

Bronx Community Board 8
Minutes of the Regular Board Meeting
December 9, 2025, 7:00 PM

Mosholu Montefiore Community Center at Marble Hill Older Adult Center
5365 Broadway, Bronx, NY 10463

Meeting Recording

Committee Members Present (29 present for quorum)

Sylvia Alexander (Z), Debby Allen, Constance Barnes-Watson, Bob Bender, Carol Blake, Joy Campbell Priveterre, Sebastian Chittilappilly, Dr. Wayne DeBeatham, Margaret Della, Althea Eboh, Nicholas Fazio, Steven Froot, Dr. Julia Gomez, Edward Green, Emily Hausman, Rhashida Hilliard, Barbara Kail, Micole Lewis, Steve Matthews, Daniel Nunez, Angel Ortega, Julie Reyes, Brittany Reynoso, Daniel Rowen, Georgia Santiago (Z), Laura Spalter, Debra Travis, Sergio Villaverde, Martin Wolpoff (Z)

* (Z) – Zoom

Committee Members Absent (13)

Lee Chong, Yngrid DeLeon, Miriam Filer, Debra Harris, Rabbi Bob Kaplan, Laura Levine-Pinedo, Charles Moerdler, Richard Perez, Adiana Rivera, Jessica Sosa, Caesar Tobar Acosta, Jyll D. Townes, Karen Walker

Staff

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

Guests

Representatives from: NYPD 50th Precinct – Captain Dwayne Watson, Lieutenant Brian Wolvers & Detective Rasha Jamsheer, Bronx Borough President (BP) Vanessa L. Gibson – Alexis Ruiz, Bronx District Attorney (DA) Darcel Clark – Jeffrey Peña, NYS Senator Gustavo Rivera – Flavia Salazar, NYS Assembly Member (AM) George Alvarez – Jaylee Santos, NYS Assembly Member (AM) Jeffrey Dinowiz – Nayise Gonzalez, NYC Council Member (CM) Eric Dinowitz – Jenna Klaus, New York Public Library (Riverdale) – Rebecca Brown Barbier, RiverSpring Living – David Pomeranz, Valerie Mutterperl, James Power Roberto Garcia & Matt Phillips; Public Attendees – M. Phillips, J. Sanchez, M Dreyer-Rivera, N. Cutter, S. Morgenthau, J. Hernandez, J. Irvin, F. Shariar

Chairperson J. Reyes convened the Regular Board meeting at 7:10 pm.

Introduction of board officers and staff.

Thanks to Mosholu Montefiore Community Center at Marble Hill Older Adult Center 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

No speakers were present 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. Veterans and Families Toy Giveaway on Saturday, December 13th from 10 am – 1 pm at the Bronx Zoo. Menorah Lighting on Thursday, December 18th from 4:30 pm – 5:30 pm at Borough Hall.

Report from the NYPD 50th Precinct

For the previous 28-day period, down 66% in robberies, 3 vs. 9. Down 57.7% in felony assaults, 11 vs. 26. Up 50% in burglaries, 3 vs. 2. Down 19% in grand larcenies, 37 vs. 46. Down 27.3% in grand larceny auto (GLA), 24 vs. 33. Overall crime reduction of 30.5% for the 28-day period. For the year-to-date statistics, crime reduction of 20.3%.

Robbery pattern near the Jerome Park Reservoir with the last one being on September 27, 2025. Two of the perpetrators were caught and no robberies occurred since they were caught. Detective Squad still working on identifying the other perpetrators.

Vice Chair S. Villaverde made the precinct aware of vandalism at S & S Cheesecake Inc. in late September. The owner of the establishment contacted 911 on the day the graffiti was discovered. Officers and a supervisor responded to the location and conducted an investigation. The owner advised that the graffiti was written in chalk and that he removed it prior to the officers' arrival. He provided a photograph taken before it was cleaned, which was submitted to the responding officers and the Board office emailed the 50th Pct. Photographs. A Criminal Mischief/Graffiti complaint report was filed for the incident.

