



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, May 12, 2026

TIME: 6:30 PM to 8:30 PM *Note change of time*

PLACE: St. Stephen's United Methodist Church
144 - 146 West 228th Street, Bronx, NY 10463
Limited Street Parking

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 must pre-register to speak at the monthly Regular Board meetings. The public is invited to attend via Zoom or in-person. Interactive participation without registering is welcomed at the Committee meetings – please see the Board calendar for dates.

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

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

AGENDA

1. Welcome and Announcements
2. Public Gallery Session
3. Presentation of the Betty Campbell-Adams Most Valuable Merchant Award
4. Report from the Bronx Borough President's Office
5. Report from the 50th Police Precinct
6. Roll Call
7. Approval of the Regular Board Meeting Minutes of April 14, 2026
8. Discussion of the May 6, 2026, Executive Committee Minutes
9. Chairperson's Report & Resolutions
10. Treasurer's Report & Resolutions
11. District Manager's Report
12. Committee Reports and Resolutions
 - Housing
 - Health, Hospitals & Social Services

- Environment & Sanitation
- Education, Libraries & Cultural Affairs
- 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
- Law, Rules & Ethics
- Economic Development
- Land Use

13. Council Member's Report

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

14. Report from the Mayor's Office

15. Elected Officials Reports

16. Old Business

17. New Business

18. Announcements:

- The Next Regular Board Meeting 7:00 PM Wednesday, June 24, 2026 at Wave Hill (Armor Hall) 675 West 252nd Street, Bronx, NY 10463

19. 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

AGING COMMITTEE
APRIL 16, 2026
RESOLUTION IN SUPPORT OF “SAVE KNOLLS KAPPOCK RETAIL”

WHEREAS, “Save Knolls Kappock Retail,” a grassroots community group recently formed in Spuyten Duyvil has requested the support of the Aging Committee of Bronx Community Board 8; and

WHEREAS, the Knolls Kappock Street retail area has 16 storefronts, including six vacancies, some of which have been empty for years and these longstanding vacancies have a negative impact on our residents and merchants; and

WHEREAS, this has a significant impact on the large proportion of older residents in the adjacent co-ops; and

WHEREAS, “Save Knolls Kappock Retail” works to help this community of merchants and consumers develop and execute strategies to activate vacant storefronts; and

WHEREAS, the Aging Committee of Bronx Community Board 8 hereby expresses support for the initiatives of “Save Knolls Kappock Retail.”

THEREFORE BE IT RESOLVED, Bronx Community Board 8 hereby expresses support for the initiatives of “Save Knolls Kappock Retail.”

YOUTH COMMITTEE
APRIL 20, 2026
COMEBACK KID ACHIEVEMENT AWARD RESOLUTION
NOMINEE #1

Recognition and Support for Nominee #1 as Recipient of Bronx CB 8’s 2026 Comeback Kid Achievement Award

WHEREAS, Bronx Community Board 8 recognizes that youth today are faced with numerous and complicated challenges; and

WHEREAS, Bronx Community Board 8 recognizes that our local community centers, after school programs, and youth programs have a unique understanding of those challenges; and

WHEREAS, _____ has been nominated and supported by a sponsoring agency, submitted a complete application and has demonstrated his commitment to the community via this application.

THEREFORE BE IT RESOLVED, that Bronx Community Board 8 hereby awards _____ with the Comeback Kid Award and commends _____ for his outstanding contributions to our community.

BE IT FURTHER RESOLVED, that Bronx Community Board 8 expresses its sincere appreciation to _____ for his unwavering dedication to making our community a better place.

YOUTH COMMITTEE
APRIL 20, 2026
COMEBACK KID ACHIEVEMENT AWARD RESOLUTION
NOMINEE #2

Recognition and Support for Nominee #2 as Recipient of Bronx CB 8's 2026 Comeback Kid Achievement Award

WHEREAS, Bronx Community Board 8 recognizes that youth today are faced with numerous and complicated challenges; and

WHEREAS, Bronx Community Board 8 recognizes that our local community centers, after school programs, and youth programs have a unique understanding of those challenges; and

WHEREAS, _____ has been nominated and supported by a sponsoring agency, submitted a complete application and has demonstrated his commitment to the community via this application.

THEREFORE BE IT RESOLVED, that Bronx Community Board 8 hereby awards _____ with the Comeback Kid Award and commends _____ for his outstanding contributions to our community.

BE IT FURTHER RESOLVED, that Bronx Community Board 8 expresses its sincere appreciation to _____ for his unwavering dedication to making our community a better place.

