



# BRONX COMMUNITY BOARD 8

5676 Riverdale Avenue ♦ Suite 100 ♦ Bronx, New York 10471-2194  
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<https://cbbronx.cityofnewyork.us/cb8/>



Julie Reyes, **Chairperson**

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

Farrah Kule Rubin, **District Manager**

## OFFICERS:

**Chairperson**  
Julie Reyes

**Vice Chairperson**  
Sergio Villaverde

**Secretary**  
Margaret Della

**Treasurer**  
Joy Campbell Priveterre

**Immediate Past Chairperson**  
Laura Spalter

## COMMITTEE CHAIRS:

**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

## REGULAR BOARD MEETING NOTICE

**DATE:** Tuesday, March 10, 2026

**TIME:** 7:00 PM to 9:00 PM

**PLACE:** IN-Tech Academy M.S./H.S. 368 - Library  
2975 Tibbett Ave., Bronx, NY 10463  
*Parking Available*

All Board 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 and be counted in the quorum.

**The public is invited to participate via Zoom or in-person.**

Join Zoom Link: <https://us02web.zoom.us/j/2114033690>

Join Zoom Meeting by Phone: +1(646) 558-8656 Pin: 2114033690#

## AMENDED AGENDA

1. Welcome and Announcements
2. Public Gallery Session
3. Report from the Bronx Borough President's Office
4. Report from the 50th Police Precinct
5. Roll Call
6. Approval of the Regular Board Meeting Minutes of February 10, 2026
7. Discussion of the March 4, 2026, Executive Committee Minutes
8. Chairperson's Report & Resolutions
9. Treasurer's Report & Resolutions
10. District Manager's Report
11. Committee Reports and Resolutions
  - Law, Rules & Ethics
  - Land Use
  - Housing
  - Health, Hospitals & Social Services
  - Environment & Sanitation

- Education, Libraries & Cultural Affairs
- Economic Development
- Budget
- Aging
- Special Committee on Veterans' Services
- Special Committee on Racial Equity
- Special Committee on Hudson River Greenway
- Youth
- Traffic & Transportation
- Public Safety
- Parks & Recreation
- **Irving Ladimer Community Service Award (CSA) Committee**

12. Council Member's Report

- Council Member Carmen De La Rosa
- Council Member Eric Dinowitz
- Council Member Pierina Ana Sanchez

13. Report from the Mayor's Office

14. Elected Officials Reports

15. Old Business

16. New Business

17. Announcements:

- The Next Regular Board Meeting, Tuesday, April 14, 2026

18. Adjournment

*Julie Reyes*

Chairperson



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**

**ENVIRONMENTAL & 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.

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**TRAFFIC & TRANSPORTATION COMMITTEE  
RESOLUTION  
FEBRUARY 19, 2026  
DINING OUT NYC – DALE DINER AT 189 WEST 231<sup>ST</sup> STREET**

**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.

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**RESOLUTIONS  
PUBLIC SAFETY COMMITTEE  
February 17<sup>th</sup>, 2026**

**RENEWAL APPLICATION:** Liquor, Wine, Beer & Cider

**WHEREAS**, on February 17<sup>th</sup>, 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 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.

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**RENEWAL APPLICATION:** Liquor, Wine, Beer & Cider

**WHEREAS**, on February 17<sup>th</sup>, 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 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.

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**RENEWAL APPLICATION:** Liquor, Wine, Beer & Cider

**WHEREAS**, on February 17<sup>th</sup>, 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 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.

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**ALTERATION APPLICATION: Liquor, Wine, Beer & Cider**

**WHEREAS**, on February 17<sup>th</sup>, 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 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.

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**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 17<sup>th</sup>, 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 Kelly and Caryl Little League Fields 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.

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