

**Bronx Community Board 8**  
**Minutes of the Regular Board Meeting**  
**January 13, 2026, 7:00 PM**  
**The Riverdale YM-YWHA – Teen Lounge, 2nd Floor**  
**5625 Arlington Avenue, Bronx, NY 10471**

**Meeting Recording**

**Committee Members Present (36 present for quorum)**

Sylvia Alexander (Z), Debby Allen, Constance Barnes-Watson, Bob Bender, Carol Blake, Joy Campbell Priveterre, Sebastian Chittilappilly, Lee Chong (Z), Dr. Wayne DeBeatham, Margaret Della, Althea Eboh, Nicholas Fazio, Steven Froot, Dr. Julia Gomez, Edward Green, Emily Hausman, Debra Harris, Rhashida Hilliard, Barbara Kail, Laura Levine-Pinedo, Micole Lewis, Steve Matthews, Charles Moerdler, Daniel Nunez, Angel Ortega, Brittany Reynoso, Daniel Rowen, Georgia Santiago (Z), Jessica Sosa, Laura Spalter, Caesar Tobar Acosta, Jyll D. Townes (Z), Debra Travis, Sergio Villaverde, Karen Walker, Martin Wolpoff (Z)

\* (Z) – Zoom

**Committee Members Absent (6)**

Yngrid DeLeon, Miriam Filer, Rabbi Bob Kaplan, Richard Perez, Julie Reyes (Z), Aadiana Rivera

**Staff**

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

**Guests**

NYS Assembly Member (AM) Jeffrey Dinowitz, NYC Council Member (CM) Eric Dinowitz, Representatives from: NYPD 50<sup>th</sup> Precinct – Commanding Officer Captain Amadeo Oktrova, Lieutenant Brian Wolvers & Detective Rasha Jamsheer, NYC Mayor Zohran K. Mamdani – Alina Dowe, Bronx Borough President (BP) Vanessa L. Gibson – Alexis Ruiz, Bronx District Attorney (DA) Darcel Clark – Jeffrey Peña, US Congress Member Ritchie Torres – Joseph McManus, NYS Senator Gustavo Rivera – Flavia Salazar, NYS Senator Robert Jackson – Dario Quinsac, NYS Assembly Member (AM) Jeffrey Dinowitz – Randi Martos, NYC Council Member (CM) Eric Dinowitz – Emma Burke, NYC Council Member (CM) Pierina Ana Sanchez – Maria Mares, NYC Civilian Complaint Review Board (CCRB) – Sandy Liriano, New York Public Library (Riverdale) – Rebecca Brown Barbier; Public Gallery Session Speaker – Alexandra Nyashina, Public Attendees – K. Flaherty, V. Harris, A. lavalie, B. Agbere, J. Carroll, C. Tepelus, M. Dreyer-Rivera, M. Gilhooley, L. Keller, J. Sullivan, M. Claude, R. Sherman, B. Nardo, J. Dillon, J. Spector, D. Rosenberg, F. Capria

Vice Chair S. Villaverde convened the Regular Board meeting at 7:05 pm.

### **Public Gallery Session**

Alexandra Nyashina – Dr. Martin Luther King Jr. Days of Service on Sunday, January 18 & Monday, January 19 at the Riverdale Y. More information can be found at <https://riverdaley.org/mlk/>.

### **Report from Bronx Borough President's (BP) Office**

Community Board Applications will soon go live – ask the board members to help spread the word. The Bronx Solid Waste Advisory Board (SWAB) is an environmental justice initiative, covering a range of different topics. Encourage the community's participation – reach out to the Borough President's office if you are interested to learn more.

### **Report from NYS Assembly Member (AM) Jeffrey Dinowitz**

Last week was the opening day of the new legislative session. Today, Governor Hochul gave her State of the State address. Among things the Governor discussed, she also talked about universal childcare. Hopes this becomes a reality. The Governor also spoke about affordability and the electric and gas rates.

