Safety Committee to renew their liquor license.

Representatives of NYPD's 50th Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment.

The Public Safety Committee unanimously approved this application.

Approve in favor (9): D. Allen, C. Blake, J.C. Priveterre, M. Della, N. Fazio, E. Green, A. Ortega, L. Spalter, K. Wade

Opposed: 0

Abstained: 0

Liquor, Wine, Beer & Cider

Keenans located at 5588 Broadway, applied to the Public Safety Committee to renew their liquor license.

Representatives of NYPD's 50th Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment.

The Public Safety Committee unanimously approved this application.

Approve in favor (9): D. Allen, C. Blake, J.C. Priveterre, M. Della, N. Fazio, E. Green, A. Ortega, L. Spalter, K. Wade

Opposed: 0

Abstained: 0

Wine, Beer & Cider

Liebman's Deli located at 552 West 235th Street, applied to the Public Safety Committee to renew their liquor license.

Representatives of NYPD's 50th Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment.

The Public Safety Committee unanimously approved this application.

Approve in favor (9): D. Allen, C. Blake, J.C. Priveterre, M. Della, N. Fazio, E. Green, A. Ortega, L. Spalter, K. Wade

Opposed: 0

Abstained: 0

Liquor, Wine, Beer & Cider

Natasha Collado, a representative of Playoffs Sports Lounge, located at 5666-5668 Broadway, appeared before the Public Safety Committee to renew their liquor license.

Representatives of NYPD's 50th Precinct stated they received various noise and disturbance complaints about Playoffs Sports Lounge in the past, but the business has since met with Commanding Officer Captain Pierce and other Officers to discuss complaints and make efforts to eliminate them.

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.

The 50th 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.

Natasha Collado stated Playoff Sports Lounge will continue to work with the 50th Precinct to address any noise or disturbance issues that may arise in the vicinity of the business.

The Public Safety Committee unanimously approved this application.

Approve in favor (9): D. Allen, C. Blake, J.C. Priveterre, M. Della, N. Fazio, E. Green, A. Ortega, L. Spalter, K. Wade

Opposed: 0

Abstained: 0

6. NYS Liquor Authority (SLA): Corporate Change Applications

Arelia Taveras and Michael Marrero, representatives of Tijuana Nites located at 216 W 242nd Street, appeared before the Public Safety Committee to apply for a Corporate Change.

The corporate change requested is the replacement of co-owner Urbano Estevez by new co-owner Hal Smith.

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.

Representatives of NYPD's 50th 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 complaints and make efforts to eliminate them.

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.

Arelija Taveras stated Tijuana Nites has recently increased security measures, is committed to improving their operation and open to suggestion from the 50th Precinct and Bronx Community Board 8 on how to improve quality of life issues related to their business.

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.

The Public Safety Committee unanimously approved this application.

Approve in favor (9): D. Allen, C. Blake, J.C. Priveterre, M. Della, N. Fazio, E. Green, A. Ortega, L. Spalter, K. Wade

Opposed: 0

Abstained: 0

7. NYS Liquor Authority (SLA): New Applications

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.

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.

Representatives of NYPD's 50th Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment.

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

The Public Safety Committee unanimously approved this application, pending receipt of a 2AM closing agreement.

Approve in favor (9): D. Allen, C. Blake, J.C. Priveterre, M. Della, N. Fazio, E. Green, A. Ortega, L. Spalter, K. Wade

Opposed: 0

Abstained: 0

8. Office of Cannabis Management (OCM): New Applications

Committee Chair stated Bronx Community Board 8 received 31 written statements opposing cannabis retail businesses operating in the area, and more opposition letters were received by the Board today that had not been included in the overall numbers. Chair noted that this type of negative public response to the opening of any business in the BXC8 area was unprecedented in his 7 years on the committee.

Chair noted that all 3 businesses applying for OCM licenses had submitted leases to the Board that appeared satisfactory, but also noted it is questionable whether these businesses are in compliance with certain OCM regulations, specifically the regulatory distances between other cannabis retail businesses and various civic organizations. Chair noted that 2 of the businesses applying for licenses would be well within 1000 feet of each other, a distance clearly in violation of OCM policy. Chair stated some of these matters are not entirely determinable at this time and were a matter for OCM to verify and decide on when reviewing applications.

OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE

No Trade Name Provided: 574 West 235th Street - Retail Dispensary Premises License

Emmanuel Dejesus, Jorge Vasquez and Linda Baldwin, representatives of an unnamed establishment (no trade name provided), appeared before the Public Safety Committee to apply for a Retail Dispensary Premises License at 574 West 235th Street.

Bronx Community Board 8 received 9 written statements from community residents, including the Pastor of St. Gabriel Church, opposing this business, urging the Board to disapprove the application.

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, business not reflecting the interests or values of neighborhood residents, exposure of controlled substances to a 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 the overall population.

Committee asked the 50th Precinct if statistical evidence revealed increases in crime after legal cannabis businesses open. Committee also inquired if statistics were available regarding robberies of legal cannabis retail businesses. Detective Jamsheer stated she will inquire with NYPD if these statistics exist and are available for review. A guest stated statistical evidence shows a 43% increase in crime after a cannabis retail store opens, but conceded these statistics were a product of personal research and weren't compiled locally.

NYC Councilman Eric Dinowitz and Teri Colon, a representative of NYS Assemblyman Jeffrey Dinowitz, expressed concerns about oversaturation of cannabis retail stores in the area and their proximity to one another.

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.

It was noted the applicants largely presented as professional, competent, hardworking people but the overwhelmingly negative testimony of community residents about this business was of great concern to the committee and difficult to ignore, given the Board's advisory role in community interests.

The Public Safety Committee reached a majority consensus, reflecting the concerns of community residents that petitioned the Board, and voted to disapprove this application.

Approve in favor (of disapproval) (7): D. Allen, C. Blake, J.C. Priveterre, N. Fazio, E. Green, A. Ortega, L. Spalter

Opposed (1): M. Della

Abstained (1): K. Wade

OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE

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

Christine Noh and Sean Shillingford, representatives of The Premium Bud LLC, appeared before the Public Safety Committee to apply for a Retail Dispensary Premises License at 4685 Manhattan College Parkway. Applicants provided the committee with informational literature detailing their business floorplan, operational details and public testimonials.

Bronx Community Board 8 received 9 written statements from community residents, including statements from the Christian Brothers at Manhattan University, the Manhattan University President and a Manhattan University Board of Trustees member urging the Board to disapprove the application.

The Board also received 4 written statements (2 community residents, 2 business owners) supporting The Premium Bud LLC, urging the Board to approve the application.

Resident concerns included: Proximity to Horace Mann Elementary, Middle & High School, Manhattan College University, Van Cortlandt Park, and a variety of quality of life, public safety and community standards concerns identical to those raised against the previous OCM applicant.

Those in favor of the business stated it was an alternative to unregulated smoke shops, would create local jobs, and cited various successful business ventures by Representative Christine Noh.

A committee member noted that the 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 pointed out that one of the letters submitted to the Board in favor of The Premium Bud LLC was written by the owner of the tattoo shop.

The Public Safety Committee reached a majority consensus, reflecting the concerns of community residents that petitioned the Board, and voted to disapprove this application.

Approve in favor (of disapproval) (6): C. Blake, J.C. Priveterre, N. Fazio, E. Green, A. Ortega, L. Spalter

Opposed (2): M. Della, K. Wade

Abstained (1): D. Allen

OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE

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

Ehud Cafri, Dmitry Cafri, David Weiner and Shimon Borobinsky, representatives of Greenblock Retailer LLC, appeared before the Public Safety Committee to apply for a Retail Dispensary Premises License at 3524 Johnson Avenue.

It was noted that in May of 2025, the applicant, Troy A Benson, applied for an OCM license at a different location and was disapproved by the Public Safety Committee, largely because the business submitted a sublease agreement to the Board that the Landlord told the Board was invalid and done without his knowledge or permission.