Per the NYPD 50th Precinct, this incident was not classified as a hate crime or bias incident, as the group referenced in the graffiti does not fall under a protected class as defined by

law. Discussion held on why this did not fall under a hate crime. The matter is being handled locally and the 50th Precinct will continue to investigate it accordingly. If any additional facts emerge that would change the classification, the investigation will be updated and the appropriate specialized units will be notified.

The Board Office has been receiving complaints regarding Fenwicks located at 432 West 238th Street, Bronx, NY 10463. Complaints include: operating after hours, loud noise, cars outside blocking traffic, etc. The establishment surrendered their license (voluntarily gave it up) on November 10th this year. The NYPD 50th Precinct has been monitoring the situation and will keep the Board posted.

Captain Dwayne Watson introduced himself as the new Executive Officer at the NYPD 50th Precinct and looks forward to working with the Board and the community.

Roll Call

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

Approval of Board Meeting Minutes of November 13, 2025

In Favor: (28) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, S. Matthews, D. Nunez, A. Ortega, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0)

Opposed: (0)

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

Chairperson's Report & Resolutions

A huge thanks to District Manager F. Kule Rubin's for the work performed to achieve the Board's successful Turkey Giveaway – giving away more than anticipated - 315 turkeys!

Thank you also goes to the Stagg Group who donated the majority of the turkey donations, whose family members were present and distributing along with CB8 Board members, Senator Gustavo Rivera who also attended and brought along bags of vegetables donated by Montefiore Einstein, and Assembly Member George Alvarez.

Special thanks to our Community Coordinator A. Malziu, and Board members B. Bender, S. Froot and A. Ortega – all whose muscles were tested. And special thanks to Board members D. Allen and A. Eboh who patiently checked IDs and distributed turkeys as well.

Turkey event was featured on the front page of the 11/27/25 Riverdale Press.

The Board structure committee that was going to look into the board structure has been disbanded as of today, 12/9/25.

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 \$45,221 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. \$3,456 remains in the Rent and Energy Detail. We have allocated the rest of the money (\$52,169.48) for the office rent to allow us to continue paying through December 2026.

District Manager's (DM) Report

Held District Service Cabinet Meeting on December 2nd and the next one is January 6th.

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

Bronx Community Board 8 was proud to host our Thanksgiving Turkey Giveaway and distribute over 300 turkeys to CB8 residents and organizations, including Marble Hill Houses, Reach One To Teach One Head Start Program at Marble Hill Houses, Fort Independence Houses, St. Stephens Church, Carolina Baptist Church, Riverdale Neighborhood House, NYPD 50th Precinct, and Theory9. Special thanks to our board members and every volunteer who helped make this effort a success.

Gave away tickets to the New York Botanical Garden Train Show for December 7th to the Kingsbridge Heights Community Center.

Gave away tickets to the New York Yankees Winter Wonderland for December 12th to the local family shelter in the district.

Sponsoring the Theory9 Joy Fest event on December 20th.

Hoping to have a new Community Associate soon and will work on trainings and new committee assignments once everything is confirmed.

Office will be closed on Christmas, December 25th, and New Years Day, January 2nd.

Committee Reports & Resolutions

a) Youth – Discussed creating a resource guide for the youth. Plan on inviting representatives of the Summer Youth Employment Program (SYEP), the nation's largest youth employment program, at the next meeting to discuss this year's program. Also discussed holding meetings throughout the district so youth can attend.

b) Traffic & Transportation – Continue to meet with the NYC Department of Transportation (DOT), NYC Department of Design and Construction (DDC), and CitiBike to discuss different projects that are happening in the district. On December 17th, DDC will hold a public meeting to discuss their project on West 254th Street with homeowners affected. The next Traffic & Transportation Committee meeting will be on December 18th.

