

Bronx Community Board 8
Minutes of the Full Board Meeting
January 14, 2025, 7PM
Manhattan University – Kelly Commons
3900 Waldo Ave, Room 5A, Bronx, NY 10471

[Meeting Recording](#)

Committee Members Present (33 present for quorum)

Debby Allen, Constance Barnes-Watson, Bob Bender, Kelli Buford, Joy Campbell Priveterre, Sebastian Chittilappilly, Lee Chong, Dr. Wayne DeBeatham, Margaret Della, Johanna Edmondson, Nicholas Fazio, Steven Froot, Mary Ellen Gibbs, Edward Green, Emily Hausman, Rhashida Hilliard, Barbara Kail, Rabbi Bob Kaplan, Josh Land, Oscar Martinez, Angel Ortega, Julie Reyes, Adiana Rivera, Daniel Rowen, Georgia Santiago, Ramdat Singh, Laura Spalter, Caesar Tobar Acosta, Jyll D. Townes, Debra Travis, Kevin Wade, Karen Walker, Martin Wolpoff

Committee Members Absent (10)

Sylvia Alexander, Carol Blake, Yngrid DeLeon, David Gellman, Rosemary Ginty, Dr. Julia Gomez, Charles Moerdler, Omar Murray, Jessica Sosa, Sergio Villaverde

Staff

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

Guests

NYC Council Member (CM) Eric Dinowitz; Representatives from NYPD 50th Precinct – Lieutenant Brian Wolvers, NYC Mayor Eric Adams - Alina Dowe, NYC Comptroller Brad Lander – Greer Mayhew, Bronx Borough President (BP) Vanessa L. Gibson – Alexis Ruiz, Bronx District Attorney (DA) Darcel Clark – Jeffrey Pena, U.S. Congress Member Ritchie Torres – Joseph McManus, NYS Senator Gustavo Rivera – Flavia Salazar, NYS Senator Robert Jackson – Dario Quinsac, NYS Assembly Member (AM) Jeffrey Dinowitz – Nayise Gonzalez, and NYC Council Member (CM) Eric Dinowitz – Jenna Klaus; Rebecca Brown Barbier (New York Public Library – Riverdale Branch)

Chairperson J. Reyes convened the Full Board meeting at 7:06 pm. Chairperson J. Reyes introduced the officers and staff and thanked Manhattan University for hosting the meeting.

Public Gallery Session

There were no sign-ups for the Public Gallery Session. Inquiry was made from the floor if anyone was interested in speaking.

Report from the Mayor's Office

Happy New Year. Major successes in 2024. 19,000 illegal guns were removed from the streets. 1,300 illegal smoke shops were closed down and 7,800 New Yorkers were moved off the subways and into shelters. The Mayor believes that safety is a prerequisite and wants to move forward with that in 2025.

The Mayor held his State of the City this week. Announced that he is looking forward to making New York City the best place to raise a family in 2025. He wants to tackle street homelessness, expand on free water safety programs and student debt relief programs, among others.

Mayor's Office is in talks with the NYC Department of Buildings (DOB) regarding the trail on 601-609 Kappock Street. DOB is looking at the historical records to see who owns this property.

Encourage the community to contact 311 to make your complaints, especially if you do not have heat in your apartment.

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

Report from the Bronx Borough President's Office

Happy New Year. The application to apply to become a community board member should be live by next. If anyone is interested in applying, you can visit the Borough President's website.

Report from the NYPD 50th Precinct

42% decrease in crime for the 28 day-period. No murders. Down in robberies – 10 vs. 18. Down in felony assaults – 10 vs. 15. Grand larcenies are also down – 35 vs. 60. Burglaries are slightly up – 10 vs. 8. Grand Larceny Autos (GLAs) are down – 17 vs. 41. Hate crimes are down 66% – 1 vs. 3.

Council Member's (CM) Report

Council Member Carmen De La Rosa:
No Report.