### **Report from NYC Council Member (AM) Eric Dinowitz**

Key Food at the Skyview Shopping Center closed rather quickly. Met with the landlord and the Riverdale Main Street Alliance (RMSA). Looking for a new tenant and indicated on the call that it would take a year to get a new supermarket there. Borough President Gibson and Assembly Member Dinowitz have joined the efforts to get a supermarket at the shopping center as soon as possible. Position on the path at 601-609 Kappock Street is that the NYC Department of Transportation (DOT) should pave it and make it safe for pedestrians. Attended a press conference yesterday urging Con Edison to not increase the gas and electric rates. Some lights have turned on at the Henry Hudson River Parkway between 246<sup>th</sup> Street and 256<sup>th</sup> Street on the service road. More lights have been out and the office is working on it. New Speaker in the NYC Council and will work on universal childcare and affordable housing for families.

### **Report from the NYPD 50<sup>th</sup> Precinct**

Captain Amadeo Oktrova introduced himself as the new Commanding Officer at the NYPD 50<sup>th</sup> Precinct and looks forward to working with the Board and the community.

Ended off 2025 down 19% overall in crime. For the previous 28-day period, down 22% in robberies, 7 vs. 9. Up 133% in felony assaults, 21 vs. 9. Up 44% in burglaries, 13 vs. 9. Down 28.9% in grand larcenies, 27 vs. 38. Down 27% in grand larceny auto (GLA), 13 vs. 18. Overall crime reduction of 1.2% for the 28-day period.

## **Roll Call**

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

Board members approved for Americans with Disabilities Act (ADA) excusal for the meeting are S. Alexander, L. Chong, B. Kail, G. Santiago, J. Townes 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.

Y. DeLeon is excused from the meeting due to the loss of her mother. Our condolences go to her and her family.

## **Approval of Board Meeting Minutes of December 9, 2025**

**In Favor: (33)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, D. Harris, R. Hilliard, B. Kail, L. Levine-Pinedo, S. Matthews, D. Nunez, A. Ortega, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (1)** J. Townes

**Opposed: (0)**

**The Board Meeting Minutes of December 9, 2025 were APPROVED.**

## **Discussion of Executive Committee Meeting Minutes of December 3, 2025 & January 7, 2026**

Discussion held on Vice Chair S. Villaverde and Public Safety Committee Chair E. Green participation in the panel vetting of the new 50<sup>th</sup> Precinct Commanding Officer.

D. Allen requested the January meeting minutes to reflect that the Traffic & Transportation Committee resolution regarding W. 254<sup>th</sup> Street has been revised based on the feedback given by Executive Committee members at the meeting.

## **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 \$42,535 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.

## **Chairperson's Report & Resolutions**

In the absence of Chairperson J. Reyes, Vice Chair S. Villaverde reported that a committee restructuring working group has been established. Board members will hear from the working group asking for suggestions on committees and general procedures. The working group will consist of S. Villaverde, W. DeBeatham and J. Gomez. Will first report to the Law, Rules & Ethics Committee, as some suggestions may require bylaw amendments.

## **District Manager's (DM) Report**

Wishing all a very Happy New year.

Our new Community Associate J. Adorno has officially started, and we are working with her every day to train her and get her familiar with the work. She has been assigned to the following committees: Aging, Education, Libraries & Cultural Affairs, Health, Hospitals & Social Services, Youth, Special Committee on Hudson River Greenway and Special Committee on Veterans' Services. Staff will be working with her on all of them until she gets proficient in handling everything.

Held District Service Cabinet Meeting on January 6<sup>th</sup> and the next one is February 3<sup>rd</sup>.

All Committee Chairs were sent the dates for the rest of their meetings this year so you can plan accordingly.

Our office worked closely with NYPD, NYC Council and NYS Assembly offices, Public Safety Committee and NYS Liquor Authority to address the continuing complaints at Fenwick's Bar & Grill. NYPD enforcement came in during late December and threw away all liquor found and made arrests. The establishment has been locked shut. Statement posted on our social media accounts and sent a copy to our board members.

Attended the Bronx Borough President and NYS Office of Cannabis Management's Community Grant Reinvestment Fund virtual information session on January 7<sup>th</sup>.

