

**Bronx Community Board 8**  
**Minutes of the Regular Board Meeting**  
**May 12, 2026, 6:30 PM**  
**St. Stephen's United Methodist Church**  
**144-146 West 228<sup>th</sup> Street, Bronx, NY 10463**

Meeting Recording

**Committee Members Present (31 present for quorum)**

Sylvia Alexander (Z), Debby Allen, Bob Bender, Carol Blake, Lee Chong (Z), Dr. Wayne DeBeatham, Steven Froot, Dr. Julia Gomez, Edward Green, Emily Hausman, Debra Harris, Rhashida Hilliard, Barbara Kail, Laura Levine-Pinedo, Steve Matthews, Charles Moerdler, Daniel Nunez, Angel Ortega, Richard Perez, Julie Reyes, Brittany Reynoso, Daniel Rowen, Georgia Santiago (Z), Jessica Sosa, Laura Spalter, Caesar Tobar Acosta, Jyll D. Townes(Z), Debra Travis, Sergio Villaverde, Karen Walker, Martin Wolpoff (Z)

\* (Z) – Zoom

**Committee Members Absent (9)**

Constance Barnes-Watson, Joy Campbell Priveterre, Sebastian Chittilappilly, Yngrid DeLeon, Margaret Della, Althea Eboh, Nicholas Fazio, Miriam Filer, Micole Lewis

**Staff**

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

**Guests**

Representatives from: NYPD 50<sup>th</sup> Precinct –Sergeant Nicholas Kresback & Detective Rasha Jamsheer, NYC Council Member (CM) Eric Dinowitz, NYC Council Member (CM) Pierina Ana Sanchez – Soraya Bonilla, NYS Assembly Member Dinowitz - Nayise Gonzalez, Bronx Borough Presidents Office – Alexis Ruiz, Public Attendees – E. Rivera, C. Tomain, K. Smith, D. Reynoso, Y. Mann, B. Hudson, C. Thomas, E. Watkins, B. Felming, R. Kennedy Pimentel, C. Harper Castle, E. Millers, G. McNeil, M. Gilhooley.

Chairperson J. Reyes convened the Regular Board meeting at 6:40 pm.

Introduction of board officers and staff.

Extended thanks to St. Stephen's 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.

### **Public Gallery Session**

There were no registered speakers for the evenings Gallery Session. Chairperson Reyes gave members of the audience an opportunity to speak.

Community Resident Connie Harper Castle mentioned the issue of litter on Broadway up to 225<sup>th</sup> Street and has brought up this issue to assembly and council members. As the summer approaches, there should be a request but in for sprinklers caps on the fire hydrants in the Marble Hill area.

Another community resident Rosie Kennedy brought up concerns about the Marble Hill park since the field is getting redone and that it will have negative effects on the children in the neighborhood as they will no longer have a place to play during the summer months.

### **Roll Call**

District Manager F. Kule Rubin announced the roll call. A quorum being present, the meeting was called to order.

### **Approval of Board Meeting Minutes of April 14, 2026**

**In Favor (29):** S. Alexander, D. Allen, B. Bender, C. Blake, L. Chong, Dr. W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, R. Hilliard, B. Kail, L. Levine-Pinedo, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Abstentions: (0)**

**Opposed: (0)**

**The Board Meeting Minutes of April 14, 2026, were APPROVED UNANIMOUSLY.**

### **Discussion of Executive Committee Meeting Minutes of May 6, 2026**

None.

### **Chairperson's Report & Resolutions**

Please look at minutes from Executive meeting minutes.

Meeting had with District Manager (DM) Farrah Kule Rubin, Budget Chair Sebastian Chittilappilly, Budget Vice Chair and elected officials regarding board budgets and will continue to do so.

DM Farrah Kule Rubin and Chairperson Reyes met with Congressman Ritchie Torres and discussed several issues within the board’s district. The Congressman was very interested in the issues and looks forward to collaborating with CB8. Congressman Torres is also looking to host a breakfast meeting for several elected officials and community board members tentatively on June 29, 2026, at 10AM.

Made a motion to amend the agenda to allow resolutions to be brought from the floor from the Public Safety Committee, Traffic & Transportation Committee, Land Use Committee, and Laws Rules & Ethics Committee when it is their turn to do their committee report.

Motion was approved unanimously.

**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 \$ 23,059 left in the OTPS budget.

The following FY2026 OTPS Budget Modification was presented:

The following table details the current operational budget for FY2026 for Bronx Community Board 8 and the budget modifications necessary to properly reallocate funding to support the work of the Board office.

**WHEREAS**, to support the work of the Board Office, a budget modification for FY26 has been prepared and is below.

**BE IT RESOLVED**, Bronx Community Board 8 approves the budget modification in order to further support the work of the Community Board Office.

