



BRONX COMMUNITY BOARD 8

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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 Avenue, 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

**LAW, RULES & ETHICS COMMITTEE
RESOLUTION
MARCH 9, 2026
BYLAWS AMENDMENT – ARTICLE VI, SECTION 9**

WHEREAS, the implementation of term limits for community board members will soon become operational; and

WHEREAS, the Law, Rules & Ethics committee seeks to permit any term-limited Board members who are interested in continuing to offer their expertise and time in the form of Board service as a Community Committee Member to have at least one year of eligibility to serve as a Community Committee Member of all standing committees (but not including the Executive Committee or Budget Committee, where only committee chairs are members), thus retaining their experience and permitting them a year to reapply for appointment to the Board; and

WHEREAS, it would facilitate their service to the Board if such individuals could become Community Committee Members on any standing committees on which they have served within the past five years, without the requirement (based on the longstanding practice of the Board) that they attend three consecutive committee meetings before seeking appointment as Community Committee Members, although such appointment would still require committee chair and Board chair approval.

THEREFORE BE IT RESOLVED, that the Bylaws of Bronx Community Board 8 be amended by adding the following as Article VI, Section 9:

Notwithstanding any contrary provisions contained in subsections 7(2) and 7(3) of this Article VI, any former member of the Board, in the year subsequent to becoming term-limited, may apply to serve as a Community committee member on any standing committee (with the exception of the Executive and Budget committees) of which they had been a member during any of the past five years, subject to the approval of the chairperson of the committee involved and the Board Chairperson, with no requirement that such recently term-limited individual attend three consecutive meetings of the committee involved before applying to be appointed as a Community committee member. The “year subsequent” is understood to extend from the date that such individual’s Appointed Member status terminates as the result of term limits until June 30 of the following year. After such one-year period, any such term-limited former Board member may reapply for appointment to the Board or continue their service as a Community committee member.

**HEALTH, HOSPITALS & SOCIAL SERVICES COMMITTEE
RESOLUTION
MARCH 5, 2026**

PADAVAN RESPONSE – RIVERDALE MENTAL HEALTH ASSOCIATION D/B/A MOSAIC MENTAL HEALTH

WHEREAS, Riverdale Mental Health Association d/b/a Mosaic Mental Health submitted a request to Bronx Community Board 8 for a Padavan response/letter of support in connection with the New York State Office of Mental Health licensure of the agency’s existing Crisis Respite Center located at 640-642 West 232nd Street, Bronx, NY 10463; and

WHEREAS, the organization has also proposed the relocation of its main mental health clinic and services from 5676 Riverdale Avenue, Suite 202, Bronx, NY 10471 to 521 West 239th Street, Bronx, NY 10463; and

WHEREAS, Bronx Community Board 8 received the request by letter dated February 10, 2026; and

WHEREAS, the request was reviewed by the Health, Hospitals & Social Services Committee of Bronx Community Board 8, chaired by Dr. Wayne DeBeatham, at its meeting held on March 5, 2026; and

WHEREAS, the Health, Hospitals & Social Services Committee voted unanimously to recommend approval of Mosaic Mental Health's request for a Padavan response/letter of support, with the following conditions: Document plan to address patient drop-off and pickup considering possibility of congestion at a high-traffic intersection; Demonstrate resources to ensure patients are appropriately situated in the facility; Additional community response; and

WHEREAS, pursuant to Section 41.34 of the New York State Mental Hygiene Law, Bronx Community Board 8 considered the application and proposal for the Crisis Respite Center and relocation of services;

THEREFORE BE IT RESOLVED, Bronx Community Board 8 supports Riverdale Mental Health Association d/b/a Mosaic Mental Health's application pursuant to New York State Mental Hygiene Law Section 41.34 for licensure of the agency's Crisis Respite Center located at 640-642 West 232nd Street, Bronx, NY 10463, and the relocation of its main mental health clinic and services to 521 West 239th Street, Bronx, NY 10463.

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.

**TRAFFIC & TRANSPORTATION COMMITTEE
RESOLUTION
FEBRUARY 19, 2026
DINING OUT NYC – DALE DINER AT 189 WEST 231ST 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.

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

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider

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

WHEREAS, representatives of NYPD's 50th Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

WHEREAS, the Public Safety Committee unanimously approved this application.

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

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider

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

WHEREAS, representatives of NYPD's 50th Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

WHEREAS, the Public Safety Committee unanimously approved this application.

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

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider

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

WHEREAS, representatives of NYPD's 50th Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

WHEREAS, the Public Safety Committee unanimously approved this application.

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

ALTERATION APPLICATION: Liquor, Wine, Beer & Cider

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

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

WHEREAS, representatives of NYPD's 50th Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

WHEREAS, the Public Safety Committee unanimously approved this application.

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

OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE

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

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

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

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

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

WHEREAS, residents stated additional reasons for their opposition, including: the business would be across the street from 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.

**IRVING LADIMER COMMUNITY SERVICE AWARD (CSA)
AD HOC COMMITTEE RESOLUTION
MARCH 10, 2026**

WHEREAS, Bronx Community Board 8 (Community Board) annually accepts nominations for the Irving Ladimer Community Service Award (CSA), and

WHEREAS, criteria for consideration are that the nominee has acted on a volunteer basis to improve or enhance, in some way, the quality of life of those living or working in the Bronx Community Board 8 area, and the award is open to individuals, students and organizations or groups with an interest in the community; and

WHEREAS, the Community Board's October 14, 1992 Resolution authorizes the Chairperson of the Community Board to annually appoint an Ad Hoc Committee for the Irving Ladimer CSA (Ad Hoc Committee); and

WHEREAS, at the February 10, 2026 Community Board meeting, the Board's Chairperson, Julie Reyes, submitted a resolution to the board appointing Board members Carol Blake, Emily Hausman, and Daniel Nunez to serve on the Ad Hoc Committee for the purpose of reviewing nominations and selecting a nominee or nominees to receive the CSA, which is to be presented at the April 2026 Board meeting; and

WHEREAS, nominations for the CSA were received by the Community Board office between January 29, 2026, and the announced submission deadline of March 1, 2026; and

WHEREAS, the Ad Hoc Committee reviewed the nominations received and unanimously selected a list of nominees to receive the CSA, which were submitted to the Executive Committee on March 4, 2026; and

NOW, THEREFORE, BE IT RESOLVED, Bronx Community Board 8 approves the selection of {insert approved recipients after vote} to receive the Irving Ladimer Community Service Award; and

BE IT FURTHER RESOLVED, the Ad Hoc committee recommends that future presentations of the Irving Ladimer Community Service Award be conducted in the month of April – coinciding with National Volunteer month; and

BE IT FURTHER RESOLVED, the Ad Hoc Committee will dissolve once the Irving Ladimer Community Service Award presentation takes place.
