

Bronx Community Board 8
Minutes of the Full Board Meeting
February 11, 2025, 7PM
IN-Tech Academy – Cafeteria
2975 Tibbett Ave, Bronx, NY 10463

Meeting Recording

Committee Members Present (31 present for quorum)

Sylvia Alexander, Debby Allen, Constance Barnes-Watson, Bob Bender, Kelli Buford, Joy Campbell Priveterre, Sebastian Chittilappilly, Lee Chong, Dr. Wayne DeBeatham, Yngrid DeLeon, Margaret Della, Steven Froot, David Gellman, Mary Ellen Gibbs, Dr. Julia Gomez, Edward Green, Rhashida Hilliard, Barbara Kail, Josh Land, Oscar Martinez, Angel Ortega, Julie Reyes, Daniel Rowen, Georgia Santiago, Ramdat Singh, Jessica Sosa, Laura Spalter, Jyll D. Townes, Kevin Wade, Karen Walker, Martin Wolpoff

Committee Members Absent (11)

Carol Blake, Johanna Edmondson, Nicholas Fazio, Emily Hausman, Rabbi Bob Kaplan, Charles Moerdler, Omar Murray, Adiana Rivera, Caesar Tobar Acosta, Debra Travis, Sergio Villaverde

Staff

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

Guests

NYC Council Member (CM) Eric Dinowitz; NYC Council Member (CM) Rafael Salamanca, Jr., Representatives from NYPD 50th Precinct – Captain Ryan Pierce, NYC Mayor Eric Adams - Alina Dowe, Bronx Borough President (BP) Vanessa L. Gibson – Alexis Ruiz, Bronx District Attorney (DA) Darcel Clark – Marilex Santana Tavarez, NYS Senator Robert Jackson – Dario Quinsac, NYS Assembly Member (AM) Jeffrey Dinowitz – Nayise Gonzalez, NYC Council Member (CM) Eric Dinowitz – Stephenie Rodriguez, and NYC Council Member (CM) Pierina Ana Sanchez – Paola Olivo; Public Gallery Session Speakers – Deborah Dolan and Deirdre Burke

Chairperson J. Reyes convened the Full Board meeting at 7:03 pm.

Public Gallery Session

Deborah Dolan – Urge the Board to Support Priscilla’s Law (NYC Council Int 0606-2024)

Deirdre Burke – Urge the Board to Support Priscilla’s Law (NYC Council Int 0606-2024)

Report from the Mayor’s Office

The Mayor unveiled "Race for Space," a comprehensive strategy to revitalize and reimagine office space across the five boroughs and double down on a commitment to bringing New York City's economy back by creating thousands of new jobs for working-class New Yorkers.

Tax season is here. The Mayor’s Office provides free tax prep services. If you earned \$93,000 or less in 2024, file for free with an IRS-certified VITA/TCE volunteer preparer at <https://www.nyc.gov/site/dca/consumers/file-your-taxes.page>.

The trail on 601-609 Kappock Street is not DOT property and it is not City-owned property. The Mayor’s Office will schedule a meeting between the building management and the Board soon to discuss what the next steps could be.

Thank you to the Public Safety Committee for submitting a resolution in support of Priscilla’s Law (NYC Council Int 0606-2024).

If you have any questions or concerns, reach out to Alina Dowe at the Mayor’s Office at adowe@cityhall.nyc.gov.

Report from the Bronx Borough President’s Office

No report.

Report from the NYPD 50th Precinct

Year-to-date, down by 30% in crime. 16% decrease in crime for the 28 day-period. 50% reduction in robberies, 30% reduction in grand larcenies and 6% reduction in grand larceny autos (GLAs). GLAs, tire and rim thefts have been one of the major issues that the community has been experiencing, and those are down pretty significantly this year. Burglaries have increased – 11 vs. 5. No hate crimes for the year. No shootings this year.

