

Bronx Community Board 8
Minutes of the Regular Board Meeting
March 10, 2026, 7:00 PM
IN-Tech Academy, M.S./H.S. 368 – Library
2975 Tibbett Avenue, Bronx, NY 10463

Meeting Recording

Committee Members Present (34 present for quorum)

Sylvia Alexander (Z), Debby Allen, Constance Barnes-Watson, Bob Bender, Carol Blake, Sebastian Chittilappilly, Lee Chong (Z), Dr. Wayne DeBeatham, Margaret Della, Althea Eboh, Nicholas Fazio, Miriam Filer, Steven Froot, Dr. Julia Gomez, Edward Green, Emily Hausman, Debra Harris, Rhashida Hilliard, Barbara Kail, Micoe Lewis, Steve Matthews, Charles Moerdler, Daniel Nunez, Angel Ortega, Richard Perez, Julie Reyes, Daniel Rowen, Jessica Sosa, Laura Spalter, Jyll D. Townes (Z), Debra Travis, Sergio Villaverde, Karen Walker, Martin Wolpoff (Z)

* (Z) – Zoom

Committee Members Absent (7)

Joy Campbell Priveterre, Yngrid DeLeon, Rabbi Bob Kaplan, Laura Levine-Pinedo, Brittany Reynoso, Georgia Santiago, Caesar Tobar Acosta

Staff

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

Guests

NYC Council Member (CM) Pierina Ana Sanchez, Representatives from: NYPD 50th Precinct – Commanding Officer Captain Amadeo Oktrova & Detective Rasha Jamsheer, Bronx District Attorney (DA) Darcel Clark – Jeffrey Peña, NYS Senator Gustavo Rivera – Flavia Salazar, NYS Senator Robert Jackson – Dario Quinsac, NYS Assembly Member (AM) Jeffrey Dinowitz – Randi Martos & Nayise Gonzalez, NYC Council Member (CM) Pierina Ana Sanchez – Maria Jose Mares, NYC Council Member (CM) Eric Dinowitz – Caleb Auebach; Public Attendees – M. Gilhooley, C. Tepelus, K. Argenti, O. Young, M. Mullen, D. Komar

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

Introduction of board officers and staff.

Extended thanks to IN-Tech Academy for hosting the meeting.

Board members approved for Americans with Disabilities Act (ADA) excusal for the meeting are S. Alexander, L. Chong, B. Kail, G. Santiago, J. Townes, K. Walker and M. Wolpoff. Members must show their faces 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.

Report from the NYPD 50th Precinct

Commanding Officer Captain Amadeo Oktrova gave the police report. For the year we are even in crime with 212 vs. 213 compared to last year during the same period. For the month of February, the increase in crime was 91 vs. 77, compared to last year during the same period, mostly due to Grand Larcenies from automobiles. Grand Larcenies to elderly in the form of scam calls and the public is urged to spread the word about scam calls to make elders aware. There was a triple shooting on 238th and Broadway and two out of the three have been apprehended. In January there was also a shooting on 242nd and Broadway and they have apprehended all involved in that case. There was also a stabbing at the Marie Curie High School, the stabber was apprehended and the case was closed. He was happy to report that there was no hate crimes committed during this period.

Public Gallery Session

Chairperson afforded the public opportunity to speak since there were no scheduled speakers.

Chairperson J. Reyes reported that members of the public that sign up are allowed to speak on issues regarding general interest and are allotted 3 minutes to speak. If you wish to sign up to speak, call 718-884-3959 or email bx08@cb.nyc.gov.

Report from Bronx Borough President's (BP) Office

None.

Roll Call

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

Approval of Board Meeting Minutes of February 10, 2026

In Favor: (32) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, M. Filer, S. Froot, E. Green, E. Hausman, D. Harris, R. Hilliard, B. Kail, M. Lewis, S. Matthews, C. Moerdler, A. Ortega, R. Perez, J. Reyes, D. Rowen, J. Sosa, L. Spalter, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The Board Meeting Minutes of February 10, 2026, were APPROVED UNANIMOUSLY.

Discussion of Executive Committee Meeting Minutes of March 4, 2026

Chairperson J. Reyes stated that the board will be conservative holding about 5% back of the Board's Budget due to the city's fiscal situation.

Chairperson's Report & Resolutions

Please look at minutes from Executive meeting minutes.

The Board will be sending out a letter of support for Van Cortlandt Park Alliance for their Annual Springtime Shindig on May 17, 2026, from 6:00 PM to 9:00 PM.

A Board social media working group has been put together that will research the best social media platform for the board to use to increase the Board's presence and information distributed throughout the district. Two Members in this group will be D. Nunez and E. Green. If any other board members have experience or interest in marketing or social media, they are urged to reach out if interested.