<b>Short code</b>	<b>Description</b>	<b>2026 Original Budget</b>	<b>FY26 May MOD</b>	<b>2026 Final Budget</b>	<b>2026 Remaining</b>
100	Supplies and Materials - General	\$ 20,893	\$ 14,022	\$ 34,915	\$ 1,615
101	Printing Supplies	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
117	Postage	\$ 300	\$ (200)	\$ 100	\$ 300
302	Telecommunications Equipment	\$ 250	\$ -	\$ 250	\$ 250
314	Office Furniture	\$ 140	\$ -	\$ 140	\$ 140
315	Office Equipment	\$ 1,500	\$ (272)	\$ 1,228	\$ 272
40B	DOIT Phone Expenses	\$ 2,483	\$ -	\$ 2,483	\$ -
400	Contractual Expenditures - General	\$ 100	\$ (100)	\$ -	\$ 100
406	Professional Services - Contractual	\$ 2,000	\$ (2,000)	\$ -	\$ 2,000
417	Advertising	\$ 750	\$ (250)	\$ 500	\$ 750

451	Local Travel Expenditures - General	\$ 100	\$ (30)	\$ 70	\$ 30
499	Other Expenditures - General	\$ 10,001	\$(10,000)	\$ 1	\$ 10,001
600	Contractual Services - General	\$ 100	\$ (100)	\$ -	\$ 100
608	Maintenance and Repairs - General - Contractual	\$ 250	\$ (250)	\$ -	\$ 250
624	Cleaning Services - Contractual	\$ 7,800	\$ (720)	\$ 7,080	\$ 7,800
706	Prompt Payments Interest	\$ 100	\$ (100)	\$ -	\$ 100
		<b>\$ 48,267</b>	<b>\$14,022</b>	<b>\$48,267</b>	<b>\$ 25,208</b>

**In Favor (29):** Sylvia Alexander, Debby Allen, Bob Bender, Carol Blake, Lee Chong, Wayne DeBeatham, Steven Froot, Julia Gomez, Ed Green, Debra Harris, Rhashida Hilliard, Barbara Kail, Laura Levine- Pinedo, Steve Matthews, Charles Moerdler, Daniel Nunez, Angel Ortega, Richard Perez, Julie Reyes, Brittany Reynoso, Daniel Rowen, Georgia Santiago, Jessica Sosa, Laura Spalter, Caesar Tobar Acosta, Deb Travis, Sergio Villaverde, Karen Walker, Martin Wolpoff

**Opposed:** None

**Abstained:** None

**The FY2026 OTPS Budget Modification PASSED UNANIMOUSLY.**

The following draft FY2026 operating budget was presented:

Based on the current needs of the office, the following budget is recommended for FY2027 for Bronx Community Board 8 by the Treasurer and the Board Chair.

**WHEREAS,** the Treasurer and Chair of Bronx Community Board 8 prepared a projected operating budget(below) for the Board’s expenses for FY 2027.

**BE IT RESOLVED,** that Community Board 8 approves the projected operating budget for FY 2027.

Short code	Description	FY 2027
100	Supplies and Materials - General	\$12,993
101	Printing Supplies	\$1,500
117	Postage	\$200
302	Telecommunications Equipment	\$250
314	Office Furniture	\$140
315	Office Equipment	\$1,500

40B	DOIT Phone Expenses	\$2,483
400	Contractual Expenditures - General	\$100
406	Professional Services - Contractual	\$2,000
417	Advertising	\$750
451	Local Travel Expenditures - General	\$100
499	Other Expenditures - General	\$6,000
600	Contractual Services - General	\$100
608	Maintenance and Repairs - General - Contractual	\$250
624	Cleaning Services - Contractual	\$7,800
706	Prompt Payments Interest	\$100
<b>Total</b>		
		<b>\$36,266</b>

**In Favor (29):** Sylvia Alexander, Debby Allen, Bob Bender, Carol Blake, Lee Chong, Wayne DeBeatham, Steven Froot, Julia Gomez, Ed Green, Debra Harris, Rhashida Hilliard, Barbara Kail, Laura Levine- Pinedo, Steve Matthews, Charles Moerdler, Daniel Nunez, Angel Ortega, Richard Perez, Julie Reyes, Brittany Reynoso, Daniel Rowen, Georgia Santiago, Jessica Sosa, Laura Spalter, Caesar Tobar Acosta, Deb Travis, Sergio Villaverde, Karen Walker, Martin Wolpoff

**Opposed:** None

**Abstained:** None

**The draft FY2027 operating budget PASSED UNANIMOUSLY.**

**District Manager's (DM) Report**

Wished all a happy Mother's Day.

Attended the Identifying informational report citywide community board training on May 1<sup>st</sup>.

District Service Cabinet meeting was held on May 5<sup>th</sup> and the next one will be held on June 2<sup>nd</sup>.

The Boards Spring Newsletter has been released and urges all to check it out.

Attended the Salsa in the Streets event on May 9<sup>th</sup> and extended thanks to Julie, Angel, Debby & Brittany for volunteering.

Our next events will be the Riverdale Block Festival, Sunday, May 17<sup>th</sup> and The Riverdale Pride Event on Sunday, June 7<sup>th</sup> at Riverdale Neighborhood House. Requested board members to volunteer if they are available. We are partnering with Marble Hill for a shredding event at Marble Hill Houses on Saturday, May 30<sup>th</sup> and need two volunteers to assist. Tony Edward is the tenant representative. In August we will have NYPD National Night Out usually held on the first Tuesday of the month and Marble Hill NYCHA Family Fun Day. Highlighted that the Philharmonic event is scheduled on June 9<sup>th</sup> and no meetings will be scheduled that night so all can go and enjoy the event.