NYC Council Member’s (CM) Report

NYC Council Member (CM) Pierina Ana Sanchez’s Office:

The office is located at 2065 Morris Avenue, Bronx, New York 10453 and the phone number is 347-590-2874. Services provided include immigration assistance, housing assistance, etc. The office was helping the victims of the fire from 3030 Heath Ave.

NYC Council Member (CM) Carmen De La Rosa:

No report.

NYC Council Member (CM) Rafael Salamanca, Jr.:

Kudos to how effective Bronx Community Board 8 is. Local Law 97 (LL97) is a New York City law that limits greenhouse gas emissions from large buildings. Because there is a lot of questions and concerns on what this law actually does, the office is partnering with Con Edison and the New York State Energy Research and Development Authority (NYSERDA) to host a Zoom call on February 18 at 5:30 pm to give the community an opportunity to address what this law is actually going to do for you.

There is a yellow box on the crosswalks, and you press the button and it makes noise. This is called an "Accessible Pedestrian Signal" (APS), designed to alert visually impaired people when it's safe to cross the street by providing an audible cue when the walk signal is activated; pressing the button initiates the sound signal. CM Salamanca, Jr. drafted and passed this law for the City so that an Accessible Pedestrian Signal (APS) is installed at every crosswalk that has a traffic light. Bronx Community Board 8 is an area where it is not in compliance.

CM Salamanca, Jr. is also the Chair of the NYC Council Land Use Committee. The Board voted against the *City of Yes for Housing Opportunity*. This plan allows for areas to do their fair share in building housing in the City. There are concerns in low density areas where they are going to take the block and build bigger. But there are restrictions within that. The *City of Yes for Housing Opportunity* does not take away the power from a Council Member when it comes to negotiating when there is a new development being proposed in the area. The Land Use Division in the NYC Council is accessible and CM Salamanca, Jr. will speak with CM Dinowitz and CM Sanchez to see if there is interest to hold an info session with the Land Use Division regarding the *City of Yes for Housing Opportunity*.

CM Salamanca, Jr. will look into the eight private homes in Van Cortlandt Village that are being converted internally into multiple use dwellings.

Elected Officials Report

Bronx District Attorney (DA) Darcel Clark's Office:

No report.

NYC Public Advocate Jumanne Williams' Office:

No report.

NYC Comptroller Brad Lander's Office:

No report.

NYS Senator Robert Jackson's Office:

We are in budget season and the Senator is in Albany. Hoping that the state will have a budget passed in March. Housing is a major issue in the district, as well as the environment, education, services for the aging (Medicaid is an important topic). The Senator is part of the Health Committee in the State Senate.

NYS Assembly Member (AM) Jeffrey Dinowitz's Office:

Always feel free to email, call or stop by the office for any assistance. Free notary services are available at the office.

Roll Call

S. Alexander, L. Chong, B. Kail, G. Santiago and M. Wolpoff were approved for ADA excusals. M. Della announced the roll call. A quorum being present, the meeting was called to order.

Approval of Board Meeting Minutes of January 14, 2025

In Favor: (30) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The Board Meeting Minutes of January 14, 2025 were APPROVED UNANIMOUSLY.

Discussion of Executive Committee Meeting Minutes of January 8, 2025

None.

Treasurer's Report & Resolutions

The total budget is \$276,915 and it is broken down by Personal Services (PS) and Other than Personal Services (OTPS). The total OTPS budget is \$25,483 and there is \$13,225 left in the OTPS budget. A breakdown of the various object codes in the OTPS budget was announced. No budget modifications this month. \$0 in requested funds and \$0 in encumbered funds. \$2,065 remains in the Rent and Energy Detail.

Chairperson's Report & Resolutions

Due to the current issues concerning the rights of migrants in our community, the Community Board is working to put a community forum to give information to the community on what their rights are. Thank you to Board Member B. Bender for taking the lead on this important issue. On short notice, we invited elected officials to discuss the migrants' rights. Thank you to those in attendance including Council Member Dinowitz, and representatives from the offices of Council Member Sanchez, Public Advocate Williams, Senator Rivera and Assembly Member Alvarez. We will be meeting with Council Member De La Rosa later this week. We are looking to hold the community forum right before the next Board meeting.