Reminder that committee chairs are authorized by the board chairperson to speak to the press about any inquiries related to their committee. Exceptions may be made but all press requests must go through the board office.

Bronx Community Board 8 represents zip codes 10463, 10471, and part of 10468 and is represented by three council members CM De La Rosa, CM Sanchez, CM Dinowitz, two senators, Jackson and Rivera, three Assemblymembers Alvarez, De Los Santos, Dinowitz, and two congressmembers Espaillat & Torres

Reports of ICE officers around JFK Campus to 231st train station and there are volunteer adults supporting students in their commute. Elected officials have been alerted to this issue but have not yet been able to confirm these reports.

Thanked Vice Chair S. Villaverde for attending the Vigil for JFK Students and the Board expresses their condolences to the family.

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 \$39,590 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. \$3,454 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.

District Manager's (DM) Report

Thanked New York Botanical Garden for giving us 100 tickets to distribute for their March 1, 2026, Orchid Show. Distributed to local organizations, schools and residents in our district.

Held District Service Cabinet Meeting on March 3, 2026, and next one is April 7th.

Attended Bronx Borough Cabinet meeting March 4, 2026.

Attended a briefing for all Community Boards in the outer-boroughs to learn more about the [Long-term Citywide Greenway Expansion Planning initiative](#) focuses on expanding the greenway in underinvested neighborhoods outside of Manhattan and developing best practices for the planning, design, and implementation of future greenways.

Very busy with snowstorms this month working closely with Department of Sanitation (DSNY) who was very responsive to our requests.

Attended a Seton Park Dog Run meeting with Partnership for Parks to see how residents can set one up.

Will attend Office of Mass Engagement & NYC Community Board District Managers: Virtual Introductory Meeting this week. There is no Bronx Director as of yet.

Meeting this week with electeds and Ownership of ABC Realty with the Chair of Economic Development C. Barnes-Watson to discuss the vacant storefronts at Knolls Crescent.

Thanks to In-Tech Academy for their partnership and providing a space to hold our meeting.

Committee Reports & Resolutions

a) **Law, Rules & Ethics** – M. Wolpoff presented the below resolution:

**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. A discussion was held on about whether the resolution went against the spirit of the law creating board terms limits.

In Favor: (28) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, A. Eboh, N. Fazio, M. Filer, S. Froot, E. Green, D. Harris, R. Hilliard, B. Kail, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, D. Rowen, J. Sosa, L. Spalter, J. Townes, M. Wolpoff

Abstentions: (1) K. Walker

Opposed: (5) M. Della, J. Gomez, E. Hausman, D. Travis, S. Villaverde

The Bylaws Amendment – Article VI, Section 9 resolution PASSED.

The resolution will be voted again for a second time at next Regular Board meeting.

At the January Law, Rules & Ethics Committee meeting, there was a discussion of meeting minutes since open meetings laws take precedence over bylaws and made note the meeting minutes are due within two weeks of the meeting.

Board members must check in first with the chair before making comments with the press excluding commenting to the press as an individual outside of their role as a board member. A guideline will be created to help all board members from any kind of conflict.

The next Law, Rules & Ethics Committee meeting will be held on Monday, April 13th.

b) Land Use – The Land Use Committee will meet on Wednesday March 11th, at the Board Office. The Land Use Committee Chair discussed the lack of city planning and how the Van Cortlandt Village area will be impacted by the proposed micro-units to be developed in that area. There are at least 8 proposed micro-unit projects to be built in that area, and he urged Board members to put a group together to help with getting a study on how this change will affect the area in the future.

c) Housing – The Housing Committee’s next meeting will Monday, March 23rd, where the will discussed the budget. At last month’s meeting on February 23rd, two guest speakers were invited from New York City Housing Authority (NYCHA) to speak about Permanent Affordability Amendment Together (PACT). They talked about upgrades and improvements that they plan to make on NYCHA and urged the public to reach out to local, state and federal officials for funding for NYCHA.

d) Health, Hospitals & Social Services – W. DeBeatham presented the below resolution:

**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.

In Favor: (34) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, M. Filer, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, D. Rowen, J. Sosa, L. Spalter, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The Padavan Response – Riverdale Mental Health Association d/b/a Mosaic Mental Health resolution PASSED UNANIMOUSLY.

Next meeting will be held on Wednesday, April 8, 2026.

e) **Environment & Sanitation** – D. Rowen presented the below resolution:

**ENVIRONMENT & 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.

In Favor: (34) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, M. Filer, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, D. Rowen, J. Sosa, L. Spalter, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The SAPO application for the SBS Mobile Bus at 3535 Johnson Ave resolution PASSED UNANIMOUSLY.

