



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

June 18, 2025 at 7:00 P.M.

Jeanne Jugan Residence, 2999 Schurz Avenue, 10465

PRESENT: Y. Alvarez, R. Baez, I. Barobhuiya, M. Bufano, J. Connolly, M. Fludd, T. Franklin, D. Gonzalez, J. Grell, S. Haywood, M. Hooks, D. Krynicki, V. Lowe, J. Mondello, N. Nunez, L. Popovic, D. Prioleau, J. Robert, N. Rosario, J. Russo, A. Salimbene, T. Smith, A. Torres, S. Woods (total # present = 24)

ABSENT: T. Accomando, R. Barbarelli, P. Cantillo, M. Caruso, J. Gomez Jr., S. Hazell, G. Herman, D. Hunt, J. Marano, S. McMillan, MJ. Musano, N. Thomas, H. Ruiz, J. Thomas (total # absent = 13)

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

Chairman Joseph Russo began the meeting at 7:00 p.m. with the Pledge of Allegiance.

There were two New York State Office of Cannabis Management applications which required public hearings: Application # OCM MICR- 2023-000371 to operate a microbusiness and an adult use retail dispensary at 3211 and 3217 Philip Avenue, 10465, 8 Legacies Inc. and Application # OCM CAURD 2022-000525 to operate an adult use retail dispensary at 3764 East Tremont Avenue, 10465, Epic Parlay LLC.

3211 and 3217 Philip Avenue, 10465, 8 Legacies Inc.: Representatives did not appear for Application # OCM MICR- 2023-000371 to operate a microbusiness and an adult use retail dispensary at 3211 and 3217 Philip Avenue, 10465, 8 Legacies Inc. As result of the non-appearance, the Board did not vote in favor.

3764 East Tremont Avenue, 10465, Epic Parlay LLC

Representative discussed the proliferation of illegal shops and sales. The presentation was distributed to each Board member and is also available on the Board's website. The ownership of the dispensary are lifelong residents of Throgs Neck who currently run several businesses as well as sponsorship of local sports teams. Training for each staff member will be provided with continuing education as needed. There will be 24/7 security throughout the facility as well as in the front and rear. Security officers will be present during business hours (M-F 11-11); all entrants will be checked for ID which must be displayed again at the time of sale. There are plans for deliveries which will also require proof of a valid ID. Sight will have interior and exterior cameras and all staff will be trained with continuing education as needed.

Board members posed questions such as training, OCM guidelines.

A resolution was read to the Board members which was approved in favor by (22), against (1), abstain (1).

PUBLIC PARTICIPATION SECTION:

1. Bob Bieder – National Night Out – August 6, 2025
2. Matthew Flood, resident and president of Trinity Danish Society: community is opposed to 3211 and 3217 Philip Avenues; collected several hundred petitions in opposition
3. Larry Weinstein, resident: in favor of 3764 East Tremont Avenue
4. Donal Prophetic – talked about illegal shops but is in favor of 3764 East Tremont
5. Bill Sawicki, resident: opposed to 3211 and 3217 Philip Avenue
6. Edel Morrissey, resident: opposed to 3211 and 3217 Philip Avenue
7. Rob Carotenuto – in favor 3764 East Tremont
8. Bob Jaen, Executive Director of TNBID: Bid is against 3211-3217 but in favor 3764 East Tremont

A motion to close the Public Participation Session was made by Mr. Popovic, seconded by Ms. Baez and was unanimous.

RESOLUTIONS

1. Public Hearing:

“Resolved...at the recommendation of Bronx Community Board #10 that the NYS Office of Cannabis Management Application # OCM MICR- 2023-000371 to operate a microbusiness and an adult use retail dispensary at 3211 and 3217 Philip Avenue, 10465, 8 Legacies Inc. be approved.”

A motion to accept the Resolution for NYS OCM Application # OCM MICR- 2023-000371 be forwarded to the full Board for approval was made by Mr. Franklin, and seconded by Ms. Baez. with the following vote: unanimously opposed. **The Resolution did not pass.**

2. Public Hearing:

“Resolved...at the recommendation of Bronx Community Board #10 that the NYS Office of Cannabis Management Application # to operate an adult use retail dispensary at 3764 East Tremont Avenue, 10465, Epic Parlay LLC be approved.”