On a final note, expressed that our Community Coordinator has given his two weeks' notice and his last day will be Friday, May 22<sup>nd</sup>. Posting for the available position will be made right away and interviews will be conducted during the summer. Wishes nothing but the best for Ardy in his new position and notes that he was a fabulous staffer and will be very hard to replace and will be greatly missed.

### **Report from Bronx Borough President's (BP) Office**

Two new schools will be opening in the Bronx, which are the Bronx School of Hip Hop and The Bronx School of Arts and Exploration. The Borough President has been intentional in supporting Bronx school and invested \$90 million to ensure students have the tools they need to succeed and become the leaders of tomorrow. We are celebrating Bronx week so check out our website or visit [lovethebronx.com](http://lovethebronx.com) for a full list of events, people and places that are being highlighted for making the Bronx.

### **Committee Reports & Resolutions**

**a) Housing** – The Housing Committee's last meeting was on April 27<sup>th</sup>, where they had guest speakers from a student lead group called Civic Reset from Fordham University whose goal is to find affordable housing in the Bronx and New York. Also focused on the budget priorities. The next Housing Committee meeting is on June 22<sup>nd</sup>.

### **Report from the NYPD 50<sup>th</sup> Precinct**

Overall Crime is down 10 percent year to date and down 22 percent compared to the same 28-day period last year. For robberies, we are up at 8 vs. 5. For murders, we are at 0. Felony assaults were even at 20 vs. 20. Burglaries are down 61% now 4 vs. 9. Grand larcenies are down at 43 vs. 71. Stolen Vehicles are down 66.7% 8 vs. 24.

**b) Health, Hospitals & Social Services** – The Health, Hospitals & Social Services last meeting was on April 8<sup>th</sup>. Discussed significant concerns such as universal healthcare, domestic violence, harm reduction and hope to craft resolutions for it. Next meeting is on May 13<sup>th</sup> and will have guest speaker from Jacobi on outreach.

c) **Environment & Sanitation** - The last Environment & Sanitation meeting was held on April 15<sup>th</sup> and there was a presentation on infrastructure proposal at Fort Independence Park. The power point for this presentation will be attached to the April meeting minutes. The next meeting is on Wednesday, May 20<sup>th</sup>.

d) **Education, Libraries & Cultural Affairs** - The last Education, Libraries & Cultural Affairs meeting is on April 28<sup>th</sup> check out the meeting minutes for more details. There will be no May meeting because of conflict with a holiday.

e) **Budget** - Reminder that capital and expense budget request for FY28 is due on May 15<sup>th</sup>.

f) **Aging** - B. Kail presented the below resolution:

**Aging Committee  
Resolution  
April 16, 2026  
Save Knolls Kappock Retail May 12, 2026**

**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;

**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."

**In Favor (31):** S. Alexander, D. Allen, B. Bender, C. Blake, L. Chong, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, L. Levine-Pinedo, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained:** None

**The Save Knolls Kappock Retail Resolution PASSED UNANIMOUSLY.** The last Aging Committee meeting was held on April 16<sup>th</sup> where we worked on the Older Adult Resource guide. The next Aging Committee meeting will be held on May 14<sup>th</sup>.

**g) Special Committee on Veterans' Services** – S. Villaverde attended the Bronx Borough President's veterans' brunch which is part of Bronx Week. The committee will try to hold a meeting in June if there is a meeting date available. Memorial Grove event will take place on November 1<sup>st</sup>.

**h) Special Committee on Racial Equity** – Take a look at the last meeting minutes.

**i) Special Committee on Hudson River Greenway** – No Report

**j) Youth** – C. Tobar Acosta presented the bellow resolutions:

**YOUTH COMMITTEE  
COMEBACK KID ACHIEVEMENT AWARD RESOLUTION  
Amari Sesay-Harrel  
April 20, 2026  
Regular Board May 12, 2026**

Recognition and Support for Amari Sesay-Harrel as recipient of Bronx CB 8's 2026 Comeback Kid 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**, Amari Sesay-Harrel has been nominated and supported by a sponsoring agency, submitted a complete application and has demonstrated his commitment to the community via this application; and

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

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

**In Favor (31):** S. Alexander, D. Allen, B. Bender, C. Blake, L. Chong, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, L. Levine-Pinedo, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained:** None

**The Comeback Kid Achievement Award Resolution for Amari Sesay-Harrel PASSED UNANIMOUSLY.**

**YOUTH COMMITTEE  
COMEBACK KID ACHIEVEMENT AWARD RESOLUTION  
Bruce Sanchez  
April 20, 2026  
Regular Board May 12, 2026**

Recognition and Support for Bruce Sanchez as recipient of Bronx CB 8's 2026 Comeback Kid 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**, Bruce Sanchez has been nominated and supported by a sponsoring agency, submitted a complete application and has demonstrated his commitment to the community via this application; and

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

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

**In Favor (31):** S. Alexander, D. Allen, B. Bender, C. Blake, L. Chong, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, L. Levine-Pinedo, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained:** None

**The Comeback Kid Achievement Award Resolution for Bruce Sanchez PASSED UNANIMOUSLY.**

The next Youth Committee Meeting will be held on May 18<sup>th</sup>.