c) Parks & Recreation – The next Parks & Recreation Committee meeting will be on December 11th. The committee will be discussing the Van Cortlandt Park Restroom Construction Project, tree plantings in some parts of the district, as well as the Van Cortlandt Golf Course RFP, which is currently being prepared by the Concessions Unit. Many concerns about the Seton Park Dog Run and that will be discussed as well.

d) Law, Rules & Ethics – The Law, Rules & Ethics Committee did not meet this month. In contact with the Conflicts of Interest Board (COIB) regarding their stance on the "Plain Language Guide to Chapter 68 of the City Charter for Community Board Members" that "any impact on your private interest is speculative and indirect" and a board member may vote. This caused a conflict between the written document and the COIB's advice to a board member advising them not to vote on the Parks & Recreation Committee resolution in support of the lighting at Sid Augarten Ballfield due to their home property value being decreased living across the street from the field if the lights are installed.

e) Public Safety – E. Green presented the below resolutions:

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

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

WHEREAS, on November 18th, 2025, William E. Irwin Jr. Post 774 American Legion Inc., located at 3035-37 Corlear Ave, 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.

In Favor: (29) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

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

WHEREAS, on November 18th, 2025, La Villa 240 W Corp, located at 240 West 231st Street, 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.

In Favor: (29) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

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

WHEREAS, on November 18th, 2025, Montezuma Mexican Restaurant, located at 119 West 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.

In Favor: (29) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez,

A. Ortega, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

RENEWAL APPLICATION: Wine, Beer & Cider PASSED UNANIMOUSLY:

WHEREAS, on November 18th, 2025, The Barbecue Pit, located at 5788 Mosholu 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.

In Favor: (29) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

RENEWAL APPLICATION: Wine, Beer & Cider PASSED UNANIMOUSLY:

WHEREAS, on November 18th, 2025, Emiliano's, located at 5626A Mosholu 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.

In Favor: (29) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

NEW APPLICATION: Liquor, Wine, Beer & Cider PASSED UNANIMOUSLY:

WHEREAS, on November 18th, 2025, Rodolfo Morales, Owner of Metate Corp, located at 3515 Johnson Avenue, appeared before the Public Safety Committee to apply for a new liquor license; and

WHEREAS, Rodolfo Morales was previously employed by Metate and is assuming ownership of the business; and

WHEREAS, the applicant signed a 2AM closing agreement; and

WHEREAS, the Public Safety Committee unanimously approved this application.

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

In Favor: (29) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

CORPORATE CHANGE APPLICATION: Liquor, Wine, Beer & Cider PASSED UNANIMOUSLY:

WHEREAS, on November 18th, 2025, Silvia Metrena-Nunez, a Representative and Attorney of Riverdale Steak House, located at 5700 Riverdale Avenue, appeared before the Public Safety Committee to apply for a corporate change; and

WHEREAS, Riverdale Steakhouse (aka Connaughton Enterprises Inc.) is transferring ownership to Terrence Connaughton, the current owner's son; and

WHEREAS, representatives of NYPDs 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.

In Favor: (29) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE:

Joker City LLC – Cannabis Retail Dispensary Premises License

WHEREAS, Wesim Alsaïdi, Representative, and Andrew Cooper, Attorney of Joker City LLC, located at 5614 Broadway, appeared before the Public Safety Committee to apply for a new establishment retail dispensary premises license; and

WHEREAS, the applicants stated the trade name of the business would be Indoor Treez, a name associated with their franchise that had six operating locations in New York, including one on 8th Avenue in Manhattan; and

WHEREAS, Mister Alsaïdi stated he would be managing Indoor Treez at 5614 Broadway, but Mildred Williams, a resident of Arizona, was the principal Owner of all Joker City LLC locations and owns 51% of the business; and

WHEREAS, the applicants presented a signed 5-year lease for the premises at 5614 Broadway to the committee (a mandatory provision of the NYS Office of Cannabis Management for applicants); and