A motion to accept the Resolution for NYS OCM Application # OCM CAURD 2022-000525 be forwarded to the full Board for approval was made by Mr. Connolly, and seconded by Mr. Franklin with the following vote: twenty-two (22) in favor, one (1) against and (1) abstention **The Resolution passed.**

A motion to close the Public Hearing was unanimous.

Voting on Resolutions was temporarily suspended due to an appearance by U.S. Representative Alexandria Ocasio-Cortez. She informed all that her office is available to assist constituents with any matter relating to the Federal. Funds for projects such as the removal of barges along Westchester Creek, Oyster Reef and Grow NYC have been provided by her office. She touched on the following topics – Reconciliation Bill, Medicaid, SNAP, EBT, Wick benefits, SALT deduction. Contact information: Katerine.Quinde@mail.house.gov, 1231 Lafayette Ave, Ste L-610, 10474, 718-662-5970.

Voting on Resolutions resumed.

3. Minutes of Public Hearing Meeting

“Resolved... at the recommendation of Bronx Community Board #10 that the minutes of the May 15, 2025 Public Hearing Meeting be approved.”

A motion to accept the May 15, 2025 Minutes was made by Mr. Nunez, seconded by Ms. Woods, and unanimously approved by all. **The Resolution passed.**

4. Executive Board

“Resolved... at the recommendation of the Executive Board to allow for the Economic Development Committee, Municipal Services Committee and Parks & Recreation Committee to conduct votes on behalf of the Full Board for the period of June 20th, 2025, to August 31st, 2025 and that this be forwarded to the Full Board for its approval.”

A motion to accept the Resolution to allow the Economic Development Committee, Municipal Services Committee to conduct votes on behalf of the Full Board for the period of June 20th, 2025, to August 31st, 2025 was made by Mr. Smith, seconded by Ms. Bufano, and unanimously approved by all. **The Resolution passed.**

2. ECONOMIC DEVELOPMENT – RENEWALS (6)

“**Resolved**...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority, along with the Resolution and the vote, and copies placed in the Board’s file:”

*Crosby Caribbean, 1762 Crosby Ave, 10461, License #1246173-Expiration Date-06/30/2025.

*American Turner Club, 748 Clarence Ave, 10465, License #1003335-Expiration Date-06/30/2025.

*Living Room, 2883-2885 Dill Place, 10465, License #1344445-Expiration Date-08/21/2025.

*La Mansion, 2904-2908 Bruckner Blvd, 10465, License #1353501-Expiraion Date-07/31/2025.

*Bayahibe Fusion, 3761 E Tremont Ave, 10465, License #1334855-Expiration Date-06/30/2025.

*Coconut Palm Bar & Grill, 2407 Westchester Ave, 10461, License #1166169-Expiration Date-08/31/2025.

A motion to accept the Resolution for new licenses was made by Mr. Popovic, seconded by Mr. Hooks, and unanimously approved by all. **The Resolution passed.**

3. ECONOMIC DEVELOPMENT – RENEWALS – Sangria Cafe

“Resolved...at the recommendation of the Economic Development Committee of Bronx Community Board #10, that the following establishments have agreed to comply with the best management practice standards contained within the Stipulations, by signing them, and to further agree to attend ATAP training, and that their compliance be sent to the State Liquor Authority, along with the Resolution and the vote, and copies placed in the Board’s file:”

*Sangria Café, 2085 Bartow Ave, 10475, License #1299467-Expiration Date-08/31/2025.