**Betty Campbell-Adams Most Valuable Merchant Award**

Caesar Tobar Acosta presented the Betty Campbell-Adams Most Valuable Merchant Award to Home BX Steakhouse.

**k) Traffic & Transportation** – D. Allen Brought & presented the below resolution from the floor:

**Traffic and Transportation Committee  
Resolution in Support of Johnson Diner Application for Outdoor Dining  
April 16, 2026  
May 12, 2026**

**Whereas**, the Johnson Diner, located at 3533 Johnson Avenue, between W. 236<sup>th</sup> St. and W. 235<sup>th</sup> 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 T&T 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;

**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.

**In Favor (31):** S. Alexander, D. Allen, B. Bender, C. Blake, L. Chong, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, L. Levine-Pinedo, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained:** None

**The Resolution in Support of Johnson Diner Application for Outdoor Dining  
PASSED UNANIMOUSLY.**

The last Traffic & Transportation meeting was held on April 16<sup>th</sup>. The committee had a meeting with City Bike on May 8<sup>th</sup> entailing the issues on Bailey Avenue and West 231<sup>st</sup> St.

and West 238<sup>th</sup> Street. City bike will work with the businesses to create a possible loading area for the businesses to receive their deliveries. The committee is also engaging with the 50<sup>th</sup> precinct about guiding traffic that also has been impeding the businesses deliveries. The next Traffic & Transportation Committee meeting will be held on May 14<sup>th</sup> where the budget priorities will be finalized. Still discussing the issue of the school zone speed limits and City Bikes in the district.

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

E. Green brought a resolution from the floor:

### **RESOLUTION**

#### **New York City Council Legislation - Intro No. 175-B**

**WHEREAS** New York City Council legislative bill - Intro 175-B, sponsored by Councilman Eric Dinowitz, is defined as: *A Local Law to amend the administrative code of the city of New York, in relation to a plan regarding security perimeters adjacent to educational facilities; and*

**WHEREAS** the bill would require the Police Commissioner to establish a plan to address and contain the risk of physical obstruction, physical injury, intimidation, and interference at educational facilities while preserving and protecting the rights to free speech, assembly, and protest; and

**WHEREAS** the plan would include considerations for the New York Police Department (NYPD) to use in determining whether, when, and the extent to which security perimeters may be used to protect entry to and egress from educational facilities, and for communication with stakeholders, including the public, persons seeking to assemble or protest, and affected educational administrators; and

**WHEREAS** the Commissioner would be required to submit a proposed plan and a final plan to the Mayor and Speaker of the Council no later than 45 days and 90 days, respectively, after the bill's effective date and the final plan would also be posted on NYPD's website; and

**WHEREAS** on March 26, 2026, Intro No. 175-B was passed by the New York City Council Committee to Combat Hate and passed by the New York City Council with a vote of 31-19 with 1 abstention; and

**WHEREAS**, on April 24, 2026, the bill was vetoed by New York City Mayor Zohran Mamdani, who expressed concerns that the term "educational institution" was too broadly defined and stated, *"As the bill is written, everywhere from universities to museums to teaching hospitals could face restrictions"*; and

**WHEREAS**, Bronx Community Board 8 recognizes the concerns raised regarding the breadth of the term "educational institution", but believes such concerns can be addressed

through implementation and guidance without undermining the bill's broader public safety objectives; and

**WHEREAS** Bronx Community Board 8 is committed to ensuring the safety, well-being, and quality of life for all residents within its district; and

**WHEREAS**, Intro No. 175-B, seeks to address critical public safety issues and proposes measures that align with the interests and needs of our community; and

**WHEREAS** the bill mandates oversight and reporting mechanisms designed to hold agencies accountable and promote transparency in enforcement practices; and

**WHEREAS** the bill also calls for regular community engagement and input to ensure policies reflect local needs and concerns; and

**WHEREAS** Bronx Community Board 8 recognizes the importance of legislative initiatives that enhance public safety, promote transparency, and strengthen trust between residents and local law enforcement.

**THEREFORE, BE IT RESOLVED** Bronx Community Board 8 hereby expresses its strong support for Intro No. 175-B and urges the full City Council to override the Mayor's veto of Intro No. 175-B.

**BE IT FURTHER RESOLVED** that copies of this resolution be sent to the Speaker of the NYC Council, all relevant Elected Officials, and Community Boards to convey our position.

Chair Green handed the floor to Council Member (CM) Dinowitz.

Discussion was held on the above resolution:

CM Dinowitz spoke on the background and purpose of the bill. Explained how under guise of protest that people can be harassed at both houses of worship and at schools. Speaker Menin and CM Dinowitz have two similar bills.

The only difference between the two bills is that Speaker Menin's bill applies to Houses of worship and CM Dinowitz's bill applies to educational institutions. Currently the NYPD has the authority to place restrictions on time, location, and manner in which a protest is held. However, there is no clarity or transparency around those rules that the NYPD enforces so the protesters do not know what goes into the decisions of making these restrictions. This bill makes it that the NYPD would have to create a public plan detailing the parameters of the restriction that they will be putting into place and allow a 45-day period for public input. The finalized public plan with public input will also be shared with everyone, so people know what to do in instances of intimidation and interference by physical obstruction. This plan also includes a point of contact for the public, for protesters, bystanders or an administrator of an education institution so they will have an exact point

of contact with any questions or concerns they have during the protest. This will prevent students from missing school out of fear or schools canceling school or after school programs as a safety precaution. The mayor vetoed this bill and passed Speaker Menin's bill for the same issue but on Houses of worship.