Thank you to Rabbi Scott, Alexandra and the Riverdale Y for hosting our meeting tonight.

Thank you to A. Malziu, J. Adorno and J. Reyes for working during DM's leave.

CB8 Office will be closed Monday, January 19<sup>th</sup> in honor of MLK Day.

## **Committee Reports & Resolutions**

a) **Traffic & Transportation** – D. Allen presented the below resolutions:

**TRAFFIC AND TRANSPORTATION COMMITTEE  
RESOLUTION  
WEST 254TH STREET IMPROVEMENTS CAPITAL PROJECT ID HWX406**

**DECEMBER 18, 2025**

**WHEREAS**, the New York City (NYC) Department of Design and Construction (DDC) is planning to install sidewalks on the North and South sides of West 254<sup>th</sup> Street, between Arlington Avenue and Railroad Terrace, in the Bronx Community Board 8 (CB8) district; and

**WHEREAS**, the presentations by DDC at several meetings of the CB8 Traffic and Transportation (T & T) committee, including on September 25, 2025, outlined the design plans for the West 254<sup>th</sup> Street Safety Redesign Project; and

**WHEREAS**, the Board appreciates the efforts of DDC in allowing the community and Bronx CB8 to have input into the redesign plans in order to ensure the planned improvements do not unnecessarily disturb the unique character of the affected neighborhood, as embodied in the protections provided by the Special Natural Area District (SNAD) regulations applicable to the portion of West 254<sup>th</sup> Street involved; and

**WHEREAS**, the currently formulated design plans, most importantly the intention to install sidewalks on both sides of West 254<sup>th</sup> Street, would result in the removal of 19 trees, as well as other natural features, including grass lawns, retaining walls and landscaping that are part of the existing residential area; and

**WHEREAS**, the T & T Committee has heard testimony from the homeowners that the currently formulated design plans will negatively impact their quality of life and disregard the SNAD protections by removing trees, green spaces and other natural features that are located on the land where they now reside, much of which would not be required if the installation of a sidewalk were limited to the North side of West 254<sup>th</sup> Street; and

**WHEREAS**, the currently formulated design plans will accomplish such removal of natural features either by legal condemnation proceedings that will effect a “taking” of privately owned property or by reclaiming land occupied by homeowners for more than a half-century that is technically “owned” by the City because it lies on a portion of the “mapped street”; and

**WHEREAS**, the T & T Committee has heard testimony from neighbors and environmental experts that while the currently formulated design plans call for planting new young trees, the elimination of established older trees will exacerbate flooding on the steep slope, increase heat, hasten the erosion of land, and worsen the problem of stormwater runoff leading to combined sewer overflow that threatens the health of NYC waterways like the Hudson and East Rivers; and

**WHEREAS**, the T & T Committee has heard testimony that it is possible to install curb-like features and catch-basins along the South side of West 254<sup>th</sup> Street that will be effective in managing stormwater runoff without necessitating the installation of a full sidewalk on that side of the street; and

**WHEREAS**, the T & T Committee has also heard testimony that adding sidewalks on the North and South sides of West 254<sup>th</sup> Street will eliminate existing parking spaces and increase safety concerns due to congestion resulting from the narrowing of the roadway that might be avoided by installing a sidewalk on only the North side of West 254<sup>th</sup> Street; and

**WHEREAS**, Bronx Community Board 8 finds that although certain elements of the plan, such as updating sewer infrastructure and creating a safe passage via a new continuous sidewalk for pedestrians going to and from the Salanter Akiba Riverdale (SAR) Academy, located on the North side of West 254<sup>th</sup> Street, and the Riverdale Metro North station, will be beneficial to the CB8 district; other elements of the plan create unnecessary hardship for residents due to a loss of property that is currently owned or used by those who reside along West 254<sup>th</sup> Street, the destruction of mature trees, green spaces and other natural features that will alter the existing character of the neighborhood and exacerbate stormwater runoff, the unnecessary narrowing of the roadway that will result in increased congestion and safety risks, and the loss of already scarce street parking.