Bronx Community Board 8 received 11 written statements from community residents opposing this business, urging the Board to disapprove the application.

Resident concerns included: 3 schools within walking distance of location, proximity to other cannabis retail business, and a variety of other quality of life, public safety and community standards concerns identical to those raised against the previous 2 OCM applicants.

The Public Safety Committee voted unanimously to disapprove this application.

Approve in favor (of disapproval) (9): D. Allen, C. Blake, J.C. Priveterre, M. Della, Nick Fazio, E. Green, A. Ortega, L. Spalter, K. Wade

Opposed: 0

Abstained: 0

9. Old Business

None

10. New Business

None

11. Adjournment

The Chair thanked the committee for their work, announced Public Safety Committee meetings would resume in September after the summer break and encouraged all committee members to sign up for the committee again.

The meeting was adjourned at 9:35pm

Minutes submitted by Public Safety Committee Chair Ed Green



Eric L. Adams
Mayor

Police Department City of New York



Jessica S. Tisch
Police Commissioner

Volume 32 Number 24

CompStat

50th Precinct

Report Covering the Week
6/9/2025 Through 6/15/2025

Crime Complaints

	Week to Date			28 Day			Year to Date*			2 Year	15 Year	32 Year
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
Murder	0	0	xxx.x	0	0	xxx.x	1	1	0.0	-66.7	-75.0	-50.0
Rape	1	0	xxx.x	2	1	100.0	10	4	150.0	66.7	150.0	11.1
Robbery	4	1	300.0	14	13	7.7	53	69	-23.2	-19.7	-25.4	-81.5
Fel. Assault	1	5	-80.0	11	22	-50.0	96	97	-1.0	-1.0	71.4	-22.0
Burglary	3	4	-25.0	8	14	-42.9	66	60	10.0	-18.5	20.0	-87.5
Gr. Larceny	7	19	-63.2	41	66	-37.9	270	344	-21.5	-12.9	67.7	37.8
G.L.A.	5	6	-16.7	37	21	76.2	126	150	-16.0	-13.1	100.0	-84.7
TOTAL	21	35	-40.00	113	137	-17.52	622	725	-14.21	-12.15	50.24	-68.41
Transit	0	1	-100.0	1	1	0.0	5	3	66.7	-16.7	-54.5	xxx.x
Housing	1	0	xxx.x	4	0	xxx.x	22	29	-24.1	-46.3	4.8	xxx.x
Petit Larceny	22	33	-33.3	126	89	41.6	499	507	-1.6	2.0	34.9	xxx.x
Retail Theft	7	13	-46.2	31	35	-11.4	136	212	-35.8	-34.0	xxx.x	xxx.x
Misd. Assault	7	8	-12.5	29	29	0.0	182	149	22.1	25.5	1.1	xxx.x
UCR Rape*	1	0	xxx.x	3	1	200.0	14	10	40.0	7.7	xxx.x	xxx.x
Other Sex Crimes	1	0	xxx.x	7	4	75.0	20	28	-28.6	81.8	xxx.x	xxx.x
Shooting Vic.	0	0	xxx.x	0	0	xxx.x	4	2	100.0	100.0	33.3	0.0
Shooting Inc.	0	0	xxx.x	0	0	xxx.x	3	2	50.0	50.0	0.0	-25.0
Hate Crimes	0	0	xxx.x	0	0	xxx.x	0	1	-100.0	-100.0	xxx.x	xxx.x

Traffic Statistics

Traffic Fatalities	0	0	xxx.x	0	0	xxx.x	0	0	xxx.x	xxx.x	xxx.x	xxx.x
--------------------	---	---	-------	---	---	-------	---	---	-------	-------	-------	-------

Historical Perspective

(Historical perspective is a complete calendar year of data.)

