



BRONX COMMUNITY BOARD 8

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Margaret Della, **Chairperson**

Vanessa L. Gibson, **Bronx Borough President**

Farrah Kule Rubin, **District Manager**

OFFICERS:

Chairperson
Margaret Della

Vice Chairperson
Bob Bender

Secretary
Brittany Reynoso

Treasurer
Debby Allen

Immediate Past Chairperson
Julie Reyes

COMMITTEE CHAIRS:

Aging
Barbara Kail

Budget
Jessica Sosa

Economic Development
Constance Barnes-Watson

Education, Libraries & Cultural Affairs
Sylvia Alexander

Environment & Sanitation
Daniel Rowen

Health, Hospitals & Social Services
Dr. Wayne DeBeatham

Housing
Rhashida Hilliard

Land Use
Charles G. Moerdler

Law, Rules & Ethics
Martin Wolpoff

Parks & Recreation
Debra Travis

Public Safety
Edward Green

Traffic & Transportation
Vacant

Youth
Caesar Tobar Acosta

Special Committee on Hudson River Greenway
Bob Bender

Special Committee on Racial Equity
Althea Eboh

Special Committee on Veterans' Services
Sergio Villaverde

FULL BOARD MEETING NOTICE

DATE: Tuesday, October 13, 2026
TIME: 7:00 PM to 9:00 PM
LOCATION: Amalgamated – Vladeck Hall
74 Van Cortlandt Park South, Bronx, NY 10463

All Board Members must attend in-person, except members with disabilities as defined under the Americans with Disabilities Act who may request an accommodation from the chairperson of the Board permitting them to attend via video/teleconferencing and be counted in the quorum.

The public is invited to attend via Zoom or in person.

Join Zoom Link: <https://us02web.zoom.us/j/2114033690>
Join Zoom Meeting by Phone: +16465588656 Pin: 2114033690#

AGENDA

1. Welcome and Announcements
2. Public Gallery Session (3 minutes each)
3. Code of Conduct Review
4. Report from [Elected Officials](#) present (3 minutes each unless otherwise stated. Questions limited to urgent matters. All others referred to office for follow up.) Order as noted if multiple members present:

Bronx Borough President Vanessa L. Gibson
Bronx District Attorney Darcel Clark
NYC Council Member Carmen De La Rosa
NYC Council Member Eric Dinowitz
NYC Council Member Pierina Ana Sanchez
NYS Assembly Member Jeffrey Dinowitz
NYS Assembly Member George Alvarez
NYS Assembly Member Manny De Los Santos
NYS Senator Gustavo Rivera
NYS Senator Robert Jackson
Congressman Ritchie Torres
Congressman Adriano Espaillat

5. Report from the 50th Police Precinct (*Questions limited to urgent matters. All others referred to Public Safety Committee for follow up.*)
6. Roll Call
7. Approval of the Regular Board Meeting Minutes of September 8, 2026
8. Discussion of the Executive Committee Meeting Minutes of October 7, 2026
9. Chairperson's Report & Resolutions
10. Treasurer's Report & Resolutions
11. District Manager's Report
12. Election of the Traffic + Transportation Chairperson
13. Mentorship Program
14. Social Media Working Group
15. Committee Reports and Resolutions: Chairs/Vice-Chairs will **briefly** highlight issues before their Committees
[See Committee Minutes for full reports.](#)
 - a) Aging
 - b) Special Committee on Veteran Services
 - c) Special Committee on Racial Equity
 - d) Special Committee on Hudson River Greenway
 - e) Youth
 - f) Traffic & Transportation
 - g) Public Safety
 - h) Parks & Recreation
 - i) Law, Rules & Ethics
 - j) Land Use
 - k) Housing
 - l) Health, Hospitals & Social Services
 - m) Environment & Sanitation
 - n) Education, Libraries & Cultural Affairs
 - o) Economic Development
 - p) Budget
16. Report from the Mayor's Office and other elected officials' staff, if member is not present (1 minute each)
17. Search Committee for the Community Associate position
18. Old Business
19. New Business
20. Announcements:
 - 20th Annual Veteran's Day Commemoration with Van Cortlandt Park Alliance and Bronx CB8
 - At VCP Memorial Grove, November 1, 2026 @ 12:00 pm
21. Adjournment

Margaret Della

Board Chair



Pursuant to New York State legislation signed by Governor Kathy Hochul (Bill S1150A), The Community Board is required to post material to be discussed at a public meeting. Please know that the material below has not been voted on or discussed by the full board at this time.