Upon CM Dinowitz speech, Chairperson Reyes asked Board members if there were any questions.

Board members raised questions on examples of previous incidences where the bill would apply to, can the change be made outside of the legislative process, and if the council would consider changing the wording of educational institutions to just schools.

Board member L. Spalter made a comment in support of the bill and resolution. She asked to be able to finish statement of a speech by Council Member Menin but was denied by Chairperson Reyes. Advised though she/Reyes was starting to speak, Chairperson paused her comments to yield the floor to member Spalter who advised she had comments or question which should have been directed to CM Dinowitz – not statement.

Vice Chair Villaverde raised point of order regarding Chair cutting off member Spalter mid-sentence.

Board Chairperson J. Reyes explained our district is made up of 3 council members (CM's) CM Dinowitz, CM De La Rosa, CM Sanchez and that CM De La Rosa & Sanchez voted against this bill.

The resolution was put to a vote:

**In Favor (15):** S. Alexander, D. Allen, E. Green, E. Hausman, B. Kail, L. Levine-Pinedo, S. Matthews, C. Moerdler, A. Ortega, D. Rowen, G. Santiago, L. Spalter, J. Townes, S. Villaverde, M. Wolpoff

**Opposed(9):** W. DeBeatham, S. Froot, J. Gomez, D. Harris, R. Hilliard, B. Reynoso, J. Sosa C. Tobar Acosta, D. Travis,

**Abstained(6):** B. Bender, C. Blake, D. Nunez, R. Perez, J. Reyes, K. Walker,

**The Resolution for Intro No. 175-B Did not pass**

**RESOLUTIONS  
PUBLIC SAFETY COMMITTEE  
April 21<sup>st</sup>, 2026**

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

**WHEREAS**, on April 21<sup>st</sup>, 2026, Estrellita Poblana Taqueria Express, located at 5975 Broadway, applied to the Public Safety Committee to renew their liquor license; and

**WHEREAS**, representatives of NYPDs 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

**WHEREAS**, the Public Safety Committee unanimously approved this application.

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

**In Favor (29):** S. Alexander, D. Allen, B. Bender, C. Blake, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained:** None

**The SLA Renewal for Estrellita Poblana Taqueria Express, located at 5975 Broadway PASSED UNANIMOUSLY.**

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

**WHEREAS**, on April 21<sup>st</sup>, 2026, Gaelic Athletic Association of Greater NY Inc. located at 201 West 240<sup>th</sup> 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 NYPDs 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

**WHEREAS**, the Public Safety Committee unanimously approved this application.

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

**In Favor (29):** S. Alexander, D. Allen, B. Bender, C. Blake, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained:** None

**The SLA New Application and Temporary Retail Permit for Gaelic Athletic Association of Greater NY Inc. located at 201 West 240th Street PASSED UNANIMOUSLY.**

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

**WHEREAS**, on April 21<sup>st</sup>, 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 12<sup>th</sup>, 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 NYPDs 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

**WHEREAS**, the Public Safety Committee unanimously approved this application.

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

**In Favor (29):** S. Alexander, D. Allen, B. Bender, C. Blake, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained:** None

**The SLA New Application and Temporary Retail Permit for Metate, located at 3515 Johnson Avenue PASSED UNANIMOUSLY**

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**OFFICE OF CANNABIS MANAGEMENT – LICENSE RENEWAL**

**Frass Box Cannabis, LLC: 3633 Kingsbridge Ave**

**WHEREAS**, on April 21<sup>st</sup>, 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 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

**WHEREAS**, the Public Safety Committee unanimously approved this application.

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

**In Favor (29):** S. Alexander, D. Allen, B. Bender, C. Blake, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained:** None

**The OCM Renewal Application for Frass Box Cannabis, LLC: 3633 Kingsbridge Ave**  
**PASSED UNANIMOUSLY.**

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**OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE**

**C&L Distributor: 436 West 238<sup>th</sup> Street**

**WHEREAS**, on April 21<sup>st</sup>, 2026, Rodney Crump, a representative of C&L Distributor, appeared before the Public Safety Committee to apply for a Retail Dispensary Premises License at 436 West 238<sup>th</sup> 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.

**In Favor (20)**: S. Alexander, B. Bender, C. Blake, W. DeBeatham, S. Froot, J. Gomez, E. Hausman, R. Hilliard, B. Kail, S. Matthews, C. Moerdler, D. Nunez, B. Reynoso, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed (8)**: E. Green, D. Harris, A. Ortega, J. Reyes, R. Perez, D. Rowen, G. Santiago, J. Sosa,  
**Abstained (1)**: D. Allen

**The Resolution for disapproving the OCM New Establishment License for C&L Distributor: 436 West 238<sup>th</sup> Street PASSED.**

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Point of Order was made by C. Moerdler to put the tied resolution vote on Intro No. 175-B for a re-vote, Chairperson J. Reyes denied request for re-vote.