WHEREAS, the applicants stated the operating hours of the business would be 9am-10pm and they would employ two full-time security guards; and

WHEREAS, the applicants stated that the few residential apartment units upstairs in 5614 Broadway were all vacant; and

WHEREAS, the business would be in a highly commercial corridor on Broadway between West 231st & West 232nd Street; 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, no community residents or merchants, either in person or via communication with Bronx Community Board 8, expressed any opposition to Joker City LLC; and

WHEREAS, Joker City LLC is not located within 500 feet of a school or 200 feet of a church, as per law, and meets all criteria of the NYS Office of Cannabis Management; and

WHEREAS, the Public Safety Committee approved this application.

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

In Favor: (27) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, S. Froot, J. Gomez, E. Green, E. Hausman, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Opposed: (1) R. Hilliard

Abstentions: (1) N. Fazio

The Public Safety Committee resolution for the Office of Cannabis Management – New Establishment License for Joker City LLC PASSED.

The next Public Safety Committee meeting will be on December 16th.

f) Land Use – C. Moerdler presented the below resolution:

LAND USE COMMITTEE RESOLUTION

5701-5961 Palisade Avenue – SNAD Non-ULURP

[Special Permit Second Renewal](#)

Hebrew Home:

Second Renewal of the Special Permit and Authorizations for the Hebrew Home Project at the Riverdale Campus of a prior CPC approval: a ZS pursuant to ZR 74-901 to allow the

development of a long-term care facility in an R1-1 district (CPC C 180321 ZSX, September 26, 2018 (Cal. No. 6), City Council Res. No. 631, November 14, 2018).

The original permit was granted on September 26, 2018 (C180321 ZSX), including the following authorizations: 105-421, 105-422, 105-424, 105-425; and 105-432. The project is located at 5701-5961 Palisade Avenue, Riverdale, in Community District 8, The Bronx.

WHEREAS, Jim Powers Esq., Valerie Mutterperl, Matt Philips, John Lenbo and David Pomeranz Presented on the second renewal of the Special Permit and Authorizations for the Hebrew Home Project at the Riverdale Campus; and

WHEREAS, there are no changes to the site plan on this second renewal from the first modified renewal of the Site Plan presented on September 11, 2024 that was approved by the Land Use committee and Regular Board in September 2024; and

WHEREAS, this three year renewal will expire in November, 2028 at which time they should have the foundation of the phase 1 portion of the building completed to vest the special permit; and

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

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

In Favor: (26) S. Alexander, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, B. Reynoso, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (3) D. Allen, M. Della, J. Reyes

Opposed: (0)

The Land Use Committee resolution for the Second Renewal of the Special Permit and Authorizations for the Hebrew Home Project PASSED.

Portions of Riverdale that are served by private sewer districts. 4800 Independence Avenue - Private Sanitation hook up with Susan Morgenthau of Riverdale Sanitation Corp. (RSC) who has been trying to work with the architect, Hal Dorfman, and Rabbi Joseph of Telse Yeshiva to set up applying for a permit to connect the sewer line for the proposed dormitory. They are not responding to any of the requests. Board asked that this application be disapproved in 2023 pending securing a sanitation hookup with RSC. Permits were issued, no storm water management plan done on this or sanitary hook up made. Asked NYC Department of Buildings (DOB) and NYC Department of Environmental Protection (DEP) to issue stop work orders. Telse Yeshiva, Architect Hal Dorfman and RSC will be invited to the January Land Use Committee meeting to come in and straighten this out.