RESOLUTIONS

Youth Committee
RESOLUTION
October 13, 2026

SAPO APPLICATION Trick or Streets with New York City Department of Transportation

WHEREAS, the New York City Department of Transportation (NYC DOT) attended the Youth Committee meeting on September 24, 2026 to discuss their SAPO application for their Trick or Streets; and

WHEREAS, Daisy Gonzalez of NYC DOT presented on their request to obtain a Street Activity Permit (SAPO) in connection with its Trick or Streets event that transforms the streets into a safe and festive space filled with treats, games and activities for all ages to be held on Saturday, October 31, 2026 with set up at 8AM and breakdown at 8PM; and

WHEREAS, the Applicant requested the use of the James Baldwin Plaza, located at 100 W Mosholu Pkwy S, Bronx, NY 10468; and

WHEREAS, the Applicant agreed to work with the residents of the community to ensure a safe event and address any concerns; and

WHEREAS, the Applicant has hosted this event several years prior, in or near this location; and

WHEREAS, this event has been held before with no complaints known to us.

WHEREAS, the Youth Committee of Bronx Community Board 8 unanimously supports the issuance of a permit to NYC DOT for their SAPO application

THEREFORE BE IT RESOLVED THAT, Bronx Community Board 8 supports the issuance of a permit to NYC DOT for their SAPO application

Youth Committee
RESOLUTION
October 13, 2026

SAPO APPLICATION Trick or Streets with The Spuyten Duyvil School PS24

WHEREAS, The Spuyten Duyvil School (10x024) attended the Youth Committee meeting on September 24, 2026 to discuss their SAPO application for their Trick or Streets; and

WHEREAS, Stephen Schwartz, principal of 10x024, presented on their request to obtain a Street Activity Permit (SAPO) in connection with its Trick or Streets event that transforms the streets into a safe and festive space filled with treats, games and activities for all ages to be held on Friday, October 23, 2026 with set up at 11 AM and breakdown at 10PM; and

WHEREAS, the Applicant requested a full street closure on WEST 236 STREET - HUDSON MANOR TERRACE to INDEPENDENCE AVENUE; and

WHEREAS, the Applicant has not hosted this event several years prior, in or near this location; and

WHEREAS, the Applicant confirmed there will be a 15-foot emergency lane maintained at all times; and

WHEREAS, the Applicant agreed to work with the residents of the community to ensure a safe event and address any concerns; and

WHEREAS, the Youth Committee of Bronx Community Board 8 unanimously supports the issuance of a permit to 10x024 for the street closure on WEST 236 STREET - HUDSON MANOR TERRACE to INDEPENDENCE AVENUE

THEREFORE BE IT RESOLVED THAT, Bronx Community Board 8 supports the issuance of a permit to 10x024 for the street closure on WEST 236 STREET - HUDSON MANOR TERRACE to INDEPENDENCE AVENUE

Traffic & Transportation Committee Resolution
September 17, 2026
For SAPO Riverdale Country School Homecoming Block Party
October 13, 2026

WHEREAS, Riverdale Country School attended the Traffic and Transportation Committee meeting on September 17, 2026, to request support for a Street Activity Permit Office (“SAPO”) application for its School Homecoming Block Party; and

WHEREAS, Hanifa Barnes presented for Riverdale Country School on their request to obtain a Street Activity Permit for their Homecoming Event to be held on Saturday, October 3, 2026; and

WHEREAS, the application was submitted in accordance with New York City Department of Transportation requirements for a full street closure on West 253 Street from Post Road to Fieldston Road from 8:30 am to 6:00 pm; and

WHEREAS, there were no objections from the community or the Traffic & Transportation Committee members; and

WHEREAS, approval is contingent upon the applicant coordinating with the 50th Precinct Community Affairs Liaison and on outreach informing local homeowners at least one week prior to the event.