	1990	1993	1998	2001	2024	%Chg '24 vs '01	%Chg '24 vs '98	%Chg '24 vs '93	%Chg '24 vs '90	
Murder	14	11	3	8	1	-87.5	-66.7	-90.9	-92.9	Murder
Rape	36	24	22	21	14	-33.3	-36.4	-41.7	-61.1	Rape
Robbery	649	622	292	199	138	-30.7	-52.7	-77.8	-78.7	Robbery
Fel. Assault	230	271	146	147	252	71.4	72.6	-7.0	9.6	Fel. Assault
Burglary	1,219	1,151	599	357	157	-56.0	-73.8	-86.4	-87.1	Burglary
Gr. Larceny	527	457	306	295	721	144.4	135.6	57.8	36.8	Gr. Larceny
G.L.A.	2,408	1,786	917	458	344	-24.9	-62.5	-80.7	-85.7	G.L.A.
TOTAL	5,083	4,322	2,285	1,485	1,627	9.6	-28.8	-62.4	-68.0	TOTAL

Figures are preliminary and subject to further analysis and revision.

As of January 2013, complaints occurring within the jurisdiction of the Department of Correction have been disaggregated from the borough and precinct crime totals and are displayed separately on the Department of Correction CompStat page.

Unless otherwise noted, Crime statistics reflect New York State Penal Law ("NYSPL") definitions and differ from the crime categories used by the FBI Uniform Crime Reporting Program. All Crime statistics are translated to Uniform Crime Reporting categories for submission to the UCR Program.

* Uniform Crime Reporting ("UCR") Rape consists of all crimes defined in the FBI UCR definition of rape.

Community Board 8 April 2025

Incidents & Response - APR 2025

	CITYWIDE				BRONX				BX06				Change
Structural Fires	Number of Incidents	621			148				9				(-66.7%)
	Current Count stats	567			137				8				(-68.0%)
	Avg. Dispatch	00:43	(3.3%)		00:43				00:35				(-25.5%)
	Avg. Travel	03:58	(2.2%)		04:07				04:21				(-5.3%)
	Avg. Disp+Trav	04:41	(2.4%)		04:50				04:56				(-8.3%)
NonStructural Fires	Number of Incidents	307			61				3				(-57.1%)
	Current Count stats	271			55				1				(-55.7%)
	Avg. Dispatch	00:37	(4.7%)		00:40				00:35				(5.2%)
	Avg. Travel	04:30	(-2.1%)		04:43				04:06				(-4.8%)
	Avg. Disp+Trav	05:07	(-1.4%)		05:23				04:41				(-3.7%)
Medical Emergencies & Medical MFAs	Number of Incidents	9,660			2,202				122				(-60.9%)
	Current Count stats	4,564			970				50				(-60.9%)
	Avg. Dispatch	00:10	(5.1%)		00:09				00:10				(3.2%)
	Avg. Travel	06:05	(5.3%)		06:48				07:31				(10.2%)
	Avg. Disp+Trav	06:16	(5.3%)		06:57				07:42				(10.0%)
NonMedical Emergencies	Number of Incidents	5,646			1,309				74				(-71.0%)
	Current Count stats	5,209			1,213				71				(-69.1%)
	Avg. Dispatch	00:41	(5.3%)		00:43				00:43				(-2.0%)
	Avg. Travel	05:28	(2.3%)		05:59				05:42				(-7.3%)
	Avg. Disp+Trav	06:10	(2.7%)		06:42				06:25				(-6.8%)
NonMedical MFAs	Number of Incidents	763			234				9				(-65.4%)
	Current Count stats	673			205				6				(-70.0%)
	Avg. Dispatch	00:27	(-13.5%)		00:21				00:27				(-30.0%)
	Avg. Travel	05:14	(3.7%)		05:51				05:16				(1.0%)
	Avg. Disp+Trav	05:41	(2.1%)		06:12				05:43				(-2.6%)
Grand Total	Number of Incidents	16,997			3,954				217				(-65.3%)
	Current Count stats	11,284			2,580				136				(-68.8%)
	Avg. Dispatch	00:28	(3.9%)		00:28				00:29				(-10.1%)
	Avg. Travel	05:37	(3.5%)		06:09				06:16				(-1.2%)
	Avg. Disp+Trav	06:05	(3.6%)		06:38				06:46				(0.3%)