A motion to accept the Resolution for renewal licenses was made by Mr. Popovic, seconded by Ms. Rosario, and unanimously approved by all. **The Resolution passed.**

5. MUNICIPAL SERVICES – STREET ACTIVITY EVENTS

“Resolved...at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that the following events be approved by the full Board:

Event: **ID 864411-** Empower Rehab Community Give Back
Date: Friday, July 18, 2025
Time: 1:00 PM – 8:00 PM
Setup: 11:00 AM – 1:00 PM
Breakdown: 8:00 PM – 8:30 PM
Location: Roosevelt Avenue between East Tremont and Revere Avenues
Contact: Pierce Arroyo

Event: **ID 863764 –** Fun In the Sun/Outreach
Date: Saturday, August 16, 2025
Time: 11:00 AM – 4:00 PM
Setup: 9:00 AM – 11:00 AM
Breakdown: 4:00 PM – 5:00 PM
Location: Benson Street between St. Raymond and MacLay Avenues
Contact: Elden Vasquez

Event: **ID 863135 –** Evangelistic Campaign Jesus Christ loves you
Date: Saturday, August 23, 2025
Time: 10:00 AM – 3:00 PM
Setup: 8:00 AM – 10:00 AM
Breakdown: 3:00 PM – 4:00 PM
Location: MacLay Avenue between Zerega Avenue and Parker Street
Contact: Pastor Rev. Jacobo Martinez

Event: **ID 863092 –** 9th Annual Community Day
Date: Sunday, September 21, 2025
Time: 9:00 AM – 5:00 PM
Setup: 8:30 AM – 9:00 AM
Breakdown: 5:00 PM – 5:30 PM
Location: Cross Bronx Expressway between East Tremont and Dewey Avenues
Contact: Althea Esty

Event: **ID 864031** – Summer Get Together
Date: Saturday, August 23, 2025
Time: 2:00 PM – 9:00 PM
Setup: 12:00 PM – 2:00 PM
Breakdown: 9:00 PM
Location: Tierney Place between Longstreet Avenue and Dead End
Contact: John Hill

A motion to accept the Resolution for street activity permit events was made by Ms. Rosario, seconded by Ms. Bufano and unanimously approved by all. **The Resolution passed.**

8. MUNICIPAL SERVICES – STREET OVERLAY REQUEST

“Resolved...at the recommendation of the Municipal Services Committee of Bronx Community Board #10 that the request from Council Majority Leader Amanda Farias for a street overlay at Brinsmade Avenue and Schurz Avenue, honoring Preston High School be forwarded to the full Board for approval and sent to Council Member Kristy Marmorato.”

A motion to accept the Resolution for a street overlay at Brinsmade Avenue and Schurz, honoring Preston High School, was made by Mr. Barobhuiya, seconded by Ms. Torres and unanimously approved by all. **The Resolution passed.**

DISTRICT MANAGER’S REPORT: Mr. Cruz

- The Board hopes there will be no need to hold any public hearings this summer
- CM Farias held a discussion with Board members, highlighting that proposed NYC Charter revisions to reduce involvement with community boards; a ballot will added to November’s elections
- Baychester Avenue expansion project to reduce lanes: as of current time the project status is unknown
- CM Marmorato provided funding of \$5,000 to Bronx Community Board #10 for neighborhood cleanups
- Early voting has started; polling sites are 177 Dreiser Loop, PS 127 in Castle Hill, St. Frances deChantal and Villa Maria Academy.

COMMITTEE REPORTS

EXECUTIVE BOARD: Mr. Russo

The Executive Board met on June 2, 2025 and June 16, 2025. Minutes are self-explanatory.

ECONOMIC DEVELOPMENT COMMITTEE: Mr. Accomando

The Committee met on June 3, 2025. Minutes are self-explanatory. All liquor licenses were voted on and are noted above.

MUNICIPAL SERVICES COMMITTEE: Mr. Mondello

The Committee met on June 11, 2025. Minutes are self-explanatory.

ELECTED OFFICIALS:

Matan Kogen, Bronx District Attorney's Office: went over events to be held after the summer and early fall, including the Bronx CAMS project. Contact information: 718-838-7454.

Alina Dowe, Community Affairs Office: went over the Mayor's initiatives including the removal of the Hunts Point Barge as well as working on upgraded/safer delivery service bikes. Contact information: adowe@cityhall.nyc.gov 212-346-5792, 914-446-8393.