THEREFORE, BE IT RESOLVED, Bronx Community Board 8 recommends approval of Riverdale Country School Homecoming Block Party contingent upon the applicant coordinating with the 50th Precinct Community Affairs Liaison and doing outreach to local homeowners at least one week prior to the event.

Traffic & Transportation Committee Resolution
SAPO Application BOO On Mosholu October 24, 2026
October 13, 2026

WHEREAS, Kingsbridge, Riverdale, Van Cortlandt Development Corporation (“KVRC”) attended the Traffic and Transportation Committee meeting on September 17, 2026, to request support for a Street Activity Permit Office (“SAPO”) application for its Boo on Mosholu event; and

WHEREAS, Shari Hall presented for KVRC’s request to obtain a Street Activity Permit in connection with the Boo on Mosholu event, to be held on Saturday, October 24, 2026; and

WHEREAS, the application was submitted in accordance with New York City Department of Transportation requirements for a full street closure of Mosholu Avenue between West 256th Street and Tyndall Avenue, from 10:00 a.m. to 6:00 p.m.

WHEREAS, this event was held before; and

WHEREAS, contingent upon the applicant coordinating with the 50th Precinct Community Affairs Liaison and do outreach to local businesses and homeowners at least one week prior to the event.

WHEREAS, there are no objections from the committee or community.

THEREFORE, BE IT RESOLVED, Bronx Community Board 8 recommends approval of KVRC’s Street Activity Permit application for the Boo on Mosholu event, contingent upon the applicant coordinating with the 50th Precinct Community Affairs Liaison and doing outreach to local businesses and homeowners at least one week prior to the event.

RESOLUTIONS
PUBLIC SAFETY COMMITTEE
September 15th, 2026

RENEWAL APPLICATION: Liquor, Wine, Beer & Cider

WHEREAS, on September 15th, 2026, Cote Wine Bar, located at 5639 Mosholu Avenue, applied to the Public Safety Committee to renew their liquor license.

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

WHEREAS, the Public Safety Committee unanimously voted to approve this application.

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

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

WHEREAS, on September 15th, 2026, Ariela Tavares, Sergio Mira & Eliza Romero Viera, representatives of Sergieli Inc, located at 6025 Broadway, appeared before the Public Safety Committee to apply for a new liquor license and temporary retail permit.

WHEREAS the business is presently called Sante Fe Grille & Bar, the current owners are retiring and the new prospective owners plan to own and operate the business.

WHEREAS the new owners plan to keep the business as a Mexican Restaurant and are currently undecided on a permanent trade name.

WHEREAS the applicant signed a 2AM closing agreement for their first year of operation.

WHEREAS the Public Safety Committee unanimously voted to approve this application.

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

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

WHEREAS, on September 15th, 2026, Julio Rosiaro & Ada Y Gomez, representatives of The Newk Bar and Grille Corp, located at 170 W 231st Street, appeared before the Public Safety Committee to apply for a new liquor license and temporary retail permit.

WHEREAS the business is presently called Bronx Public, Ada Y Gomez will become a new partner, and the trade name will remain Bronx Public.

WHEREAS the partners of this business decided to apply for a new application rather than a corporate change.

WHEREAS the applicant signed a 2AM closing agreement for their first year of operation.

WHEREAS the Public Safety Committee unanimously voted to approve this application.

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

LRE Charter Revision Proposals Resolution

WHEREAS, for the second consecutive year a mayor of New York City has established a New York City Charter Revision Commission (this year called the Commission on Governmental Efficiency – COGE); and

WHEREAS, COGE has proposed five amendments to the New York City Charter that will appear on the ballot for the general election on November 3, 2026; and

WHEREAS, Bronx Community Board 8 believes that it is important for those who live and work in our community district to be properly informed about the proposed Charter amendments, which have the potential to affect the quality of life in the various neighborhoods in our district, before casting their vote; and

WHEREAS, the first four proposals, Proposals 1-4, pertain to land use and City contracts, with the fifth proposal pertaining to the City budget process; and