Council Member Eric Dinowitz:

Happy New Year. During the holidays, the office supported food programs, holiday lights and donated hundreds of toys throughout the district.

It is budget season. The office is accepting applications for discretionary funding. Would love the board's help in distributing the budget feedback form. The form can be found at ericdinowitz.nyc/budgetfeedback.

Next week, CM Dinowitz will be passing his next bill in the 311 package for customer satisfaction and agency report cards. Stay tuned for more bills.

As a reminder, different organizations and agencies are at the office to provide assistance to constituents.

On December 5th, the City Council held a vote on the *City of Yes for Housing Opportunity*. Bronx Community Board 8 opposed it and CM Dinowitz voted against the *City of Yes for Housing Opportunity*. Special Natural Area District (SNAD) protections remained in place. Nevertheless, the *City of Yes for Housing Opportunity* passed in the City Council.

Council Member Pierina Ana Sanchez:

No Report.

Elected Officials Report

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

The District Attorney's Office is having a Re-Entry Employment Resource Fair on Tuesday, January 28 from 10am – 2pm. Location is to be determined. Employers and interviews will be held on-site.

NYC Comptroller Brad Lander's Office:

Late last year, the report, *Street Safety in the Era of Micromobility*, was released. It outlines strategic regulatory and infrastructure framework to address e-bikes, mopeds, and e-scooters. The plan calls to cut off the supply of unsafe, illegal devices in New York City and beyond. Held the NYCHA Accountability Webinar with the NYCHA Resident Audit Committee. Several reports were published, including an audit on the oversight of the contractors selected for repairs and maintenance work, among others.

NYS Senator Robert Jackson's Office:

Happy New Year. The Senator is in budget mode. Applications are open online for community-based organizations to apply for funding expense.senatorjackson.com. Capital funding is also available at capital.senatorjackson.com. The deadline to apply is February 3, 2025.

NYS Senator Gustavo Rivera's Office:

The Senator's Office is having a free Housing and Immigration Assistance Clinic on Friday, January 24th. You can call the office to make an appointment. Department of Finance (DOF)

Day will be on Friday, February 7th. This is a rent freeze and homeowners tax break screening. If you have any questions, please reach out to the office at 718-933-2034.

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

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

U.S. Congress Member Ritchie Torres' Office:

The Congress Member has been re-appointed to the Financial Services Committee and the one big issue the office is working on is the fire on Wallace Avenue. If you need to contact Joseph McManus for any federal issues, he can be reached at joseph.mcmanus@mail.house.gov or the office at 718-503-9610.

Roll Call

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

Approval of Board Meeting Minutes of December 10, 2024

In Favor: (32) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

The Board Meeting Minutes of December 10, 2024 were APPROVED UNANIMOUSLY.

Discussion of Executive Committee Meeting Minutes of December 4, 2024

None.

Treasurer's Report & Resolutions

The total budget is \$276,915 and it is broken down by Personal Services (PS) and Other than Personal Services (OTPS). After the budget modification from last month, the OTPS budget increased for a total of \$25,483. There is \$14,302 left in the OTPS budget and a breakdown of the various object codes in the OTPS budget was announced. No budget modifications this month. \$0 in requested funds and \$1,888 in encumbered funds. \$2,347 remains in the Rent and Energy Detail.

A MOTION was made by Chairperson J. Reyes and SECONDED by M. Gibbs to add a resolution for the continuation of the paid intern to the agenda on the Treasurer's Report.

In Favor: (32) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The resolution for the continuation of the paid intern was added to the agenda.

Treasurer J. Campbell Priveterre presented the below resolution:

**BRONX COMMUNITY BOARD 8 RESOLUTION
CONTINUATION OF PAID INTERN
Amendment to December 10, 2024 Resolution**

WHEREAS, on September 12, 2024, Community Board 8 approved a stipend at approximately \$1,000 per month for the continuation of the Office Intern's appointment until December 31, 2024, and,

WHEREAS, there was an error in the Community Board 8 Resolution for the Continuation of Paid Intern, dated December 10, 2024, which provided for the continuation of the internship from November 1, 2024 to January 31, 2025.