TRAFFIC AND TRANSPORTATION COMMITTEE
APRIL 16, 2026
RESOLUTION IN SUPPORT OF JOHNSON DINER APPLICATION FOR OUTDOOR DINING

WHEREAS, the Johnson Diner, located at 3533 Johnson Avenue, between W. 236th St. and W. 235th St., is proposing seasonal outdoor dining on the sidewalk immediately adjacent to the diner; and

WHEREAS, the three or four tables and chairs there located would allow the required sidewalk clearance from the tables to such elements as a tree pit and a street light pole; and

WHEREAS, the outdoor dining would be movable, not permanent, and would be available during the operating hours of the Johnson Diner, from 9am to 9pm; and

WHEREAS, there was no quorum at the April 16 Traffic & Transportation Committee meeting, but neither were there any objections to the application from members of the public or from the committee members present for the meeting: Sylvia Alexander, Bob Bender, and Debra Harris; and

WHEREAS, the committee members mentioned above, acting on behalf of the committee, have no objections to the Outdoor Dining Application from the Johnson Diner.

THEREFORE BE IT RESOLVED, that Bronx Community Board 8 has no objections to the Outdoor Dining Application from the Johnson Diner.

**PUBLIC SAFETY COMMITTEE
APRIL 21, 2026
RESOLUTIONS**

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider

WHEREAS, on April 21st, 2026, Estrellita Poblana Taqueria Express, located at 5975 Broadway, 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.

NEW APPLICATION AND TEMPORARY RETAIL PERMIT: Liquor, Wine, Beer & Cider

WHEREAS, on April 21st, 2026, Gaelic Athletic Association of Greater NY Inc. located at 201 West 240th Street, applied to the Public Safety Committee for a new liquor license and temporary retail permit; and

WHEREAS, the business is moving into a newly renovated facility at the same address they previously operated in; and

WHEREAS, Gaelic Athletic Association of Greater NY Inc. has been a longstanding business in the community and will not be required to sign a customary 2AM closing agreement; 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.

NEW APPLICATION AND TEMPORARY RETAIL PERMIT: Liquor, Wine, Beer & Cider

WHEREAS, on April 21st, 2026, Metate, located at 3515 Johnson Avenue, applied to the Public Safety Committee for a new liquor license and temporary retail permit; and

WHEREAS, on December 12th, 2025, Bronx Community Board 8 unanimously passed a resolution to approve Metate’s new liquor license and notified the New York State Liquor Authority; and

WHEREAS, Rodolfo Morales, owner of Metate, is seeking a temporary retail permit, which would allow his business to open and fully operate in a timelier manner; 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 – LICENSE RENEWAL

Frass Box Cannabis, LLC: 3633 Kingsbridge Ave

WHEREAS, on April 21st, 2026, Daphne Borowski, Owner of Frass Box Cannabis, LLC, located at 3633 Kingsbridge Avenue appeared before the Public Safety Committee to apply for a retail dispensary premises license renewal; 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, the Bronx Community Board 8 approves this application.

OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE

C&L Distributor LLC (Riverdale Cannabis Dispensary): 436 West 238th Street

WHEREAS, on April 21st, 2026, Rodney Crump, a representative of C&L Distributor LLC (Riverdale Cannabis Dispensary), appeared before the Public Safety Committee to apply for a Retail Dispensary Premises License at 436 West 238th Street; and

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

WHEREAS, at the time of the Public Safety Committee meeting Bronx Community Board 8 received 2 emails of opposition and 1 email of support for C&L Distributor from area residents; and

WHEREAS, approximately seven area residents attended the Public Safety Committee meeting and urged the Board to disapprove the application, while one area resident urged the Board to approve; and

WHEREAS, resident reasons for opposition included: Ongoing issues of marijuana odor on the block, diminishing quality of life; limited parking will cause customers to double-park near the business and worsen already difficult traffic conditions; business will be in close proximity to a nursery school, a family shelter, a disorderly frat house and a church that was recently raided by the Sheriff's Department resulting in cannabis related arrests and fines; and

WHEREAS, the Public Safety Committee voted to disapprove this application.

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

PARKS AND RECREATION COMMITTEE
APRIL 22, 2026
RESOLUTION IN SUPPORT OF STREET ACTIVITY PERMIT (SAPO) REQUEST FOR
JBOLC GARDEN COMMUNITY FARMERS MARKET
JUNE 20 – OCTOBER 31, 2026

WHEREAS, the James Baldwin Outdoor Learning Center presented their plan for a weekly farmers market at James Baldwin Plaza which is bordered by Goulden Avenue, Sedgwick Avenue and West Mosholu Parkway South, on Saturdays from June 20, 2026 through October 31, 2026 between the hours of 8am and 6pm including setup and breakdown time; and

WHEREAS, this farmers market has occurred at this location during the summer since August 2020 without any community complaints; and

WHEREAS, the JBOLC Farmers Market is a valuable source for the Kingsbridge Heights community of locally grown, fresh vegetables and fruit and features activities that include healthy cooking demos, story reading for children, poetry readings, and dance and music performances; and

WHEREAS, the Bronx Community Board 8 Parks and Recreation Committee supports the street activity permit for the full sidewalk closure at this location for the purposes of their farmers market.