WHEREAS, members of Bronx Community Board 8 have reviewed the first four proposals and prepared the **attached** information sheet to assist members of the community in evaluating the proposals; and

WHEREAS, the information made available to the public by COGE characterizes the proposed Charter amendments as resulting in a simplification of approval processes and greater efficiency in the areas of land use and City contracts; and

WHEREAS, Bronx Community Board 8 makes the following observations:

Proposals 1, 2 and 3, if approved by the voters, would reduce information flow to and curtail review and approval power by local elected officials and community boards, which is a worrisome continuation of the centralization of control by mayors over land use issues in recent years by disenfranchising local communities and their elected officials from meaningful review and participation in the land use approval process.

- a. **Proposal 1** would streamline the process for approving uses of public space such as ramps, planters, and sidewalk cafes, by (i) eliminating mandatory public hearings, (ii) removing community boards, borough presidents, and the City Council from the review process; and (iii) taking away the City Council's ability to vote to disapprove the establishment of sidewalk cafes and curbside dining areas.
- b. **Proposal 2** would, for certain City contracts over \$5 million, authorize the City's Procurement Policy Board to simplify the contractor questionnaire and would eliminate review by the Mayor's Office of Contracts (which has specialized expertise in contracts) and the City Comptroller (who is independent of the Mayor) -- including for direct services like shelters, job training programs, and youth services, instead allowing individual agency procurement officers to review and approve such contracts. Proposal 2 would also permit elimination of public comment periods for some contracts.
- c. **Proposal 3** covers three different land use subjects: (1) It would allow the Department of Transportation to begin work on major transportation projects like bike lanes and road redesigns before notifying elected officials, community boards, the NYPD, and the FDNY; (2) it would entirely remove the sale or lease of certain City-owned properties from ULURP review; and (3) would remove community boards, borough presidents and the City Council from the reviewing the City's acquisition of office space for its employees.

Proposal 4, would transfer approval authority over all new construction projects to the Department of Buildings, which in the experience of this Board is an agency that has proved extremely negligent and unresponsive with respect to glaring violations of SNAD regulations have occurred in our community.

Proposal 5 would set contribution targets for the City’s Rainy Day Fund and require the City to publish a plan for how it would add money to the fund.

THEREFORE, BE IT RESOLVED THAT, Bronx Community Board 8 urges those who reside and work in our community district to make use of this resolution and the attached information sheet to carefully scrutinize Charter Revision Proposals 1-4 before casting a vote “yes” or “no” on or before Election Day.

**Land Use Committee
Resolution
10/13/2026**

Re: [4516 DELAFIELD AVENUE](#)
LPC-26-11257 Historic District Fieldston

Land Use Committee Resolution:

LPC-26-11257 application to facilitate Roof replacement work proposal at 4516 Delafield Ave.in Fieldston, Community District 8, The Bronx

WHEREAS, Mine Garlin, owner, presented on her application to replace slate roof with premium triple-laminate shingles on detached one family house: and

WHEREAS, Fieldston Property Owners (FPOA) sent a letter of support for her project; and

WHEREAS, Representative from AMD Roofing, Anthony Antonio, confirmed quality of what replacing is sufficient to replace the slate material and not departing from the look of what there is now; and

WHEREAS, there were no objections received from the committee members or community

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

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

**Land Use Committee
Resolution
10/13/2026**

Re: 5051 Iselin Avenue - SNAD
LPC-25-03790 Historic District Fieldston
Northern 1 LLC Owner
Paver Modification

Land Use Committee Resolution:

5051 Iselin Ave. – Fieldston, material modification to previously approved driveway pavement for previously approved LPC-25-03790 authorizations to facilitate a new driveway, is being sought by private applicant at 5051 Iselin Avenue in the Special Natural Areas District in the Fieldston neighborhood, Community District 8, the Bronx.

WHEREAS, the representative for 5051 Palisade Avenue, Architect John Field, presented the project for a driveway extension that was previously approved by landmarks and by Bronx Community Board 8 on May 5, 2026; and

WHEREAS, the paving stones installed are different than what was approved originally; and

WHEREAS the Architect couldn't get pavers to match the existing pavers and used a close approximation for both the new driveway and to repave the existing driveway originally approved as a cobble apron with pavers and Belgian Block materials to match existing driveway and stone pavers to create wall; and

WHEREAS, the committee was informed by the architect that the Fieldston Property Owners (FPOA) was in support of the change in material.