Next meeting is on Wednesday, March 18, 2026 at the Board Office and will be discussing litter clean-up.

f) Education, Libraries & Cultural Affairs – The Education, Libraries & Cultural Affairs meeting on February 24th was cancelled due to blizzard. Budget request letter for FY28 were sent out to the principals of our district. The due date to respond to these letters is March 13th. The next meeting is on Tuesday, March 24th.

g) Economic Development – Economic Development Committee met on March 3rd at the Board office. Board member C. Tobar Acosta helped with business storefront issues at Knolls Crescent and partnered with the Aging Committee to support the Knolls Crescent area. The Betty Campbell-Adams Most Valuable Merchant (MVM) Awards nomination will close on Friday, March 20, 2026. As of now there is only one applicant so, please promote for other nominations.

h) Budget – The Budget Committee had a public comment session for the agency responses on the FY27 priorities on March 10 at 6:30 pm. If any committee has comments on the agency response it must be submitted by March 13th. May 15th is the due date for capital and expense budget priorities.

i) Aging – The Aging Committee met on February 12th and had a presentation by Council Member (CM) Susan Zhuang, NYC Council Aging Committee Chair. CM Zhuang asked for the board and community input for budgetary need for older adults and asked for the community to testify at the NYC mayoral budget hearing to bring these needs to light. The Aging Committee is still working on updating the Older Adult Resource Guide. A letter for budget priorities was sent out to senior centers and will discuss the response at the next meeting on Thursday, March 12th.

j) Special Committee on Veterans' Services – The Special Committee on Veterans' Services met on February 26th, and had guest speaker Yoselin Brice, Veteran Service Officer who gave out a resource guide that the office will post. The Memorial Grove event will take place on November 1st. An initial vote had been taken for a veteran to be a possible recipient on the Most Valuable Veteran (MVV) Award.

k) Special Committee on Racial Equity – The Special Committee on Racial Equity met on Thursday, March 5th. Had a walkthrough and discussed issues on the Broadway Corridor concerning safety, sanitation, and youth engagement. Also discussed ways that standing committees can collaborate around topics that need multi-agency intervention and shared a tracker with standing committee chairs. Discussed documents that include their budget request map that indicate where the budget request exists. Next meeting is likely the first Thursday of May but still to be determined.

l) Special Committee on Hudson River Greenway – The Special Committee on Hudson River Greenway did not meet last month. There was a meeting for community boards citywide conducted by the Economic Development Corporation (EDC) that was attended by S. Froot, D. Travis, and District Manager F. Kule Rubin where information on the citywide greater greenway project was discussed. The EDC has a Greenway Survey that was sent out by the office and all board members are urged to take it.

m) Youth – The Youth Committee last met February 12th and discussed the budget and Youth Resource Guide. Next meeting will be on Monday, March 16th at the Board Office where they will discuss the New York Yankees Community Council Youth Leadership Award and Comeback Kid Achievement Award nominees.

n) Traffic & Transportation – D. Allen presented the below resolution:

**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.

In Favor: (34) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, M. Filer, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, D. Rowen, J. Sosa, L. Spalter, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The Dining Out NYC application for Dale Diner at 189 West 231st Street resolution PASSED UNANIMOUSLY.

The Traffic & Transportation Committee had a meeting on February 19th. Continuing working with the NYC Department of Transportation (DOT) about resurfacing and milling schedule for potholes. If you have any issues with potholes, please call 311 or use DOT's app. DOT will send a resurfacing and milling schedule which the office will share with the public. Will also continue working with DOT on the issues that businesses of Bailey Avenue have with the bikes lane making it harder for people to have access to their business. The meeting also discussed the communities' access to access-a-ride. Next meeting will be held on Thursday, March 12th.

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

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

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

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.

In Favor: (34) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, M. Filer, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, D. Rowen, J. Sosa, L. Spalter, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

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

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.

In Favor: (34) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, M. Filer, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, D. Rowen, J. Sosa, L. Spalter, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

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

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.

In Favor: (34) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, M. Filer, S. Froot,

J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, D. Rowen, J. Sosa, L. Spalter, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

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

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 NYPDs 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.

In Favor: (34) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, M. Filer, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, D. Rowen, J. Sosa, L. Spalter, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

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.

In Favor (of disapproval): (34) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, M. Filer, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, D. Rowen, J. Sosa, L. Spalter, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The resolution to DISAPPROVE the Office of Cannabis Management (OCM) Application for 3 Guys Canna LLC: 6677 Broadway (Retail Dispensary Premises License) PASSED UNANIMOUSLY.

The Public Safety Committee had an FDNY Fire workshop at their February 17th meeting.

