



**Hon. Vanessa L. Gibson**  
*Borough President*

## **BRONX COMMUNITY BOARD No. 10**

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**Joseph Russo**  
*Chairperson*

**Matthew Cruz**  
*District Manager*

### **PUBLIC HEARING MEETING MINUTES of BRONX COMMUNITY BOARD #10**

**May 1, 2025 at 7:00 P.M.**

Jeanne Jugan Residence, 2999 Schurz Avenue, 10465

**PRESENT:** T. Accomando, R. Barbarelli, I. Barobhuiya, M. Bufano, P. Cantillo, J. Connolly, M. Fludd, T. Franklin, J. Gomez Jr., D. Gonzalez, J. Grell, H. Guy, S. Haywood, D. Krynicki, S. McMillan, J. Mondello, N. Nunez, L. Popovic, J. Robert, J. Russo, A. Salimbene, T. Smith, A. Torres (total # present = 23)

**ABSENT:** M. Ali, Y. Alvarez, R. Baez, M. Caruso, S. Hazell, M. Hooks, D. Hunt, V. Lowe, J. Marano, MJ. Musano, D. Prioleau, H. Ruiz, N. Rosario, J. Thomas, S. Woods (total # absent = 15)

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

Chairman Joseph Russo began the meeting at 7:07 p.m. with the Pledge of Allegiance. Chairman Russo read over the conduct document to the Board and community members present.

Tonight's meeting is a Public Hearing to vote on an application from the New York State Office of Cannabis Management submitted by Victory Dispensary LLC for an adult-use retail dispensary proposed for 3653 East Tremont Avenue, 10465.

Presentation:

The applicants, Mr. Francisco Gomez and Mr. Ali Zindani, were represented by Ms. Heidy Palmer. Mr. Gomez was not present due to an illness; Mr. Zindani was present.

Ms. Palmer handed out a presentation which described the business plan. On site armed security will be present at all times, proposed hours of operation will be from 8am - 11pm and may change once the business is up and running. ID scanning will be done on all that enter, no one under 21 is permitted on site. Delivery services are proposed but will not occur immediately. Owners would like to hire staff from the neighborhood; cannabis management sales training will be provided for all that are hired. Outreach will be done as needed to community and customers. The outreach will focus on the positive and negative effects of products. The actual products must be OCM approved prior to the business purchasing them. Mr. Zindani currently owns a dispensary which has been operation for approximately one year in Manhattan. As part of his outreach efforts he would like to work with the local authorities identifying the illegal smoke shops in the area.

## Public Comment

- Kevin Daloia: in favor of dispensary; wants illegal shops closed
- Giovanni Boina, Dentist of neighboring building at 3651 East Tremont Avenue and is **against** the dispensary at 3653 East Tremont Avenue – 3653 has over 20 open violations with DOB and several ECB violations. The owner converted the building to single room occupancy units and claimed that the previous renters of the street-level ground floor used it as front for an illicit business. He was very vocal about the ownership never being a good neighbor.

## Board Member Discussion:

Members asked questions of Ms. Palmer and Mr. Zindani. The following is a synopsis of responses to their questions.

The location for this dispensary is due to the owner living in the area as does Ms. Palmer. The building's owner must cure all outstanding violations before the dispensary will commit to opening the business at 3653 East Tremont Avenue. The lease is five years. There will be no on-site consumption. Partnership will be 49/51 percent. One owner will be on site at all times. Security will be armed; depending on the day, two guards will be present. Cameras will be monitored and will be made available ASAP to law enforcement when requested. Initial hours will be 8 am – 11 pm but may change. Types of products to be sold will include flowers, ointments/creams, edibles.

## Resolution:

**“Resolved...**at the recommendation of Bronx Community Board that the application from the New York State Office of Cannabis Management submitted by Victory Dispensary LLC for an adult-use retail dispensary proposed for 3653 East Tremont be approved.”

A motion to accept the resolution was made by Mr. Popovic, seconded by Ms. Bufano with the following vote: (13) thirteen in favor, (10) ten against. **The Resolution passed.**

Motion to close the May 1, 2025 Public Hearing Meeting meeting was unanimous.

Respectfully submitted by Susan Duffy.

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This is to certify that the foregoing minutes reflect the information that was discussed at the Public Hearing Meeting of May 1, 2025.



**Matthew Cruz, District Manager**

Dated: May 5, 2025

May 1, 2025	A T T E N D	1. Victory LLC Dispensary					
BRONX COMMUNITY BOARD 10		1 <sup>st</sup> L. Popovic					
38 Members / 20=Quorum		2 <sup>nd</sup> M. Bufano					
Board Member Name							
Accomando, Thomas	√	√					
Ali, Mohammed							
Alvarez, Yocasta							
Baez, Raquel							
Barbarelli, Robert	√	X					
Barobhuiya, Ibrahim	√	X					
Bufano, Milagros	√	X					
Cantillo, Peter	√	√					
Caruso, Maria							
Connolly, Joseph	√	X					
Fludd, Maritza	√	X					
Franklin, Terence	√	√					
Gomez Jr., Julio	√	X					
Gonzalez, Daisy	√	√					
Grell, Joanne	√	√					
Guy, Herman	√	√					
Haywood, Steven	√	√					
Hazell, Stefani							
Hooks, Michael							
Hunt, Deborah							
Krynicky, Dorothy	√	X					
Lowe, Victoria							
Marano, John							
McMillan, Susan	√	√					
Mondello, Joseph	√	√					
Musano, Mary Jane							
Nunez, Nelson	√	X					
Popovic, Louis	√	√					
Pringleau, Devon							
Robert, John	√	√					
Rosario, Nancy							
Ruiz, Hector							
Russo, Joseph	√	√					
Salimbene, Anthony	√	X					
Smith, Tom	√	X					
Thomas, Janine							
Torres, Angela	√	√					
Woods, Stephanie							
TOTAL		23					
IN FAVOR		13					
AGAINST		10					
RECUSAL/ABSTAIN		0					

NOTES:  
A abstain  
X against  
√ in favor  
R recuse