**m) Parks & Recreation** – D. Travis presented the below resolution:

**Parks and Recreation Committee, Bronx Community Board No. 8  
April 22, 2026**

**Resolution on Street Activity Permit (SAPO) Request for  
JBOLC Garden Community Farmers Market June 20 – October 31, 2026 May 12, 2026**

**WHEREAS**, the James Baldwin Outdoor Learning Center presented their plan for a weekly farmers market on in 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.

**In Favor (28):** S. Alexander, D. Allen, B. Bender, C. Blake, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, S. Matthews, C. Moerdler, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained (1):** A. Ortega

**The Resolution on Street Activity Permit (SAPO) Request for JBOLC Garden Community Farmers Market PASSED.**

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**Parks and Recreation Committee**

**April 22, 2026**

**Resolution in Support the Street Activity Permit (SAPO) for The New York Philharmonic on June 9, 2026 on the East Side of Broadway**

**May 12, 2026**

**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 50<sup>th</sup> 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.

**In Favor (28):** S. Alexander, D. Allen, B. Bender, C. Blake, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, S. Matthews, C. Moerdler, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained (1):** A. Ortega

**The Resolution in Support the Street Activity Permit (SAPO) for The New York Philharmonic on June 9, 2026 on the East Side of Broadway PASSED.**

The Last Parks & Recreation Committee was April 22<sup>nd</sup> where the parks department revealed they would be tearing down the stadium in Van Courtlandt Park because it is in a state of severe deterioration. The parks department had discussions with racquetball and handball players and are working with their suggestions to make repairs that allow for continuous play. Inspections are now annual to keep track of the deterioration, Notes that this is a prime example of what happens when the parks department does not receive proper funding for maintenance. The Next meeting is scheduled for May 28<sup>th</sup> however, as there is nothing on the agenda and may be cancelled.

D. Rowen made a motion to reconsider putting the tied vote for resolution on Intro No. 175-B up for a re-vote. Rowen stated the Chair is allowed to change their vote if it would change the outcome. Chairperson responded revote with Chair changing vote is not in our Bylaws, it was a tie vote – we are moving on – may bring it up at the end of the meeting.

C. Moerdler stated this is a priority.

M. Wolpoff stated we're playing if we're hiding behind what isn't in the Bylaws.

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

**BRONX COMMUNITY BOARD NO. 8  
RESOLUTION: ETHICAL GUIDANCE MANUAL AMENDMENT  
BOARD CHAIRPERSON EMAIL ADDRESS**

**WHEREAS**, Bronx Community Board No. 8 is a public body established to represent the residents of its district and is entrusted with conducting official business in a transparent, accountable, and professional manner; and

**WHEREAS**, the Chairperson, when acting in their official capacity on behalf of the Community Board, serves as the chief executive officer and spokesperson of the organization rather than as a private individual; and

**WHEREAS**, the use of a personal email address for official Community Board communications may create ambiguity as to whether correspondence is being sent in an official or personal capacity; and

**WHEREAS**, the use of an official Community Board email address ensures that records of official correspondence are properly maintained, accessible to authorized board personnel, and consistent with applicable records retention and public transparency requirements; and

**WHEREAS**, the use of a personal email address for official business may complicate responses to public records requests or litigation holds; and

**WHEREAS**, a consistent and recognizable email address associated with the Community Board enhances institutional credibility and enables members of the public, government agencies, and community partners to readily identify and verify official communications; and

**WHEREAS**, the Community Board has a responsibility to safeguard organizational data and community information in accordance with best practices in cybersecurity and data governance, which are better served through managed organizational email infrastructure.

**THEREFORE BE IT RESOLVED**, Bronx Community Board No. 8 hereby requires that the Chairperson shall use only the official New York City agency email address, provided by the Office of Technology & Innovation (OTI), or an equivalent New York City agency or authority, when acting on behalf of the Board, for all correspondence, communications, and actions taken in their official capacity as Chairperson of the Community Board; and be it further

**RESOLVED**, that this policy applies to, but is not limited to, communications with elected officials, city agencies, community partners, members of the public, and other Community Board members when conducted in an official capacity; and be it further

**RESOLVED**, that the Community Board's official email address shall be maintained and administered in a manner that ensures continuity of access upon any change in leadership; and be it further

**RESOLVED**, that the Community Board District Manager shall work with the Chairperson to ensure proper setup, access, and transition protocols are in place for the official email account; and be it further

**RESOLVED**, that this resolution shall be communicated to all Board Chairpersons and shall be included in any onboarding materials provided to future Chairpersons, and the requirements stated herein shall be included in the Bronx Community Board 8 Ethical Guidance Manual.

**In Favor (28):** S. Alexander, D. Allen, B. Bender, C. Blake, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, S. Matthews, C. Moerdler, D. Nunez, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained(1):** S. Villaverde

**The Resolution: Ethical Guidance Manual Amendment Board Chairperson Email Address PASSED.**

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M. Wolpoff made a new questionnaire for the board members through the working group which was handed out during the meeting and asked to be finished before the end of the meeting to see the board members' opinion on certain changes to the committee's structures.