**THEREFORE, BE IT RESOLVED**, the Bronx Community Board 8 opposes the design plans for the West 254<sup>th</sup> Street Safety Redesign Project as currently formulated, and strongly recommends that DDC install a sidewalk only on the North side of West 254<sup>th</sup> Street between Arlington Avenue and Railroad Terrace; and

**BE IT FURTHER RESOLVED**, Bronx Community Board 8 recommends that Con Edison take the opportunity during the course of the West 254<sup>th</sup> Street Safety Redesign Project to install all electric wiring underground to avoid the frequent power outages which affect the quality of life of residents in the surrounding area.

**In Favor: (31)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, D. Harris, R. Hilliard, B. Kail, L. Levine-Pinedo, M. Lewis, S. Matthews, D. Nunez, A. Ortega, B. Reynoso, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (4)** M. Della, E. Hausman, D. Rowen, D. Travis

**Opposed: (0)**

**The Traffic & Transportation Committee resolution for the West 254<sup>th</sup> Street Improvements Capital Project ID HWX406 PASSED.**

**TRAFFIC AND TRANSPORTATION COMMITTEE  
RESOLUTION  
NYC TAXI AND LIMOUSINE COMMISSION LIVERY CAR BASE LICENSE RENEWAL FOR  
ALLTOWN LIMO CORP. (BASE #B02537)  
DECEMBER 18, 2025**

**WHEREAS**, Alltown Limo Corp. (“Alltown”) (Base #B02537) came before the Traffic & Transportation Committee on December 18, 2025 requesting a letter of no objection to the NYC Taxi and Limousine Commission for the renewal of its Livery Car Base License; and

**WHEREAS**, Alltown maintains its livery car base station for its radio operations at 206 West 231st Street within Bronx Community Board No. 8; and

**WHEREAS**, Alltown is required to renew its Livery Car Base License every two years; and

**WHEREAS**, Bronx Community Board No. 8 has not received any complaints from the NYPD 50<sup>th</sup> Precinct or the NYC Taxi and Limousine Commission about Alltown’s operation of its livery car base station or its livery operations in the community; and

**WHEREAS**, the Traffic & Transportation Committee has no objection to the renewal of the Livery Car Base License for Alltown Limo Corp. located at 206 West 231st Street, Bronx, New York 10463.

**THEREFORE BE IT RESOLVED**, Bronx Community Board No. 8 has no objection to the renewal of the Livery Car Base License for Alltown Limo Corp. located at 206 West 231st Street, Bronx, New York 10463.

**In Favor: (35)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, D. Harris, R. Hilliard, B. Kail, L. Levine-Pinedo, M. Lewis, S. Matthews, D. Nunez, A. Ortega, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed: (0)**

**Abstentions: (0)**

**The Traffic & Transportation Committee resolution for the NYC Taxi and Limousine Commission Livery Car Base License Renewal for Alltown Limo Corp. (Base #B02537) PASSED UNANIMOUSLY.**

B. Bender presented the below resolution:

**TRAFFIC & TRANSPORTATION COMMITTEE  
RESOLUTION  
NYS ASSEMBLY SPEED LIMITER BILL A2288B  
DECEMBER 18, 2025**

**WHEREAS**, every year in New York City at least 100 pedestrians are killed in traffic accidents; and

**WHEREAS**, 95% or more of these pedestrians are killed by motor vehicles; and

**WHEREAS**, the NYPD says that the primary cause of these accidents is speeding by drivers; and

**WHEREAS**, many of these drivers have multiple violations and are driving with suspended licenses; and

**WHEREAS**, the New York State Senate has passed a “Stop Super Speeders Act,” which requires the temporary installation of Intelligent Speed Assistant technology in the cars of drivers with more than 11 points on their licenses within 18 months or 16 speed camera and/or red-light tickets within 12 months that uses GPS technology to limit the vehicles to speeds no higher than five miles per hour over the posted speed limit; and

**WHEREAS**, this technology is similar to the technology required in the vehicles of drivers convicted of DWI, which has been found to be effective; and

**WHEREAS**, this technology was tested in NYC municipal vehicles and found to be highly effective; and

**WHEREAS**, a companion bill to the Senate bill has been introduced into the NYS Assembly, A2299B, which is co-sponsored by Assemblyman George Alvarez, among others; and

**WHEREAS**, that the Traffic & Transportation Committee thanks Senators Robert Jackson and Gustavo Rivera for voting in favor of the Senate version of the bill, and urges our other Assembly representatives to join Assemblyman Alvarez in supporting A2299B to make our streets safer.