Discretionary budget is ongoing and we will continue to submit requests. If anyone has any items that we could possibly include, please let us know.

Our intern Jaylyn Adorno finished last week. Thanks to past Board Member and current Hunter College Professor Jillian Baez, we now have another intern for two months, Deonte Dewar. Welcome, Deonte!

The Ad-Hoc Committee composed of Board Members J. Townes and K. Walker that will explore committee memberships and structures will attend the Law, Rules & Ethics Committee to present their findings and then present at the Executive Committee.

When we discuss the Community Board 8 Awards and voting on what the procedures are, Board Members should have a clear vision that these awards are coming from the Board. Make sure the awards have a purpose and criteria. We have time to put it together but put some thought into it when having discussions.

In 2027 and 2028, many of the Board Members will be term limited. Ask the newer Board Members to get more involved and really think about what committees you may want to chair in the future. Elections are coming up in May and ask the current chairpersons of the committees to start mentoring Board Members.

After serving 17 years on the Board, one of our most committed Board Members has resigned. Serving as the Chairperson of the Law, Rules & Ethics Committee for 2 years, the Parks & Recreation Committee Chairperson for 2 years, the Vice Chairperson of the Board for 3 years, and then as the Chairperson of the Board for 3 years, as well as the Housing Committee Chairperson for a year afterwards, thank you Rosemary Ginty for all the work and commitment she has given to the Board and community. She shared her vast knowledge with all and will truly be missed.

NYC Council Member (CM) Eric Dinowitz's Report

Thank you to former Board Member Rosemary Ginty for her work and years of service in the Community Board. Because of Rosemary, and people like Rosemary, CM Dinowitz voted against the *City of Yes for Housing Opportunity*.

Passed a couple of bills in the NYC Council:

- Legislation to require the 311 system to provide customer satisfaction surveys after a case is closed. In these surveys, you will be able to provide both qualitative and quantitative information, and if necessary, reopen your case. This data will be published monthly, providing much-needed transparency on the responsiveness of our city agencies and equipping the NYC Council with more tools to hold our city agencies accountable when they fail to address safety and quality-of-life needs effectively.
- A resolution to recognize January 27, 2025, as the 80th anniversary of the liberation from Auschwitz-Birkenau. This resolution also establishes January 27 of every year as Auschwitz Remembrance Day in New York City.

CM Dinowitz will host an informative session on February 13 at 6:00 p.m. to 7:30 p.m. on Local Law 97 (LL97) requirements and best practices through presentations from NYC Accelerator, Con Edison, and NYSERDA.

Participated in the annual HOPE Count (Homeless Outreach Population Estimate), a citywide initiative to survey and support our unsheltered neighbors. Thank you Board Member D. Gellman for joining us.

Meeting with community leaders, including religious leaders, canvassing businesses to put up informational flyers, planning informational webinars, and handing cards and pamphlets directly to those who may be impacted by the new immigrant policies.

District Manager's (DM) Report

FY2026 Community District Needs Statement has officially been released and sent the agency responses. It has been posted on our homepage and emailed to all of Board Members. Hard copies have been made for the Committee Chairs.

Held the District Service Cabinet (DSC) meeting on February 4th. The next DSC meeting is on March 4th.

Met with the MTA on February 10th on accessibility projects for their 5 year 25-29 capital plan. The West 242nd station is currently underway and will be completed in 2026. Advocated for the Marble Hill West 225th station to be part of the next group of stations that get handicap accessible upgrades (Three stops in between, NYCHA, commercial corridor, near the metro North Station)

It was Jaylyn's (intern) official last day on January 31, 2025. Hoping to continue with her but thank her for her hard work, dedication to finishing the projects and overall pleasant demeanor. She was a welcome addition to our office and helped do many projects to assist the office in our organization and outreach.

It is Black History Month and want to wish a Happy Lunar New Year to those that celebrate. Our office will be closed for President's Day on Monday, February 17th.