**o) Economic Development** – The Next meeting will be held on Tuesday, June 2<sup>nd</sup> at 7pm.

**p) Land Use** – C. Moerdler presented the below resolutions:

**Land Use Committee  
Resolution 5211 Arlington Avenue SNAD Application  
May 12, 2026**

**WHEREAS**, application has been made by the common owner of 5211 Arlington Avenue Bronx NY 10471 Existing Block 5924 Lot 150 Tentative Block 5924 Lot 151 primarily to secure SNAD approvals in respect proposed Lot 151 (“the Premises”) and for the construction of a swimming pool on what would remain as Lot 150, and related relief; and

**WHEREAS**, the application was first heard at a meeting of the Land Use Committee of the Board on April 23, 2026 and reheard on at the meeting held May 4, 2026; and

**WHEREAS**, in the period between the two aforementioned meetings the applicant revised its submission to reflect additions and corrections to address SNAD-related concerns expressed at the first meeting, including the installation of dry wells to absorb water runoff and address flooding destructive of Natural Area features on the instant lots as well as premises to the west situate at a lower level and thus susceptible of flooding impact from proposed Lots 150 and 151; and

**WHEREAS**, in the above-mentioned intervening period it was determined that no application has yet been filed, much less approved, for a sewerage connection thus potentially endangering the adjacent and surrounding premises to sewage outflow if such connection is not made;

**WHEREAS**, Arlington Avenue in the immediate and extended vicinity of the Premises has for some years been subjected to severe flooding and runoff into Arlington Avenue notwithstanding repeated requests by the Board to the appropriate New York City agencies for action to correct such continuing conditions and concerns as expressed above; and

**WHEREAS**, at the Land Use Committee meeting of May 4, 2026 the applicant was expressly cautioned in detail to move swiftly to apply for and obtain a sewerage connection from either the Riverdale Sanitation District or the City of New York, the providers thereof in that neighborhood, and advised that such action or inaction could negatively impact the application in that a probable violation of SNAD would otherwise occur in the event of sewage flooding on the Premises and nearby proximate premises, especially those adjacent premises that exist at a lower level than the Premises and thus are at increased risk; and

**WHEREAS**, inquiry today of both the Riverdale Sanitary District and a representative of applicant discloses that, while “discussions” are underway, no application for connection has yet been filed and, non-committal, none has been approved;

**WHEREAS**, applicant’s architect was advised of the foregoing and invited to either request from the Department of City Planning and other relevant agencies, if any, an extension of the Board’s time to review and act upon the application else we would be constrained to act as set forth herein, and the applicant’s representative declined the invitation to seek an extension, while maintaining that we should not act as stated below;

**NOW THEREFORE it is hereby RESOLVED** by Community Board 8 Bronx County that it cannot and will not act favorably on the application in that a clear and present danger will be posed to SNAD-protected features on the Premises and nearby premises absent applicant’s securing an approved sewerage connection, that the Board finds that deleterious impact to the health, safety and welfare of segments of the represented community will result absent applicant’s securing an approved sewerage connection; that the application is premature and invalid absent an approved sewerage connection; and that the precedent that would otherwise occur is not in the public interest; and

**RESOLVED** that should the applicant proceed further or on review prior to securing an approved sewerage connection, the Board reserves its right to take such action in opposition as appears appropriate and requests the cooperation of all City agencies to remit the application to this Board for final and complete review should the applicant seek to circumvent this determination.

**In Favor (27):** S. Alexander, B. Bender, C. Blake, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, S. Matthews, C. Moerdler, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained:** None

**The 5211 Arlington Avenue SNAD Application resolution disapproving the application unless certain conditions are met PASSED.**

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**Land Use Committee Meeting**

**April 23, 2026**

**Resolution: LPC Application 311 West 245<sup>th</sup> Street Fieldston Historic District**

**May 12, 2026**

**WHEREAS**, Ben Jackson, owner of 311 West 245<sup>th</sup> 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 his project.

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

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

**In Favor (27):** S. Alexander, B. Bender, C. Blake, W. DeBeatham, S. Froot, J. Gomez, E. Green, D. Harris, E. Hausman, R. Hilliard, B. Kail, S. Matthews, C. Moerdler, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained:** None

**The LPC Application 311 West 245<sup>th</sup> Street Fieldston Historic District PASSED UNANIMOUSLY.**

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**LAND USE COMMITTEE  
MAY 4, 2026 RESOLUTION  
May 12, 2026**

**Re: Rose Field Resurfacing - SNAD Non-ULURP**

**Land Use Committee Resolution:**

**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.

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

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

**In Favor (27):** S. Alexander, B. Bender, C. Blake, W. DeBeatham, S. Froot, J. Gomez, E. Green,

D. Harris, E. Hausman, R. Hilliard, B. Kail, S. Matthews, C. Moerdler, A. Ortega, R. Perez, J. Reyes, B. Reynoso, D. Rowen, G. Santiago, J. Sosa, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, S. Villaverde, K. Walker, M. Wolpoff

**Opposed:** None

**Abstained:** None

**The Riverdale Country School Rose Field Resurfacing Application PASSED UNANIMOUSLY.**

The Land Use Committee will have a special meeting on Land Use on April 30<sup>th</sup> to discuss overdevelopment in the Van Cortlandt Village area. Expressed their opposition with the proposed idea to develop multi micro units in this area. Also discussed the problems that will arise from having micro units because the infrastructure cannot handle the stress it will bring.