Next meeting on March 17th, will have two Assistant District Attorneys from Bronx District Attorney Darcel Clark’s office to discuss the high - profile incidents that occurred in our district as well as discussing youth crime in general.

p) Parks & Recreation – The budget priorities were discussed, and the resource guide was worked on at last meeting on February 25th. Since then, the Bronx Parks Speak Up event took place and was attended by the new Parks Commissioner. The Parks & Recreation Committee is still working on trying to get a Seton Park dog run group together. The Mayor has cut the parks budget by \$33 million, and the committee urges you to write to the Mayor and the Council Members about this issue. The next Parks & Recreation Committee meeting will be held on Wednesday, March 25th.

q) Irving Ladimer Community Service Award (CSA) Committee – E. Hausman presented the below resolution:

**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 the Friendly Fridge BX and Theory9 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.

In Favor: (34) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, M. Filer, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, D. Rowen, J. Sosa, L. Spalter, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The Irving Ladimer Community Service Award (CSA) Committee resolution PASSED UNANIMOUSLY.

NYC Council Member's (CM) Report

NYC Council Member (CM) Pierina Ana Sanchez:

CM Pierina Ana Sanchez had her first State of the District on February 10th where she discussed the Safer Act and a planning study on Harlem River North which is available on YouTube. Wednesday, March 11th is the Mayor's Rental Ripoff Hearing at Fordham University. CM Sanchez's office is holding a mobile adoption event on Saturday, March 28th. Easter celebration at St. James Park is upcoming. Community Boards will be receiving fire report emails as fire happens so that they can aid in community response. CM Sanchez met with the new Fire Department Commissioner and reported that we have had 15 fires vs. 9 for last year's same period. Budget hearings at the NYC Council will start on Wednesday, March 11th and are ongoing throughout the next 3 weeks.

NYC Council Member (CM) Carmen De La Rosa:

None.

NYC Council Member (CM) Eric Dinowitz: C. Auerbach

Council Member (CM) Dinowitz's office has been made aware of ongoing issues with Manhattan University students, particularly on 238th Street between Greystone and Waldo Avenues. CM Dinowitz continues to work closely with the Manhattan University President, NYPD, and local constituents to improve the quality of life for all residents. Of note, in collaboration with AM Dinowitz, CM Dinowitz helped shut down Fenwick's Bar, which had been illegally operating without a liquor license in addition to serving underaged persons. A constituent alerted CM Dinowitz's office that there was an overflowing clothing drop-off bin located in the parking lot of 3601 Waldo Ave, Bronx, NY 10463. CM Dinowitz's office got in contact with the owning company, Helpsy, who addressed the concern. Regarding 238 Street shooting CM Dinowitz has been in close contact with the school Principal, Superintendent, NYPD, and community violence interrupters. CM Dinowitz specifically met with Bronx Rises Against Gun Violence (BRAG), a Wakefield-based group, bringing their

support to the district. CM Dinowitz has also previously advocated for anti-gun violence efforts, notably funding youth programming through the Bronx Historical Society.

Report from the Mayor's Office

None.

Elected Officials Report

Bronx District Attorney (DA) Darcel Clark: J. Peña 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

Reported budget season has started and that chambers released their one house budget. Senator Jackson has introduced legislation that would extend the unemployment benefits to New York State Residents for an extra 6 weeks. Also working on legislation regarding housing. Reported Con Ed bills rate will increase in March bills. The District Office is located at 5030 Broadway, Suite 701, New York, NY 10034 can be reached at 212-544-0173.

NYS Senator Gustavo Rivera: F. Salazar

The team held their Annual Screening with Part of the Solution and New York City Department of Finance where they screened over 45 constituents for the rent freeze and property tax programs on February 23rd and March 3rd. The office can still help with screening and assistance for these applications if you were unable to attend the events. The next event coming up is on April 19th which will be an Earth Day event and Tree Giveaway with Riverdale Neighborhood House and KRVC. 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.

NYS Assembly Member (AM) Jeffrey Dinowitz: N. Gonzalez

Paper Shredding events are coming soon. Dates are to be determined. Free notary services in the office. The office is located at 3107 Kingsbridge Ave, Bronx, NY 10463 and can be reached at 718-796-5345.

Unfinished Business

N/A

New Business

N/A

Announcements

Next Regular Board Meeting: Tuesday, April 14, 2026, at 7:00 PM at Conservative Synagogue Adath Israel of Riverdale on 475 West 250th Street, Bronx, NY 10471.

Adjournment

A **MOTION** was made by J. Sosa and **SECONDED** by S. Matthews to adjourn.

In Favor: (34) S. Alexander, D. Allen, C. Barnes-Watson, B. Bender, C. Blake, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, A. Eboh, N. Fazio, M. Filer, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, M. Lewis, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, D. Rowen, J. Sosa, L. Spalter, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The Chairperson adjourned the meeting at approximately 8:54 pm.

Submitted by: Jaylyn Adorno, Community Associate, Bronx Community Board 8

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

Farrah Kule Rubin, District Manager, Bronx Community Board 8