Lastly, need to express that our Chairs be sure to give us their agendas, minutes and resolutions within 10 days of your meeting.

If you still do not have a Vice Chair for your committee, please assign one.

Committee Reports & Resolutions

a) Budget – Held the public hearing today on the city agency responses to the fiscal year (FY) 2026 budget requests. There were no negative comments on the agency responses to the Board. Now with FY 2027 (in that cycle now), the committees have done a good job by adding the FY 2027 capital and expense budget priorities on their agendas for January and February. Full discussion on them in February, prioritizing them in March, and turning them in by April 20.

b) Economic Development – Held a meeting last Tuesday, February 6th. Sending out the press release for the Betty Campbell Adams Most Valuable Merchant Award on February 15th. The nomination period will be from February 15th to March 15th. Merchants can self-

nominate. The next meeting will be held at one of the local businesses (to be determined) in the District.

c) Education, Libraries & Cultural Affairs – Contacted the principals of the local schools in our District regarding the FY27 budget items. The response has been much better than in past years. Encouraged that they are letting us know what the needs of their schools are. The next meeting will be on February 25th.

d) Environment & Sanitation – The last meeting was on January 15th and the NYC Department of Sanitation (DSNY) did not attend. Hoping they attend the next meeting on February 19th to talk about snow removal in the district.

e) Health, Hospitals & Social Services – No report.

f) Housing – A meeting was held on January 27th where the NYC Department of Buildings (DOB) spoke about the parapet and FISP laws and ways they service the buildings in the district. The next meeting will be on February 24th where NYC Accelerator will discuss Local Law 97 (LL97).

g) Land Use – M. Wolpoff presented the below resolution:

**LAND USE COMMITTEE
RESOLUTION**

Re: 5445 Palisade Avenue-SNAD Non-ULURP 2025X0153

A SNAD 105-421 Authorization to facilitate a 60 sq. ft. enlargement at the west side of the first floor of the house, including kitchen, patio, and porch extension with a new 4ft pool is being sought by private applicant, Khanna Schultz Architecture and Design at 5445 Palisade Avenue in North Riverdale, Community District 08, Bronx, NY.

WHEREAS, the representative for 5445 Palisade Avenue, Architect Robert Schulz, presented the project on a modification within an existing single family home R1-1/NA2 Zone to construct a 60 square foot addition to west side of first floor of house to provide an expanded kitchen, an expanded open porch on grade on the west side of house , new patio areas on grade, an expanded cellar light well and a small new swimming pool set within an existing paved sunken patio area, and

WHEREAS, the Architect confirmed no existing trees or topography will be removed or affected by the project and Ken Almstead, a certified Arborist, submitted a letter as requested by the committee confirming there will be no impact on the existing trees, and

WHEREAS, the project is guided by principals of conservation and ecological enhancement, and

WHEREAS, no construction will occur on the steep downslope area that comprises 60% of the property and no intrusion onto the Metro North Station area, and

WHEREAS, the building constitutes a total of 19 % of the lot area, and natural developed area is 81% of the property, and

WHEREAS, the applicant, Ainsley Perrien, informed all neighbors within 200 feet of the property, and,

WHEREAS, no opposition was indicated either from the board or from the community.

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

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

In Favor: (31) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The resolution to APPROVE the 5445 Palisade Avenue-SNAD Non-ULURP 2025X0153 application PASSED UNANIMOUSLY.

There are eight private homes in Van Cortlandt Village that are being converted internally into multiple use dwellings, as much as 10 apartments in one house. Asked the NYC Department of Buildings (DOB) what the intention was for these buildings and gotten no response. Will send CM Salamanca, Jr. the list of the addresses of these homes to further look into it.