THEREFORE, BE IT RESOLVED, that the December 10, 2024, Resolution be amended to note that a stipend of approximately \$1,000 would be appropriate for the continuation of the internship from January 1, 2025 to January 31, 2025.

A MOTION was made by Chairperson J. Reyes and SECONDED by M. Gibbs to VOTE on the resolution for the continuation of the paid intern.

In Favor: (32) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The resolution for the continuation of the paid intern PASSED UNANIMOUSLY.

Chairperson's Report & Resolutions

Happy New Year to all. Thank you to Vice Chair S. Villaverde for holding down the fort and chairing the past Full Board and Executive Committee meetings.

Acknowledge Community Coordinator A. Malziu on his one-year anniversary at the Board office this past November. His work ethics, demeanor, and professionalism are deeply appreciated. Thanks for all you do.

An Ad-Hoc Committee has been formed and will include J. Townes and K. Walker. The committee will explore committee memberships and structures. Every few years, the board has done this to see how we can combine committees and look at their membership. There are a few committees with low membership and some where members feel should be combined. The committee will present its findings to the Law, Rules & Ethics Committee, Executive Committee and Full Board.

Chairperson J. Reyes presented the below resolution:

**IRVING LADIMER COMMUNITY SERVICE AWARD
AD HOC COMMITTEE FORMATION
BRONX COMMUNITY BOARD 8**

WHEREAS, Bronx Community Board 8 (CB) is accepting 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 open to individuals, students and organizations or groups with an interest in the community, and;

WHEREAS, the nominations are being received at the Community Board office by March 21, 2025, and;

WHEREAS, Bronx Community Board 8's October 14, 1992 Resolution authorizes the Chairperson of the Community Board to annually appoint an ad hoc Committee of no less than three and no more than five members to screen nominations, and;

WHEREAS, the committee will review nominations and submit a Resolution listing selected nominees for consideration to receive the award, and;

WHEREAS, the Resolution will be presented at the April and/or May Executive committee for approval, and;

WHEREAS, following approval at the Executive committee meeting, the Resolution will be present at the April and/or May Board meeting, and;

WHEREAS, upon the approval of the Resolution at the Board meeting, the Ad Hoc committee will notify the awardees of their selection and invite the awardees to attend the June Board meeting to receive their award.

NOW, THEREFORE, I, JULIE REYES, Chairperson of Bronx Community Board 8, by virtue of the authority vested in me by the By-Laws of Bronx Community Board 8 and the Board Resolution of December 14, 1992, do hereby appoint Board members Caesar Tobar Acosta, Constance Barnes-Watson, Sebastian Chittilappilly, Steven Froot and Mary Ellen Gibbs to serve on the Ad Hoc committee, select their own committee Chairperson, conduct above mentioned actions, and dissolve the committee once the Irving Ladimer Community Service Award presentation takes place.

In Favor: (33) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, O. Martinez, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The resolution for the formation of the Irving Ladimer Community Service Award Ad Hoc Committee PASSED UNANIMOUSLY.

Thank you to Board Member R. Ginty for bringing up the issue of our intern status to the board's attention. We do not wish for the intern to be an employee of the Board and R. Ginty brought up valid points at the December Board Meeting, which we are following up on to make sure that we did not unintentionally make our intern an employee.

Quite frequently the Treasurer and District Manager receive informational documents required to complete the Board's monthly Treasurer's Report in an untimely manner – sometimes with just 24 hours of receipt. Moving forward if the documents are not received in a timely manner, the Treasurer's Report will be submitted the following month. In the event information is needed to be shared to the Board members prior to a written report, the Treasurer will make a verbal report and follow-up with the written Treasurer's Report the following month.