**THEREFORE, BE IT RESOLVED**, that Bronx Community Board 8 thanks Senators Robert Jackson and Gustavo Rivera for voting in favor of the Senate version of the bill, and urges our other Assembly representatives to join Assemblyman Alvarez in supporting A2299B to make our streets safer.

**In Favor: (21)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, J. Campbell Priveterre, S. Chittilappilly, L. Chong, M. Della, N. Fazio, S. Froot, J. Gomez, D. Harris, R. Hilliard, B. Kail, S. Matthews, C. Moerdler, D. Nunez, D. Rowen, G. Santiago, C. Tobar Acosta, M. Wolpoff

**Opposed: (11)** W. DeBeatham, E. Green, E. Hausman, L. Levine-Pinedo, M. Lewis, A. Ortega, B. Reynoso, J. Sosa, J. Townes, S. Villaverde, K. Walker

**Abstentions: (3)** C. Blake, A. Eboh, L. Spalter

**Present but Not Entitled to Vote: (1)** D. Travis

**The Traffic & Transportation Committee resolution for the NYS Assembly Speed Limiter Bill A2288B PASSED.**

**The next Traffic & Transportation Committee meeting will be on January 15<sup>th</sup>.**

**b) Parks & Recreation** – D. Travis presented the below resolution:

**PARKS AND RECREATION COMMITTEE**

**RESOLUTION IN SUPPORT OF  
P-108VCCS\_VAN CORTLANDT PARK: PUBLIC RESTROOM BUILDING  
DECEMBER 11, 2025**

**WHEREAS**, the New York City Department of Design and Construction presented their plan for constructing a restroom in Van Cortlandt Park at the north end of the Parade Ground near Broadway and 252<sup>nd</sup> Street; and

**WHEREAS**, this project would include construction of the current NYC Parks standard restroom, utility connections and site work and the reconstruction of the non-ADA compliant walkway from the park entrance at 252<sup>nd</sup> Street and Broadway to the new building at a cost of \$3.1M; and

**WHEREAS**, the restroom will be 720 square feet, be ADA compliant, contain a men's room with two urinals and a stall and a women's room with three stalls and will provide a drinking fountain; and

**WHEREAS**, the committee recommended installing either a standalone or attached drinking fountain with an integrated dog bowl given the proximity to the Van Cortlandt Park dog run; and

**WHEREAS**, the construction is expected to begin in early 2026 and be completed at the end of 2026; and

**WHEREAS**, the Parks and Recreation Committee approves the P-108VCCS\_Van Cortlandt Park public restroom design.

**THEREFORE BE IT RESOLVED**, Bronx Community Board 8 approves the P-108VCCS\_Van Cortlandt Park public restroom design.

**In Favor: (36)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, D. Harris, R. Hilliard, B. Kail, L. Levine-Pinedo, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed: (0)**

**Abstentions: (0)**

**The Parks & Recreation Committee resolution in support of P-108VCCS\_Van Cortlandt Park: Public Restroom Building PASSED UNANIMOUSLY.**

Refer to the December 2025 committee meeting minutes. The next Parks & Recreation Committee meeting will be on January 28<sup>th</sup>.