Rumors have been going around regarding who will be moving into the development being built at 160 Van Cortlandt Park South. At various Land Use Committee meetings, Tishman Speyer, the developer, stated the units will be for affordable housing. We have an impression it will be affordable housing and not transitional housing. In an effort not to spread any further rumors, Tishman Speyer and HPD representatives will attend the next Land Use Committee meeting for review and follow-up questions on the affordable housing development at 160 Van Cortlandt Park South.

h) Law, Rules & Ethics – The committee looked over the meeting minutes of the various committees offering awards and felt that the committees have done excellent jobs in trying to define what these awards are. Still have some suggestions which have been relayed to the various Chairs for them to consider. Looked at a number of items before the state legislature that concern the Open Meetings Law. There is proposed legislation for quorum to be a one plus a quarter of the membership (compared to now which is one plus half of the membership). There is also a move that the whole concept of Zoom meetings made

sense and people shouldn't necessarily be at meetings in-person, only the Chair or the presiding officer needs to be present in-person. There are competing resolutions that the Community Board Members ought to be required to take hours of trainings on the Open Meetings Law / Freed of Information Law (FOIL). The committee did not take any position on these. Please read the committee's minutes and if you have any opinions on these matters, the committee would love to hear from you.

i) Parks & Recreation – NYC Department of Environmental Protection (DEP) presented on the final plan of the Tibbetts Greenway. The NYC Department of Parks and Recreation (DPR) and NYC Department of Transportation (DOT) were also in attendance to answer any questions as they came up. Tibbetts Brook will be daylighted below the Van Cortlandt Park and will go down to somewhere just short of 230th Street which will go down to a pipe to be released into the Harlem River. The next meeting will be held on February 26th and the major item that will be discussed is the Van Cortlandt Park Master Plan.

j) Public Safety – Thank you to Rosemary Ginty for her tireless work in the community.

E. Green presented the below resolutions:

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

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

WHEREAS On January 21st, 2025, An Beal Bocht located at 445 West 238th Street, submitted an application to the Public Safety Committee to renew their liquor license.

WHEREAS, Representatives of NYPDs 50th Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment.

WHEREAS the Public Safety Committee unanimously approved this application.

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

In Favor: (31) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

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

WHEREAS On January 21st, 2025, Sean Berry, a Representative of The Punch Bowl, located at 5820 Broadway, appeared before the Public Safety Committee to renew the establishment's liquor license.

WHEREAS, Representatives of NYPD's 50th Precinct stated they were unaware of any prior notable disturbances or complaints at the location of this establishment.

WHEREAS the Public Safety Committee unanimously approved this application.

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

In Favor: (31) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

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

WHEREAS On January 21st, 2025, Jakes Steakhouse, located at 6031 Broadway, submitted an application to the Public Safety Committee to renew their liquor license.

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

WHEREAS the Public Safety Committee unanimously approved this application.

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

In Favor: (31) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

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

WHEREAS On January 21st, 2025, Flame, located at 65740 Broadway – Unit D, submitted an application to the Public Safety Committee to renew their liquor license.

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

WHEREAS the Public Safety Committee unanimously approved this application.

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

In Favor: (31) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

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

WHEREAS On January 21st, 2025, Eddie Vega, a Representative of TCR Tennis Club of Riverdale, located at 2600 Netherland Avenue, appeared before the Public Safety Committee to renew the establishment's liquor license.

WHEREAS, Representatives of NYPD's 50th Precinct stated they were unaware of any prior notable disturbances or complaints at the location of this establishment.

WHEREAS the Public Safety Committee unanimously approved this application.

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

In Favor: (31) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

A MOTION was made by M. Gibbs and SECONDED by B. Bender to submit a resolution from the floor and add it to the agenda for the Renewal Application for Fenwick's located at 432 West 238th Street.

In Favor: (31) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The MOTION PASSED UNANIMOUSLY.

Discussion was held on the license expired two months ago and the noise complaints.

E. Green presented the below resolution:

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

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

WHEREAS on December 31st, 2024, the liquor license of Fenwick's, located at 432 West 238th Street, expired.

WHEREAS, Fenwick's initial 30-day notice was sent to the wrong address, causing a delay in the renewal process.

WHEREAS, representatives of NYPD 50th Precinct stated there was 1 fight and 36 noise complaints attributed to this location in the last 12 months, but stated that is not an extraordinary amount of noise complaints for an area bar and the Precinct would not recommend the Board deny this renewal application based on these statistics.