Thank you to Jillian Baez, past Board member and Professor at Hunter College. Professor Baez was instrumental in securing an intern, Taya Jackson, for a few short weeks to assist the Board on administrative duties.

We are still looking for board office spaces and meeting spaces. Please let us know if you have anything in your neighborhoods.

District Manager's (DM) Report

Happy New Year. The office was closed for the holidays.

The Fiscal Year 2026 Community District Needs Statement has officially been released and posted on our webpage. We are still waiting for the agency responses.

Thank you to the New York Botanical Gardens for giving us 30 tickets to the Holiday Train Show. These tickets were given to the Kingsbridge Heights Community Center for their families to attend.

Last month we were happy to receive 50 tickets to the New York Yankees Winter Wonderland and the tickets were given to the local family shelter for their families to attend.

Congratulations to Community Coordinator A. Malziu for his one-year work anniversary at the Community Board – thank you for your commitment and quality of work at the Board Office.

Held the District Service Cabinet (DSC) meeting on January 3rd. The next DSC meeting is on February 4th.

Went to the Bronx Borough Board meeting this month at the Bronx Borough President's office. There was an informative presentation from the Metropolitan Transportation Authority (MTA) regarding their five-year capital plan from 2025 – 2029. The presentation will be sent to the board members.

Our office will be closed for Martin Luther King Jr. Day on Monday, January 20th.

Recently met with the team from Con Edison to discuss future gas main replacement work in our district in the area of West 246th Street North on Henry Hudson Parkway. The work will begin in February 2025 and will span for 12-14 months.

The February 2025 meeting calendar will be released shortly so be on the lookout for that.

Committee Reports & Resolutions

a) Aging – Did not have a meeting in January. The next meeting will be on February 13 where the NYC Department of Finance (DOF) will speak about the Senior Citizen Rent Increase Exemption (SCRIE) and the Disability Rent Increase Exemption (DRIE).

b) Budget – Treasurer J. Campbell Priveterre gave the Budget Committee report on behalf of Budget Committee Chair D. Gellman.

- FY25: We are midway through fiscal year 2025 which ends on June 30.
- FY26 - Begins July 1st: The budget hearing about the Mayor's (i.e., Agency) response to our fiscal year 2026 submissions was held prior to the October Board meeting. We anticipate receiving the Mayor's Budget proposal shortly, and if punctual, we will have a final Budget Hearing (Public Gallery) preceding the Feb Board Meeting, where residents have an opportunity to individually comment on the Mayor's FY2026 Budget details... Which will be finalized and voted upon by the City Council in June.

- **FY27:** Finally, CB8 committees have begun to look at the fiscal year 2027, which begins July 1, 2026. Now is the time when each of the committees should be discussing what they want for their capital and expense budget priorities for that fiscal year:
 - Jan 2025: Initial conversation (and review of prior years' submissions)
 - Feb 2025: "Put them to paper"
 - Mar 2025: Initial Prioritization
 - Apr 2025: Final Prioritization

c) Economic Development – Held a meeting last Tuesday, January 7th. Held a commercial corridor walkthrough at the Skyview Shopping Center. Members of the Commercial Lease Assistance Program (CLAP) and the Riverdale Main Streets Alliance (RMSA) joined the walkthrough with the committee to let the businesses know about different resources available to them. The next meeting will be on February 4th and hoping to have someone from the NYC Department of Small Business Services (SBS) attend the meeting.

d) Education, Libraries & Cultural Affairs – No report.

e) Environment & Sanitation – There was no meeting held in December. The next meeting will be on January 15th and the NYC Department of Sanitation (DSNY) will be in attendance to talk about snow removal in the district.

f) Health, Hospitals & Social Services – There was no meeting held in December but did have a meeting in November which focused on mental health with the New York City Department of Health and Mental Hygiene (DOHMH). The next meeting will be on January 23rd and will focus on the same issue. Looking to bring mental health trainings to the community in the Spring.