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

**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

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

**WHEREAS**, on December 16<sup>th</sup>, 2025, Peter Kohlmann, a Representative of Riverdale Yacht Club, located at 800 West 254<sup>th</sup> Street, appeared before the Public Safety Committee to apply for a new liquor license; and

**WHEREAS**, Mr. Kohlmann stated the establishment has been in operation for 95 years but has never served alcohol; and

**WHEREAS**, Mr. Kohlmann stated the establishment does not plan to serve alcohol but some of their guests bring alcohol so the business applied for a liquor license to be in compliance with State law; and

**WHEREAS**, representatives of NYPD's 50<sup>th</sup> 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: (34)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, J. Gomez, E. Green, E. Hausman, D. Harris, R. Hilliard, B. Kail, L. Levine-Pinedo, M. Lewis, S. Matthews, D. Nunez, A. Ortega, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Present but Not Entitled to Vote: (2)** S. Froot, C. Moerdler

**Abstentions: (0)**

**Opposed: (0)**

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**PUBLIC SAFETY COMMITTEE  
RESOLUTION**

**NEW YEAR'S EVE ALL NIGHT PERMIT: Liquor, Wine, Beer & Cider PASSED  
UNANIMOUSLY TO DISAPPROVE:**

**WHEREAS**, representatives of El Pollocon 2 Inc. (AKA Tijuana Nites) were scheduled to appear before the Public Safety Committee on December 16<sup>th</sup>, 2025, to apply for a New Year's Eve All Night Permit but failed to appear; and

**WHEREAS**, representatives of the establishment were also scheduled to appear at the November 18<sup>th</sup> Public Safety Committee meeting but canceled their appointment and rescheduled; and

**WHEREAS**, Bronx Community Board 8 has received ongoing resident complaints about this establishment including: excessive noise, illegal parking, illicit drug use, disorderly conduct, assault, attempted rape, public urination, littering and more; and

**WHEREAS**, on October 16<sup>th</sup>, 2024, Bronx Community Board 8 passed a resolution recommending the State Liquor Authority disapprove Tijuana Nites liquor license renewal application; and

**WHEREAS**, for public safety concerns, representatives of NYPD's 50<sup>th</sup> Precinct recommended the Public Safety Committee disapprove this application; and

**WHEREAS**, the Public Safety Committee disapproves this application.

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

**In Favor: (36)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, D. Harris, R. Hilliard, B. Kail, L. Levine-Pinedo, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

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The next Public Safety Committee meeting will be on January 20<sup>th</sup>.

**d) Law, Rules & Ethics** – The Law, Rules & Ethics Committee met on January 12<sup>th</sup>. Possible bylaws change to permit community committee membership For any term limited board member who served on a committee for 5 years to become a community committee member for 1 year plus term from April – Following June without the three month attendance requirement. The next Law, Rules & Ethics Committee meeting will be on February 9<sup>th</sup>.

**e) Land Use** – The next Land Use Committee meeting will be on January 22<sup>nd</sup>. Discussion will be held on Van Cortlandt Village Development – there is a 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.

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. Telse Yeshiva, Architect Hal Dorfman and RSC will be invited to the January Land Use Committee meeting to come in and straighten this out.

Issue of affordable housing discussed.

**f) Housing** – The last meeting was on December 22<sup>nd</sup>. The New York City Department of Housing Preservation and Development (HPD) gave a presentation on Good Cause Eviction. The next Housing Committee meeting will be on January 26<sup>th</sup>.

**g) Health, Hospitals & Social Services** – The committee met on December 10<sup>th</sup>. Members of the community attended and discussed Bill Int. 1179-2025: Harm Reduction around Fentanyl. The next Health, Hospitals & Social Services Committee meeting will be on January 14<sup>th</sup> and Senator Gustavo Rivera, Chair of the Committee on Health, will be the guest speaker.

**h) Environment & Sanitation** – The next Environment & Sanitation Committee meeting will be on January 21<sup>st</sup>. NYC Department of Sanitation (DSNY) will attend and discuss snow removal in the district.

**i) Education Libraries & Cultural Affairs** – The committee did not meet in December. The next Education Libraries & Cultural Affairs Committee meeting will be on January 27<sup>th</sup>.