WHEREAS, to expedite the processing of this SLA renewal application in the timeliest manner, Bronx Community Board 8 will vote on this application without an approved Public Safety Committee resolution.

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

In Favor: (25) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, M. Gibbs, E. Green,

R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, M. Wolpoff

Opposed: (5) S. Froot, D. Gellman, J. Gomez, J. Townes, K. Wade

Abstentions: (1) K. Walker

A MOTION was made by M. Gibbs and SECONDED by R. Singh to submit a resolution from the floor and add it to the agenda regarding the Support for Priscilla’s Law (NYC Council Intro Bill 606).

In Favor: (31) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The MOTION PASSED UNANIMOUSLY.

Discussion was held on the Priscilla’s Law resolution including the arguments of public safety, and pedal assist bikes vs. throttle bikes. B. Bender proposed a friendly amendment for the resolution to remove of one of the *Whereas* clauses, “WHEREAS, the United States Consumer Product Safety Commission reports there were 104 fatalities and 53,200 emergency room visits associated with e-bikes and 111 fatalities and 169,300 emergency room visits associated with e-scooters from 2017-2022.” Friendly amendment to remove this *Whereas* clause accepted by E. Green.

E. Green presented the below resolution, as amended:

**PUBLIC SAFETY COMMITTEE
RESOLUTION
SUPPORT FOR PRISCILLA’S LAW (NYC COUNCIL INTRO BILL 606)**

WHEREAS, there has been a massive increase in e-bike ridership since their legalization in 2020, NYC Councilmember Robert Holden has introduced Priscilla’s Law (Intro Bill 606) sponsored by 29 Councilmembers, including Councilman Eric Dinowitz, and is supported by NYC Mayor Eric Adams and the NYC E-Vehicle Safety Alliance.

WHEREAS, Priscilla’s Law (Intro Bill 606) is “*a Local Law to amend the administrative code of the city of New York, in relation to requiring that every bicycle with electric assist, electric scooter and other motorized vehicle be licensed and registered by DOT and receive an identifying number which would be displayed on a visible plate affixed to the vehicle.*” (Medical mobility scooters are exempt).

WHEREAS, the law is named after Priscilla Loke, a beloved 68-year-old HeadStart Teacher, who was run down and killed by an e-biker as she walked to work in Chinatown in September of 2023.

WHEREAS, Bronx Community Board 8 Public Safety Committee has received persistent resident complaints about speeding e-bikes and scooters operating recklessly on sidewalks, running red lights, ignoring crosswalks, and going the wrong way down one-way streets, creating dangerous conditions for motorists, cyclists and pedestrians.

WHEREAS, the 50th Precinct has reported that e-bikes have been used in Van Cortlandt Park and elsewhere to facilitate robberies and other criminal activity, and registration can assist Park PEP Officers to identify law-breakers.

WHEREAS, since the City Council legalized e-bikes and scooters in 2020, 10 pedestrians, 33 cyclists and 3 motorists have been killed (46 total) and 979 pedestrians, 2,573 cyclists and 500 motorists have been injured (4,052 total) in crashes involving e-bikes and scooters (as per city data: NYC Crash Mapper - 2/10/25)

WHEREAS, unlike e-bike identification stickers required by businesses, surveillance cameras can record images of e-bike license plates, making often dangerous police chases unnecessary, and traffic violations easier to enforce.

WHEREAS, data from other countries and cities indicate that when motorized transportation devices are registered, licensed and insured - fatalities and injuries decrease dramatically (ex. 29% fewer deaths, 64% fewer crashes in Denmark).

WHEREAS, sponsors of the bill state that e-bike batteries have been responsible for over 735 battery fires resulting in 500 injuries and 30 deaths since 2019, and mandatory licensing and registration would help identify owners of e-bikes involved in fires.

WHEREAS, the IDNYC Program issues ID to all New Yorkers for health benefits, housing, employment, etc., regardless of immigration status, thus enabling undocumented immigrants to obtain proper identification for registration.