g) Housing – A meeting was held on December 23rd where the Riverdale Association of Riverdale Cooperatives and Condominiums (ARC) spoke about the Façade Inspection & Safety Program (FISP) and parapet laws. The next meeting will be on January 27th where the NYC Department of Buildings (DOB) will speak about how they can service the buildings in the district.

h) Land Use – C. Moerdler presented the below resolution:

**LAND USE COMMITTEE
RESOLUTION**

Re: 3111 Henry Hudson Parkway SNAD Botanic Modification Non-ULURP

An authorization #105-421 to facilitate a modification of topographic features on Tier I sites for the development of seven townhouses with a total square feet of 15,959 and 5,213 total square feet of open space, is being sought by seton private applicant at 3111 Henry Hudson Parkway in Spuyten Duyvil, Community District #8, in The Bronx.

WHEREAS, the developer for 3111 Henry Hudson Parkway, Denis Gjini, presented the project on demolishing a single home to construct 7 new single-family townhomes with 4 curb cuts, and

WHEREAS, applicant confirmed multiple trees of large and small caliper and topography will be removed or affected by the project to place driveways and curb cuts, among them trees that appear to be on public property, and,

WHEREAS, Bronx Community Board 8 Land Use Committee requested the developer to reach out to NYC Parks to determine whether it would approve the removal of street trees and to confirm size of trees and placement of trees they are going to replace on the City Sidewalk, and

WHEREAS, committee requested the developer to offer an alternative to removing the trees to examine whether or not to minimize the damage to large caliper trees on property wherever possible, or provide some mitigation report, and

WHEREAS, Applicant insisted that he would not meet with the Parks Department to discuss the trees nor could he submit a full mitigation report until after the community board approves the project and it is submitted to the City Planning Commission, and

WHEREAS, there is a consistent pattern on developers refusal to cooperate on this project and prior refusal on another project.

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

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

In Favor: (33) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, O. Martinez, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The resolution to DISAPPROVE the 3111 Henry Hudson Parkway SNAD Botanic Modification Non-ULURP application PASSED UNANIMOUSLY.

The developer for the construction in Van Cortlandt Village has not been cooperative with the Land Use Subcommittee on Van Cortlandt Village Construction. The subcommittee is doing its best to find out what the developer's plans are for the construction. Once the subcommittee receives feedback from the community, the subcommittee will present a list of questions to the developer for them to respond to. The developer refuses to meet with the subcommittee and has said that they will answer any questions sent to them.

i) Law, Rules & Ethics – There was a misinterpretation that board members could not abstain. This was never said nor implied. What was suggested is that, as public officials, when a resolution comes before the board members, and the reason for not voting is because board members have not done their homework to find out what the information involved concerns, M. Wolpoff is (personal opinion) often distressed when the result of a vote on a resolution is carried by abstentions, rather than the people who vote. M. Wolpoff would ask board members that when a resolution comes forward, please do some research before voting. Hoping that the other committee awards follow suit with the framework set by the Irving Ladimer Community Service Award.

j) Parks & Recreation – There was no meeting held in December. The next meeting will be held on January 22nd where the NYC Department of Environmental Protection (DEP) will present on the final plan of the Tibbetts Greenway. The NYC Department of Parks and Recreation (DPR) and NYC Department of Transportation (DOT) will be in attendance to answer any questions as they come up. The committee will also discuss the Fiscal Year 2027 budget priorities.

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

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

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

WHEREAS On December 17th, 2024, David Lindsay, a Representative of Kingsbridge Social Club, located at 3625 Kingsbridge Avenue, appeared before the Public Safety Committee to renew the establishment’s liquor license.

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

WHEREAS the Public Safety Committee unanimously approved this application.

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

In Favor: (33) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, O. Martinez, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

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

WHEREAS On December 17th, 2024, Aroma Restaurant & Bar located at 5523 Broadway, submitted an application to the Public Safety Committee to renew their liquor license.

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

WHEREAS the Public Safety Committee unanimously approved this application.