Van Cortlandt Village Development – there is a map of large amount of Micro Units Conversions and Large-Scale Developments in their neighborhood. All as of right. Domino effect of homes selling out to large developers. None of this development is accompanied by increase in services to the neighborhood. Problems now occurring on storm water runoff. Loss of pervious space. Multiple large trees have been cut down. Committee will ask for a full reexamination of tax assessment of these properties.

g) Housing – The last meeting was on November 24th. Although the guest speaker postponed, the committee was able to focus attention to the resolution in support of the Tenants Opportunity to Purchase Act (TOPA). The committee voted in favor of the resolution. The committee plans on bringing it to the Regular Board in the future once the bill is re-introduced in the Assembly and Senate in the new session. The next meeting is on Monday, December 26th where Good Cause Eviction will be discussed.

h) Health, Hospitals & Social Services – The committee met on November 12th. Discussed the impacts of the *Big Beautiful Bill* on Medicaid and Medicare. The next meeting will be on December 10th where harm reduction around fentanyl will be discussed.

i) Environment & Sanitation – The committee met on Wednesday, November 19th. The committee discussed the Broadway Corridor Walkthrough, stormwater plans for West 254th Street, and next steps for the Better Bottles Bill. No meeting in December.

j) Education Libraries & Cultural Affairs – The committee met on Tuesday, November 25th. Refer to the meeting minutes. Principal of MS/HS368 attended and spoke about the mandate to ban cell phones in public schools. No meeting in December.

k) Economic Development – The committee met on December 2nd at Artizen Café. Interim Dean at Lehman College School of Adult Education/Continuing & Professional Studies Community gave small business and opportunity presentation. Introduced the community panning fellow, K. Jabbi, to the board. Will be sharing the Betty Campbell Adams Most Valuable Merchant Award press release soon. The next meeting is on January 6th.

l) Budget – The next Budget Committee meeting will be on January 7th. Want to hear from the community on budget ideas and suggestions for FY28.

m) 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. The committee will be joined by the Director of AmPark NORC Senior Services to discuss the Naturally Occurring Retirement Community (NORC) Program.

n) Special Committee on Veterans' Services (SCVS) – Did not meet in November. Plan to meet early in the new year. Want to focus on economic development. Maybe hold a joint meeting. Discussed idea of having banners that honor veterans that other cities do.

o) Special Committee on Racial Equity (SCRE) – SCRE met on December 4th. Reviewed the Broadway Corridor feedback and map, as well as the status of FY16-26 CB8 Capital requests' status and next steps. Congrats to new Vice Chair, A. Eboh. Next meeting is on February 5th.

p) Special Committee on Hudson River Greenway – Will be meeting on January 29th. The focus of the meeting will be the MTA's planned resiliency structure somewhere along the Hudson River between Riverdale-Spuyten Duyvil Metro North stations.

Mentoring Program Report

The Mentoring Program is up and running – 5 pairs have been made. Please contact E. Hausman if any additional board members are interested in participating in the Bronx CB8 mentorship program.

NYC Council Member's (CM) Report

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

NYC Council Member (CM) Eric Dinowitz: J. Klaus
Newsletter went out last week. Sign up for the newsletter at ericdinowitz.nyc/newsletter. CM Dinowitz's bill (Int. 1433-2025) will be voted at the next stated meeting. The bill would require that a minimum percentage of affordable housing apartments financed by the City to house families of three or more people. Of the new affordable housing financed by the Department of Housing and Preservation Development, known as HPD, 25% would have to be two bedrooms and 15% would have to be three bedrooms.

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

Report from the Mayor's Office

None.

Elected Officials Report

NYS Senator Gustavo Rivera: F. Salazar
Office will be closed from December 20 – January 4. Office will operate on an on-call schedule. Sign up for the e-newsletter. Senator Rivera and Hands Off NYC will host a Day of Action on December 12th where residents can receive training to protect one another from ICE enforcement. 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 Assembly Member Jeffrey Dinowitz: N. Gonzalez
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.

Bronx District Attorney (DA) Darcel Clark: J Peña

At last month's Gun Buyback event, bought over 150 guns. Will host another Gun Buyback event on December 13th.

NYS Assembly Member George Alvarez: J. Santos

Office hosted a Turkey Giveaway. Donated turkeys to Bronx Community Board 8. Sign up for the newsletter by emailing schedulingalvarez@gmail.com. The office is located at 2633 Webster Ave, Bronx, NY 10458 and can be reached at 718-933-2204 or alvarezg@nyassembly.gov.