WHEREAS, sponsors of the bill advocate for free registration or minimal cost in order to reduce financial burdens.

WHEREAS, the Bronx Community Board 8 Public Safety Committee believes Priscilla's Law (Intro Bill 606) will improve public safety by providing accountability, serve as a deterrent to reckless traffic violators, and prevent numerous injuries and fatalities.

THEREFORE, BE IT RESOLVED, Bronx Community Board 8 supports Priscilla's Law and urges the New York City Council to pass Intro Bill 606 into law.

BE IT FURTHER RESOLVED, Bronx Community Board 8 requests funds be allocated in the city budget to provide resources for its implementation while addressing concerns of the migrant and business communities.

In Favor: (24) S. Alexander, D. Allen, B. Bender, K. Buford, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, S. Froot, M. Gibbs, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, L. Spalter, K. Wade, K. Walker, M. Wolpoff

Opposed: (3) C. Barnes-Watson, D. Gellman, J. Sosa

Abstentions: (4) J. Campbell Priveterre, M. Della, J. Gomez, J. Townes

The resolution in support of Priscilla's Law (NYC Council Intro Bill 606) PASSED.

k) Traffic & Transportation – Spoke about step streets and the FY27 budget requests at the last meeting. The next meeting will be on February 20 where the Bronx District Attorney's office will speak about Priscilla's Law.

l) Youth – The Comeback Kid Achievement Award will be sent out this week. Please promote it and get the youth to apply. Thank you to M. Wolpoff, J. Reyes, F. Kule Rubin, A. Malziu and the committee for their support on the award. Summer Youth Employment Program (SYEP) applications are open and due on February 28. The next meeting will be on March 17.

m) Special Committee on Hudson River Greenway – The committee will be meeting on February 27.

n) Special Committee on Racial Equity (SCRE) – The committee will be meeting on March 6. Thank you to B. Bender for inviting the NYC Commission on Human Rights to attend and speak. Please look out for the Combating Hate flyers that will be posted in the community.

o) Special Committee on Veterans' Services (SCVS) – No report.

p) Irving Ladimer Community Service Award Committee – The press release went out for the award. So far, one nominee has been submitted for the award.

q) Ageing – The next meeting will be on February 13 where the NYC Department of Finance (DOF) will speak about the Senior Citizen Rent Increase Exemption (SCRIE) and the Disability Rent Increase Exemption (DRIE).

Old and New Business

A. Dowe from the Mayor's Office stated that the contact listed for the Mayor's Community Affairs Unit on the City Agency responses for the FY26 budget requests is incorrect. The NYC Office of Management and Budget needs to correct this.

A MOTION was made by M. Gibbs and SECONDED by R. Singh to enter Executive Session based on Open Meetings Law 105.F: Personnel Matters.

In Favor: (31) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The MOTION PASSED UNANIMOUSLY.

A MOTION was made by Chairperson J. Reyes and SECONDED by M. Gibbs exit Executive Session.

In Favor: (31) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The MOTION PASSED UNANIMOUSLY.

A MOTION was made by Chairperson J. Reyes and SECONDED by R. Singh to submit a resolution from the floor on the merit increase/salary raise for District Manager Farrah Kule Rubin.

In Favor: (31) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The MOTION PASSED UNANIMOUSLY.

Chairperson J. Reyes presented the below resolution:

**BRONX COMMUNITY BOARD 8
RESOLUTION
MERIT INCREASE/SALARY RAISE: DISTRICT MANAGER FARRAH KULE RUBIN**

Whereas, on January 14, 2025, Community Board 8 approved a 10% salary increase for District Manager Farrah Kule Rubin on a \$95,000 salary; and

Whereas, there was an error in the Community Board 8 Resolution stating the salary as \$95,000; and

Whereas, the Borough President's Office advised after January 14, 2025, that the District Manager's current salary is \$99,250; and

Whereas, the below is now submitted in place of the January 14, 2025 Resolution:

Whereas, Bronx Community Board 8 (CB8) voted unanimously on May 9, 2023, to approve the hiring of Farrah Kule Rubin as the District Manager; and

Whereas, Ms. Rubin's start date was June 5, 2023; and

Whereas, the annual salary for the newly hired District Manager was set at \$95,000 per year; and

Whereas, The Mayor's Office granted a 1.43% Mayor's Recruitment, Retention & Merit increase to Ms. Rubin February 2024; and

Whereas, On January 14, 2025 the Community Board voted unanimously for a 10% salary increase for Ms. Rubin bringing the annual salary to \$104, 500; and

Whereas, the Borough President's Office advised after January 14, 2025 that the District Manager current salary is \$99,250; and

Whereas, the Bronx Borough President's office has been advised of the discrepancy in salary and will advise OMB and the Board office of findings; and

Whereas, the New York City Mayor's Office of Management & Budget (OMB) has reviewed CB8's budget on more than one occasion, as recently as February 3, 2025, and advises the requested salary increase is within the Board's budget at the announced current salary of \$99,250; and

Whereas, Ms. Rubin was hired at a time with limited personnel to train her and she was immediately inundated with an unexpected heavy workload at the start; and

Whereas, Ms. Rubin quickly adapted and became extremely familiar with Community Board operations and the New York City Charter; and

Whereas, Ms. Rubin has satisfactorily completed over 18 months' employment; and

Whereas, throughout her employment Farrah Kule Rubin has satisfactorily performed her assigned duties and exceeded expectations on many occasions; and

Whereas, Ms. Rubin makes herself available beyond working hours if needed; and

Whereas, Ms. Rubin’s assigned, new, and self-expanded duties include, but are not be limited to, managing day-to-day operations, host monthly District Service Cabinet (DSC) meetings, producing quarterly newsletters, increasing Community Board presence by attending community events, monitoring CB8 social media sites, takes initiative to start and attend new events within the CB8 district, keeps abreast of the various agency protocols and policies, provide input of Budget priorities and Statement of Needs for CB8, interacts with elected officials and the public, administrative duties on the computer, attends and tables street fair events, keeps the community and Board members informed; and

Whereas, 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 Board officers and brought to the Community Board for “ratification, amendment or rejection,”; and

Whereas, the Community Board Chairperson and the Treasurer recommend that the salary increase be set at 10%; and

Whereas, this decision is concurred by the Vice Chairperson and the Secretary; and,

Whereas, this decision was brought before the Executive Board on January 8, 2025, and consensus was agreeable to the salary increase amount; and

Whereas, the New York City Mayor’s Office of Management & Budget (OMB) has reviewed CB8’s budget on February 3, 2025, and advises the requested salary increase is within the Board’s budget at the announced current salary of \$99,250; and

Therefore, Be it Resolved, that the January 14, 2025, Resolution be amended to note that the 10% salary increase will be on an annual salary of \$99,250; and

Therefore, Be it Further Resolved, Bronx Community Board 8 approves the 10% salary increase for District Manager Farrah Kule Rubin effective retroactive to January 14, 2025, adjusting the annual salary of \$99,250 per year to \$109,175.

In Favor: (26) D. Allen, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, K. Wade, M. Wolpoff

Abstentions: (5) S. Alexander, C. Barnes-Watson, D. Gellman, J. Townes, K. Walker

Opposed: (0)

The resolution for the merit increase/salary raise for District Manager Farrah Kule Rubin PASSED.

Next Monthly Board Meeting: March 11, 2025

Adjournment

A MOTION was made by R. Singh and SECONDED by M. Gibbs to adjourn.

In Favor: (31) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, Y. DeLeon, M. Della, S. Froot, D. Gellman, M. Gibbs, J. Gomez, E. Green, R. Hilliard, B. Kail, J. Land, O. Martinez, A. Ortega, J. Reyes, D. Rowen, G. Santiago, R. Singh, J. Sosa, L. Spalter, J. Townes, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The Chairperson adjourned the meeting at approximately 9:28 pm.

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

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