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

In Favor: (33) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, O. Martinez, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

**PUBLIC SAFETY COMMITTEE
RESOLUTION**

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

WHEREAS Brian Weinstein, District Manager of Gourmet Dining LLC, located at 4513 Manhattan College Parkway, appeared before the Public Safety Committee on December 17th, 2024, to apply for new liquor licenses at four locations on Manhattan College property: Thomas Hall 4th floor, President's Dining Room; Squeri Hall/Smith Auditorium; Kelly Commons 4th & 5th floors; Draddy Gymnasium.

WHEREAS, the applicant agreed to sign a 2AM closing agreement for the first year of operation on all four licenses.

WHEREAS the Public Safety Committee unanimously approved all four applications.

Therefore, BE IT RESOLVED, Bronx Community Board 8 approves these four applications.

In Favor: (33) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, O. Martinez, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

Abandoned cars and Priscilla's Law were discussed at last month's meeting. Priscilla's Law, if passed by the NYC Council, would require that every bicycle with electric assist, electric scooter and other legal motorized vehicle be licensed and registered. The next meeting will be on January 21st.

l) Traffic & Transportation – J. Land presented the below resolutions:

**TRAFFIC & TRANSPORTATION COMMITTEE
RESOLUTION**

**STREET ACTIVITY PERMIT (SAPO) APPLICATION
SAR ACADEMY 55TH ANNIVERSARY CELEBRATION EVENT**

WHEREAS, the SAR Academy (Nick Fadda the Applicant), 655 W 254th Street, Bronx, NY 10471, presented its request to obtain a Street Activity Permit (SAPO) in connection with its 55th Anniversary Celebration to be held at the campus located at 503 W 259th Street, Bronx, NY 10471 on Saturday, January 11, 2025; and

WHEREAS, the Applicant requested to restrict curb lane usage on W 259th Street between Riverdale Avenue and Netherland Avenue and Netherland Avenue and 259th Street and the dead-end street of Netherland Avenue on Saturday, January 11, 2025 from 7:00 am to 11:30 pm; and

WHEREAS, the Applicant has not requested to restrict vehicular traffic.

WHEREAS, the Traffic and Transportation Committee of Community Board 8, Bronx, unanimously supports the issuance of a permit to the SAR Academy for the curb lane restrictions on W 259th Street between Riverdale Avenue and Netherland Avenue and Netherland Avenue and 259th Street and the dead-end street of Netherland Avenue on Saturday, January 11, 2025 from 7:00am to 11:30pm.

THEREFORE BE IT RESOLVED THAT, Community Board 8, Bronx, supports the issuance of a permit to the SAR Academy for the curb lane restrictions on W 259th Street between Riverdale Avenue and Netherland Avenue and Netherland Avenue and 259th Street and the dead-end street of Netherland Avenue on Saturday, January 11, 2025 from 7:00am to 11:30pm.

In Favor: (32) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, R. Hilliard, B. Kail, R. Kaplan, J. Land, O. Martinez, A. Ortega, J. Reyes, A. Rivera, D.

Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (1) E. Hausman (with cause)

Opposed: (0)

The Traffic and Transportation Committee SAPO resolution for the SAR Academy 55th Anniversary Celebration Event PASSED.

**TRAFFIC & TRANSPORTATION COMMITTEE
RESOLUTION**

**STREET ACTIVITY PERMIT (SAPO) APPLICATION
BIOBUS AT PS315 EVENT**

WHEREAS, Bio Bus at PS 315 attended the Traffic and Transportation Committee meeting on December 19th, to ask for the SAPO application for elementary school students to learn about various science topics in a mobile science lab next to PS315.