Unfinished Business

The current committee restructuring working group will be disbanded today but this matter will still be worked on and stay tuned for further developments.

New Business

N/A

Announcements

Next Regular Board Meeting: Tuesday, January 13, 2026, at 7:00 PM. Vice Chairperson S. Villaverde will Chair the meeting.

Community Associate Search Committee Report

The Search Committee reviewed twelve (12) resumes for the Community Associate position. Agreed to interview four (4) candidates. The committee, alongside Chairperson J. Reyes and District Manager F. Kule Rubin, agreed unanimously on a candidate.

Motion will be requested to go into Executive Session Based on Open Meetings Law 105.F

A MOTION was made at 8:58PM by S. Froot and SECONDED by W. DeBeatham to enter Executive Session Based on Open Meetings Law 105.F.

In Favor: (28) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The MOTION is APPROVED UNANIMOUSLY.

A MOTION was made at 9:12PM by L. Spalter and SECONDED by D. Travis to exit Executive Session.

In Favor: (28) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0) Opposed: (0)

The MOTION is APPROVED UNANIMOUSLY.

A MOTION was made by J. Gomez and SECONDED by B. Bender to AMEND the agenda to submit a resolution.

In Favor: (28) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0) Opposed: (0)

The MOTION is APPROVED UNANIMOUSLY.

Miscellaneous

A resolution is brought forth for a vote following a discussion held during Executive Session:

**RESOLUTION - BRONX COMMUNITY BOARD NO. 8
COMMUNITY ASSOCIATE: HIRING AND SALARY**

WHEREAS, the Office of Management and Budget (OMB) confirmed June 20, 2025, that Bronx Community Board 8 (Board) has the Personal Service (PS) funds to hire a new Community Associate at \$52,000 for the fiscal year July 1, 2025 – June 30, 2026; and

WHEREAS, Bronx Community Board 8 appropriately advertised for the position of Community Associate with a salary range from \$48,000 - \$52,000; and

WHEREAS, the Board Chairperson Julie Reyes, and District Manager Farrah Kule Rubin reviewed the 270 resumes received at the Board office and selected twelve applicants to be reviewed for consideration and interview by the Search Committee consisting of Board members Bob Bender, Margaret Della and Caesar Tobar Acosta; and

WHEREAS, upon review of the twelve applicants' resumes by the Search Committee, four applicants were interviewed on November 19 & 24, 2025 by the Search Committee members, District Manager and Board Chairperson; and

WHEREAS, upon interview of all four applicants, the Search Committee, District Manager and Board Chairperson unanimously agreed on one candidate; and

WHEREAS, the selected applicant was presented to the Board's Executive Committee on December 3, 2025, at which time there was a consensus to approve the applicant at the higher salary allowed for consideration and move the matter to the Board for review and approval; and

WHEREAS, Bronx Community Board 8 adopted a resolution on February 9, 2010, that requires any decision concerning internal operating budgets be made by the Chairperson in consultation with the officers and brought to the Community Board for "ratification, amendment or rejection"; and

WHEREAS, the applicant was presented to Bronx Community Board members at the Regular Board meeting on December 9, 2025, for discussion and consideration to be hired for the position of the Community Associate.

THEREFORE, BE IT RESOLVED, that after discussion of the matter and a vote by board members, Bronx Community Board 8 approves the hiring of Jaylyn Adorno as Community Associate with a salary of \$52,000 annually and an expected start date of December 15, 2025.

In Favor: (28) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The Community Associate: Hiring and Salary resolution PASSED UNANIMOUSLY.

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, C. Blake, J. Campbell Priveterre, S. Chittilappilly, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, D. Nunez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, L. Spalter, D. Travis, S. Villaverde, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The Chairperson adjourned the meeting at approximately 9:17 pm.

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

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