



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

3165 East Tremont Avenue • Bronx, New York 10461

Tel: (718) 892-1161 • Fax: (718) 863-6860

E-mail: bx10@cb.nyc.gov

Facebook.com/BronxCommunityBoard10

Website: www.nyc.gov/bronxcb10

Instagram & Twitter @BronxCB10



Joseph Russo
Chairperson

Matthew Cruz
District Manager

Public Hearing Meeting of BRONX COMMUNITY BOARD #10 January 24, 2024 at 7:00 P.M. Riverbay Corporation, 2049 Bartow Ave, Rm. 31, 10475

PRESENT: T. Accomando, R. Barbarelli, I. Barobhuiya, C. Brockington, M. Bufano, P. Cantillo, M. Caruso, L. Collins, J. Connolly, P. Del-Debbio, M. Fludd, T. Franklin, S. Haywood, S. Hazell, M. Hooks, D. Krynicki, S. McMillan, J. Mondello, M. Morris, MJ. Musano, N. Nunez, L. Popovic, D. Prioleau, C. Pinnock, J. Robert, N. Rosario, H. Ruiz, J. Russo, M. Sajous, T. Smith, S. Woods (total # present = 31)

ABSENT: S. Ahmed, M. Ali, R. Baez, A. Cascante, J. Gomez Jr., D. Gonzalez, J. Grell, D. Hunt, V. Lowe, J. Marano, S. Palladino, N. Sala, A. Salimbene, J. Thomas, A. Torres (total # absent = 15)

Board #10 Staff: Matt Cruz, District Manager
Susan Duffy, Community Assistant

Chairman Joseph Russo began the Public Hearing at 7:00 p.m. with the Pledge of Allegiance said by Sgt. Ramirez.

The purpose of this evening’s meeting is to vote on two adult-use retail cannabis dispensary applications:

Groovy Vibes LLC
3395 East Tremont Avenue, 10465
Lale Memaj, Applicant

Mello Tymes LLC
675 Co-op City Boulevard, 10475
Roger Thomas, Applicant

Groovy Vibes LLC

A presentation was made by the applicant and her representatives. A copy of the presentation was distributed to the Board members and is also available in the Board Office. The applicant and her representatives appeared before the Executive Board in December 2023. The applicant noted that she has a hemp license and has applied for an adult-use retail cannabis dispensary license. The son of the applicant, who is the manager, spoke to the Board to explain the existing CBD/Hemp license and the products currently being sold with that license. He stated the business’s goals for the community such as job fairs, educational workshops etc. Security equipment will be throughout the store with professionally trained security officers. There have been no current security issues since opening the CBD/Hemp facility. The operators live and work in the community.

Every Board member was given an opportunity to address the presenters and ask a question or offer comment. The focus of most questioning was the location and its proximity to The Learning Experience institution, which is less than 500 ft. from the existing business. The overall consensus was that the community does not approve this application because the current business is less than 500 feet from an early education child care facility at 2916 Bruckner Boulevard.

Public Comment:

1. George Havranek: opposed; wants illegal venues stopped before the community considers legal establishments.
2. Kevin Daloia: in favor
3. Michael Weiss: in favor

A motion to close the public comment session was made by Mr. Prioleau, seconded by Mr. Popovic and unanimously approved by all.

“**Resolved**...at the recommendation of Bronx Community Board #10 to approve Groovy Times LLC application to open a licensed-adult use retail cannabis dispensary at 3395 East Tremont Avenue, Bronx, NY 10461 and that notification be sent to the New York State Office of Cannabis Management. “

A motion to accept the Resolution to open a licensed-adult use retail cannabis dispensary at 3395 East Tremont Avenue, Bronx, NY 10461 was made by Ms. Bufano, seconded by Ms. Woods and approved as follows: (10) in favor, (19) against, (0) recusal, (2) abstain. **The Resolution did not pass.**

Mello Tymes LLC

A presentation was made by the applicant, Roger Thomas, and his representatives. A copy of the presentation is available in the Board Office. The applicant appeared before the Executive Board in December 2023. The location is in an old bank directly across from Riverbay. Mr. Richard Watson, security officer for the establishment discussed the security measures that would be put in place. Every Board member was given an opportunity to address the presenters and ask a question or offer comment. The consensus was that the community did not want a dispensary.

Public Comment:

1. Rod Saunders: opposed
2. Patricia Johnson: opposed
3. Eleanor Campbell: opposed
4. Barbara Purdy-Hill: opposed
5. Steve Paintner: opposed
6. Alethea Pietri: opposed
7. Junius Williams: opposed
8. Jay Berman: in favor
9. Barbara Hunt: opposed
10. Darlene Dove-Malave: opposed
11. Leah Graham: opposed

12. Sandra Jener: opposed
13. Hattie Overman: opposed
14. Darlene Blue: opposed
15. Novella Thomas: opposed
16. Esther Lelievre: in favor

A motion to close the public comment session was made by Ms. Bufano, seconded by Mr. Franklin and unanimously approved by all.

“**Resolved**...at the recommendation of Bronx Community Board #10 to approve Mello Tymes LLC application to open a licensed-adult use retail cannabis dispensary at 695 Co-op City Boulevard, Bronx, NY 10475 and that notification be sent to the New York State Office of Cannabis Management. “

A motion to accept the Resolution to open a licensed-adult use retail cannabis dispensary at 695 Co-op City Boulevard, Bronx, NY 10475 was made by Ms. Musano, seconded by Mr. Del-Debbio and approved as follows: (5) in favor, (22) against, (0) recusal, (2) abstain. **The Resolution did not pass.**

Motion to close the January 4, 2024 Public Hearing meeting was unanimous.

Respectfully submitted by Susan Duffy.

This is to certify that the foregoing minutes reflect the information that was discussed at the Public Hearing January 4, 2024.



Nancy Rosario, Secretary
Dated: January 4, 2024