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

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

**Land Use Committee
Resolution
10/13/2026**

Re: **5297 Independence Ave.**

Modification to previously approved fence to resolve LPC violation
– Riverdale.

Land Use Committee Resolution:

5297 Independence Ave. – Riverdale, Application to legalize existing as-built condition that differs from previous approval for a fence. Grade conditions differ from approved with timber retaining wall covered ivy vs. natural planting grade, Community District 8, the Bronx.

WHEREAS, the representative for 5297 Independence Avenue, Architect John Field, presented on the application to legalize existing as-built condition that differs from previous approval for a fence.
to resolve LPC violation; and

WHEREAS, Grade conditions differ from approved with timber retaining wall covered ivy vs. natural planting grade; and

WHEREAS additional remedial work cannot be contemplated at this time as DOT planned street work will change and reconfigure the entire block with new sidewalks that are still not yet determined; and

WHEREAS, location is opposite SAR on West 254th Street.

WHEREAS, for the reasons set forth above, the Land Use Committee APPROVES this request to legalize the existing as-built condition of the fence and retaining wall.

NOW THEREFORE, BE IT RESOLVED, for the reasons set forth above, Bronx Community Board 8 APPROVES this request to legalize the existing as-built condition of the fence and retaining wall.

LAND USE COMMITTEE
Resolution
October 13, 2026

Land Use Committee Resolution:

[5423 Palisade Avenue](#) SNAD Non-ULURP A Zoning Authorization to facilitate the expansion of an existing single-family home being sought by private applicant in Riverdale, Community District 8, The Bronx.

WHEREAS, Architect Gil Even-Tsur (DE-T Architecture) and Jeannette Jakus (daughter) & David Jakus (son) of Owner/Applicant presented on their SNAD application for 5423 Palisade Avenue; and 36,475 sq feet tier 1 site.

WHEREAS, adding extension to smaller house on lot with two existing family residences; and

WHEREAS, Building is approximately 5013 sq feet; and adding 2,900 sq ft for 2 story enlargement

WHEREAS, Architect stated they will not remove any trees and will protect the two apple trees that are near the construction area; and

WHEREAS, there will be a Storm water management plan; and

WHEREAS, Applicant verified they are connected to the City sewer; and

WHEREAS, Architect confirmed construction equipment will be staged within the property driveway; and

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

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

**Economic Development Committee
RESOLUTION
October 13, 2026
SAPO APPLICATION Trick or Streets with Theory9**

WHEREAS, Theory9 attended the Economic Development Committee meeting on October 7, 2026 to discuss their SAPO application for their Trick or Streets with Theory9 event.

WHEREAS, Izaiah Barrow of Theory9 presented an overview of Theory9's mission to support the community through events such as Trick or Streets, which will provide a safe environment for children and families to engage in Halloween-related activities on October 31, 2026; and

WHEREAS, the Applicant requested a full street closure on West 231st Street between Sedgwick Ave. & the dead end on Saturday, October 31, 2026 from 9:00am to 6:00pm; and

WHEREAS, the Applicant confirmed there will be a 15-foot emergency lane maintained at all times; and

WHEREAS, the Applicant agreed to work with the residents of the community to ensure a safe event and address any concerns; and

WHEREAS, the Applicant has hosted this event several years prior, in or near this location; and

WHEREAS, this event has been held before with no complaints known to us.

WHEREAS, the Economic Development Committee of Community Board 8, Bronx, unanimously supports the issuance of a permit to Theory9 for the street closure on West 231st Street between Sedgwick Ave. & dead end on Saturday, October 31, 2026 from 9:00am to 6:00pm.

THEREFORE BE IT RESOLVED THAT, Bronx Community Board 8 supports the issuance of a permit to Theory9 for the street closure on West 231st Street between Sedgwick Ave. & dead end on Saturday, October 31, 2026 from 9:00am to 6:00pm.