**j) Economic Development** – The committee met on January 5<sup>th</sup> to discuss Knolls Crescent businesses. Discussed the Betty Campbell Adams Most Valuable Merchant (MVM) Award and FY28 budget priorities. The next Economic Development Committee meeting will be on February 3<sup>rd</sup>.

**k) Budget** – The Budget Committee met on January 7<sup>th</sup> and discussed the FY28 budget priorities. Will receive city agency responses this month and will hold a public hearing before the next Board meeting in February. Want to hear from the community on budget ideas and suggestions for FY28.

**l) Agging** – The committee met on January 8<sup>th</sup>. Discussed the resource guide. Initial discussion on who the audience will be and make it as user-friendly as possible. The next Aging Committee meeting will be on February 12<sup>th</sup> at 4PM and will discuss budget requests.

**m) Youth** – The committee discussed the resource guide. The next Youth Committee meeting will be on February 12<sup>th</sup> at 6:30PM and will discuss budget requests and the resource guide.

**n) Special Committee on Veterans' Services (SCVS)** – The next SCVS meeting will be on February 26<sup>th</sup>. Will discuss idea of having banners that honor veterans that other cities do.

**o) Special Committee on Racial Equity (SCRE)** – SCRE met on December 4<sup>th</sup>. Reviewed the Broadway Corridor feedback and map (refer to meeting minutes for recommendations for committees), as well as the status of FY16-26 CB8 Capital requests’ status and next steps. The next SCRE meeting will be on March 5<sup>th</sup>.

**p) Special Committee on Hudson River Greenway** – The next Special Committee on Hudson River Greenway meeting will be on January 29<sup>th</sup>. 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, as well as discussion of the 2025 NYC Greater Greenways Plan and planned outreach to communities.

### **NYC Council Member’s (CM) Report**

*NYC Council Member (CM) Eric Dinowitz:*  
Spoke earlier in the meeting.

*NYC Council Member (CM) Pierina Ana Sanchez: M. Mares*  
Representatives from the Office of Parking Summons will be at CM Sanchez’s office on January 15<sup>th</sup> to answer any questions on traffic/parking/camera violations. State of the District will be held on February 10<sup>th</sup>. The office is located at 2065 Morris Ave, Bronx, NY 10453 and can be reached at 347-590-2874 or [District14@council.nyc.gov](mailto:District14@council.nyc.gov).

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

### **Report from the Mayor’s Office**

The Community Affairs Unit (CAU) name has changed; it is now called the Mayor’s Office of Mass Engagement. Alina Dowe is still the Bronx Borough Director. If there are any pressing issues that may have not been addressed, please reach out to Alina at the Mayor’s Office at [adowe@cityhall.nyc.gov](mailto:adowe@cityhall.nyc.gov).

### **Elected Officials Report**

*NYS Senator Gustavo Rivera: F. Salazar*  
Sign up for the e-newsletter. Free housing and immigration assistance offered. Reach out to office to schedule appointments. 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](mailto:grivera@nysenate.gov).

*Bronx District Attorney (DA) Darcel Clark: J Peña*  
Holding a Re-Entry Employment Resource Fair on January 27<sup>th</sup>. The office is located at 198 East 161st Street, Bronx, NY 10451 and can be reached at 718-590-2000.

*NYS Senator Robert Jackson: D. Quinsac*  
Budget season has begun. 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](mailto:jackson@nysenate.gov).

*US Congress Member Ritchie Torres: J. McManus*

If anyone has a federal issue, please email Joseph McManus at Congress Member Torres' Office at [Joseph.McManus@mail.house.gov](mailto:Joseph.McManus@mail.house.gov). The office is located at 540 East Fordham Road, Bronx, NY 10458 and can be reached at 718-503-9610.

*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, February 10, 2026, at 7:00 PM

### **Adjournment**

**A MOTION was made by C. Tobar Acosta and SECONDED by B. Bender to adjourn.**

**In Favor: (36)** S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, S. Froot, J. Gomez, E. Green, E. Hausman, D. Harris, R. Hilliard, B. Kail, L. Levine-Pinedo, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

The Vice Chair adjourned the meeting at approximately 8:48 pm.

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

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