THEREFORE BE IT RESOLVED, Bronx Community Board 8 supports the street activity permit for the full sidewalk closure at this location for the purposes of their farmers market.

PARKS AND RECREATION COMMITTEE

APRIL 22, 2026

**RESOLUTION IN SUPPORT OF STREET ACTIVITY PERMIT (SAPO) REQUEST FOR THE NEW YORK PHILHARMONIC
ON JUNE 9, 2026 ON THE EAST SIDE OF BROADWAY**

WHEREAS, the New York Philharmonic has requested to reserve on June 9, 2026 from 9:30am to 9pm the parking lane on the east side of Broadway, adjacent to Van Cortlandt Park from the Mansion Road entrance across from 6035 Broadway up to 6159 Broadway for staff parking and from Mansion Road south to the Burger King at 6008 Broadway for ADA patrons attending their concert; and

WHEREAS, Beth Hall, a representative from the New York Philharmonic attended the April 22, 2026 Parks and Recreation Committee meeting and presented the details of their request and satisfactorily answered questions; and

WHEREAS, the New York Philharmonic has previously used the approximate location for the same purpose during previous performances, including in 2025; and

WHEREAS, the New York Philharmonic security team has worked closely with the New York City 50th police precinct to secure the parking spaces and direct traffic in previous years to avoid negative impacts to the community; and

WHEREAS, the Parks and Recreation Committee of Bronx Community Board 8 recommends approval for this street activity permit.

THEREFORE BE IT RESOLVED, Bronx Community Board 8 recommends approval for this street activity permit.

LAND USE COMMITTEE

APRIL 23, 2026

RESOLUTION: LPC APPLICATION 404 WEST 246TH STREET FIELDSTON HISTORIC DISTRICT LP-2138

WHEREAS, John Powell, architect for 404 West 246th Street, presented on the LPC application to remove Flagstone sidewalk pavers in front of their property along West 246th Street and Livingston Avenue; and

WHEREAS, They will install a strong turf style grass with a deep root system so as to not disturb the root system or damage the historic trees in the area; and

WHEREAS, the current broken pavement creates a walking hazard; and

WHEREAS, Fieldston Property Owners Association (FPOA) has written a letter in approval of this project; and

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

THEREFORE BE IT RESOLVED, for the reasons set forth above, Bronx Community Board 8 APPROVES this application.

LAND USE COMMITTEE

APRIL 23, 2026

RESOLUTION: LPC APPLICATION 311 WEST 245TH STREET FIELDSTON HISTORIC DISTRICT

WHEREAS, Ben Jackson, owner of 311 West 245th Street, presented on his LPC application for clad window replacement; and

WHEREAS, 11 vinyl front and side windows will be replaced with aluminum clad windows and more closely match to the original design; and

WHEREAS, NY State Historic Preservation Office (NYSHPO) has written a letter in support; and

WHEREAS, Fieldston Property Owners Association (FPOA) has written a letter in approval of this project; and

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

THEREFORE BE IT RESOLVED, for the reasons set forth above, Bronx Community Board 8 APPROVES this application.

LAND USE COMMITTEE

MAY 4, 2026

RESOLUTION: ROSE FIELD RESURFACING - SNAD NON-ULURP

Re: Rose Field Resurfacing - SNAD Non-ULURP

Riverdale Country School Rose Field Resurfacing Application, DCP No. 2024X0436-Zoning Authorization on a Special Natural Area District (SNAD) 105-421, 105-422 to facilitate replacement of an existing natural turf to a synthetic turf for Field Hockey. The project is being sought by the private Applicant Riverdale Country School at 5250 Fieldston Road in Fieldston, CD 8, The Bronx.

WHEREAS, the representatives for Riverdale Country School, Lawyer Jim Power (Law firm HSFK), Christopher Tomlin (Project Manager) and Ron Matten (Director of Facilities) presented on the project to resurface the grass field with a new synthetic turf field along with turf anchoring, below grade drainage system, fencing, scoreboard and a water fountain; and

WHEREAS, applicant confirmed site contains no trees, shrubs or rock outcroppings and is less than 10% slope; and

WHEREAS, there are 285 trees of 3" caliper or more and an Arborist identified one unhealthy tree that needs to be removed and replaced elsewhere within project area; and

WHEREAS, construction will occur during summer months when school is not in session; and

WHEREAS, applicant informed all neighbors surrounding the site within 200 feet of the property; and

WHEREAS, no opposition was indicated either from the board members or from the community; and

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

THEREFORE BE IT RESOLVED, for the reasons set forth above, Bronx Community Board 8 APPROVES this application.