**q) Nominating** – The committee has met 3 times and will have their next meeting Monday, June 8 at 6:30.

**NYC Council Member's (CM) Report**

*NYC Council Member (CM) Eric Dinowitz:*

Had a meeting about the Hudson River Greenway and will be reaching out to EDC to have them be the agency taking care of everything. We have been having a lot of Citi Bike development and were able to get some of the stations moved to the sidewalk. We are getting more stations and have been working with Assemblyman Dinowitz and DOT to get them moved to a sidewalk as well because the public should not have to choose between having parking and expanding transit options. There have been concerns about Cannon and Orloff Avenue in front of the Bay Horton Library. A traffic stop sign has been requested but was denied, however, we will continue to request a stop sign for this location. The topic of hate crimes was brought up earlier and a co-chair of the task force to combat antisemitism had a hearing a couple of weeks ago about reporting on hate crimes. There are a lot of gaps between the NYPD, the DA's office and the mayor's office to combat antisemitism so please watch the record of the hearing. We are working on expanding and making clearer on the reporting of hate crimes and the work the NYPD and the DA's office has to do with reporting out the disposition of cases. Providing information on what happens after someone is arrested for hate, a hate crime. Upcoming events include paper shredding on Sunday, May 17<sup>th</sup> on Johnson Avenue at 10AM. The Riverdale Y 5k and The North Riverdale Block party will also take place that Sunday as well. New York Legal Assistance Group (NYLAG) comes to the office once a month and next time they are coming is June 5<sup>th</sup>. Van Cortlandt Library office hours are from 10-5 on the second Tuesday of every month and the next Riverdale Library office hours are on May 20<sup>th</sup>. We are also starting office hours at the Spuyten Duyvil Library. Sign up for our newsletter at [ericdinowitz.nyc/newsletter](http://ericdinowitz.nyc/newsletter). CM Dinowitz passed another Bill on vaccines that says New York City is going to do an education campaign using other well respected non-governmental organizations like American Pediatric Academy of pediatrics instead of the CDC to do outreach campaigns in a culturally responsive manner in many different languages and target childhood

vaccinations in the areas that have the lowest rate. The mayor just received his executive budget and thanks to a push from the city council property taxes will not be raised.

*NYC Council Member (CM) Pierina Ana Sanchez: Soraya Bonilla*

We have an upcoming party at 177 East Walton Avenue on May 22<sup>nd</sup> from 3 to 6PM. Encourages all to check out the Bronx Week calendar to see the event going on boroughwide up until May 17<sup>th</sup>. We also have resources in the office as well such as NYLAG that help with housing applications and immigration concerns. CM Sanchez continues to fight for stronger tools to hold negligent landlords accountable and deliver safer living conditions through the safer homes act. On April 29, CM Sanchez held around a table discussion with advocates. Budget hearings will be held on May 24<sup>th</sup>.

*NYC Council Member (CM) Carmen De La Rosa:*  
None.

### **Report from the Mayor's Office**

Maxwell Dickinson, Bronx Borough Lead of the Mayor's Office of Mass Engagement

Application for the new free 2K pilot program open on June 2<sup>nd</sup> and you have until June 24<sup>th</sup> to enroll. NYCHA in your Neighborhood is a program like the rental rip off hearings which will allow NYCHA residents to speak directly with the administration and share their concerns and issues happening in their buildings and be connected directly to resources. The one in the Bronx will be held on May 20<sup>th</sup> at the Classic Community Center in Melrose. The mayor's office & HPD recently secured a record of \$31 million in penalties against the owners of Robert Fulton Terrace and Fort Towers. Continuing the Mayor's fight against bad landlords we encourage people to turn out the rental guideline boards. The one for the Bronx is on June 8<sup>th</sup> at Hostos at 5pm which is for both tenants and landlords. On Thursday there will be NYC 101 to explain the history of rent stabilization which will take place in Chinatown and more of these courses will be made available to the Bronx soon.

### **Elected Officials Report**

*Bronx District Attorney (DA) Darcel Clark:*  
None

*NYS Senator Robert Jackson:*  
None

*NYS Senator Gustavo Rivera:*  
None

*NYS Assembly Member (AM) Jeffrey Dinowitz:*  
None

### **Unfinished Business**

The working group on the board's restructuring has been disbanded and has given their report to the Law, Rules, & Ethics Committee.

D. Rowen made a motion to reconsider the resolution for another vote on New York City Council Legislation - Intro No. 175-B. Chairperson Reyes denied the request.

CM Dinowitz stated to Chairperson Reyes not to speak for him.

There was no longer a quorum so motion could not proceed.

### **New Business**

N/A

### **Announcements**

The Next Regular Board Meeting will be on Wednesday, June 24th, 2026, at Wave Hill Public Garden and Cultural Center Armor Hall – 675 West 252nd Street, entrance at W. 249th St and Independence Ave.

### **Adjournment**

The Chairperson adjourned the meeting at approximately 8:56 pm.

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

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