WHEREAS, the BioBus (Ruth Duran Chea, the Applicant), 2865 Claflin Ave, Bronx, NY 10468, presented its request to obtain a Street Activity Permit (SAPO) in connection with its BioBus to be held at 2865 Claflin Ave., Bronx, NY 10468 on Tuesday, February 4, 2025; and

WHEREAS, the Applicant requested to restrict all parking on Reservoir Avenue Between Claflin Ave. and Webb Avenue on Saturday, Tuesday, February 4, 2025 from 6:00am to 4:00pm; and

WHEREAS, the Applicant has requested to put the Biobus in the parking lane.

WHEREAS, the Traffic and Transportation Committee of Community Board 8, Bronx, unanimously supports the issuance of a permit to the BioBus PS315 for the parking restrictions on Reservoir Avenue Between Claflin Ave. and Webb Avenue for the Lab School at 2865 Claflin, on Tuesday, February 4, 2025 from 6:00am to 4:00pm.

THEREFORE BE IT RESOLVED THAT, Community Board 8, Bronx, supports the issuance of a permit to the BioBus PS315 for the parking restrictions on Reservoir Avenue Between Claflin Ave. and Webb Avenue for the Lab School at 2865 Claflin, on Tuesday, February 4, 2025 from 6:00am to 4:00pm.

In Favor: (33) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, O. Martinez, A. Ortega, J. Reyes,

A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The Traffic and Transportation Committee SAPO resolution for the BioBus at PS315 Event PASSED UNANIMOUSLY.

m) Youth – No meeting will be held in January in observance of Dr. Martin Luther King Jr.'s birthday. The next meeting will be in February.

n) Special Committee on Hudson River Greenway – The committee will be meeting on March 27th.

o) Special Committee on Racial Equity (SCRE) – The committee has a Combating Hate Resource Guide and will be posting flyers in the community. The flyers will be accessible in Spanish, Bengali, Chinese Simplified, Korean, and English. The next meeting will be on March 6th. Hoping to have the New York State Division of Human Rights attend the meeting to talk about what the Governor's response is to hate crimes and other divisive measures throughout the state. Would like more engagement from standing committees.

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

Miscellaneous

Aging Committee Chair M. Gibbs asked B. Kail to be the Vice Chair of the Aging Committee. B. Kail accepted.

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

In Favor: (33) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, O. Martinez, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The MOTION PASSED UNANIMOUSLY.

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

In Favor: (33) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, O. Martinez, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The MOTION PASSED UNANIMOUSLY.

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

In Favor: (33) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, O. Martinez, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The MOTION PASSED UNANIMOUSLY.

Chairperson J. Reyes presented the below resolution:

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

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

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

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

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

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

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

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

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

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

Whereas, Community Board 8 adopted a resolution on February 9, 2010, that requires any decision concerning internal operating budgets be made by the Chairperson in consultation with the Board officers and brought to the Community Board for "ratification, amendment or rejection,"; and

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

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

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

Whereas, the New York City Mayor's Office of Management & Budget (OMB) has reviewed CB8's budget and advises the requested salary increase is within the Board's budget.

Therefore, Be it Resolved, Bronx Community Board 8 approves the 10% salary increase for District Manager Farrah Kule Rubin effective immediately, adjusting the annual salary of \$95,000 per year to \$104,500.

In Favor: (33) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, O. Martinez, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0)

Opposed: (0)

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

Next Monthly Board Meeting: February 11, 2025

Adjournment

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

In Favor: (33) D. Allen, C. Barnes-Watson, B. Bender, K. Buford, J. Campbell Priveterre, S. Chittilappilly, L. Chong, W. DeBeatham, M. Della, J. Edmondson, N. Fazio, S. Froot, M. Gibbs, E. Green, E. Hausman, R. Hilliard, B. Kail, R. Kaplan, J. Land, O. Martinez, A. Ortega, J. Reyes, A. Rivera, D. Rowen, G. Santiago, R. Singh, L. Spalter, C. Tobar Acosta, J. Townes, D. Travis, K. Wade, K. Walker, M. Wolpoff

Abstentions: (0) Opposed: (0)

The Chairperson adjourned the meeting at approximately 8:38 pm.

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

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