David Montilla, State Senator Fernandez's Office: Upcoming events include paper shredding. Contact office for additional information: <https://www.nysenate.gov/senators/nathalia-fernandez>. 718-822-2049

Cynthia Prisco, Council Member Riley's Office: went over community events; community cleanup on Saturday; silent disco in section 5; Movies Under The Stars. Contact information: District12@council.nyc.gov, 135 Einstein Loop, Rm 44, 10475, (347) 326-8652 cprisco@council.nyc.gov

April Cardena, Council Member Marmorato's Office: working with TN BID to secure trash cans; partnering with civic associations; CM's legislation on anti-choking devices in schools to be enacted; summer voting to occur on Bally's. Contact information: district13@cb.nyc.gov, 718-931-1721, 1925 Williamsbridge Road, 10461.

Rebecca Nieves, Council Member Farias's Office: Glebe Senior Center – facility is mold infested and until remedied, services will be provided in Soundview; assistance with SNAP benefits on July 22; shredding event next Friday, 6/27/25. Contact information: 718-792-1140, email rnieves@council.nyc.gov

OLD BUSINESS: None

NEW BUSINESS: None

Motion to close the June 18, 2025 Public Hearing Meeting of Bronx Community Board #10 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 and full Board meeting of June 18, 2025.



District Manager, Bronx Community Board #10

Dated: June 24, 2025

JUNE 18, 2025 BRONX COMMUNITY BOARD 10 37 Members/19=Quorum	A T T E N D	1. PH 3211/ 3217 Philip Ave	2. PH 3764 East Tremont Ave	3.Minutes 5-15- 2025	4. EB – Committee summer voting	5. ED – Renewal (6)	6. ED – Renewal - Sangria Cafe	7. MS – SAPO	8. MS – Street Overlay
		1 st TF	1 st Joe C	1 st NelsonN	1 st Tom S	1 st Lou P	1 st Lou P	1 st Nancy R	1 st Ibrahim B
		2 nd Raquel	2 nd Terence F	2 nd Stefanie W	2 nd Milagros B	2 nd Michael H	2 nd Nancy R	2 nd Milagros B	2 nd Angela T
Board Member Name									
Accomando, Thomas									
Alvarez, Yocasta	P	X	√	√	√	√	√	√	√
Baez, Raquel	P	X	√	√	√	√	√	√	√
Barbarelli, Robert									
Barobhuiya, Ibrahim	P	X	√	√	√	√	√	√	√
Bufano, Milagros	P	X	√	√	√	√	√	√	√
Cantillo, Peter									
Caruso, Maria									
Connolly, Joseph	P	X	√	√	√	√	√	√	√
Fludd, Maritza	P	X	√	√	√	√	√	√	√
Franklin, Terence	P	X	√	√	√	√	√	√	√
Gomez Jr., Julio									
Gonzalez, Daisy	P	X	√	√	√	√	√	√	√
Grell, Joanne	P	X	√	√	√	√	√	√	√
Guy, Herman									
Haywood, Steven	P	X	√	√	√	√	√	√	√
Hazell, Stefani									
Hooks, Michael	P	X	√	√	√	√	√	√	√
Hunt, Deborah									
Krynicki, Dorothy	P	X	√	√	√	√	√	√	√
Lowe, Victoria	P	X	√	√	√	√	√	√	√
Marano, John									
McMillan, Susan									
Mondello, Joseph	P	X	√	√	√	√	√	√	√
Musano, Mary Jane									
Nunez, Nelson	P	X	X	√	√	√	√	√	√
Popovic, Louis	P	X	√	√	√	√	√	√	√
Prioleau, Devon	P	X							
Robert, John	P	X	√	√	√	√	√	√	√
Rosario, Nancy	P	X	A	√	√	√	√	√	√
Ruiz, Hector									
Russo, Joseph	P	X	√	√	√	√	√	√	√
Salimbene, Anthony	P	X	√	√	√	√	√	√	√
Smith, Tom	P	X	√	√	√	√	√	√	√
Thomas, Janine									
Torres, Angela	P	X	√	√	√	√	√	√	√
Woods, Stephanie	P	X	√	√	√	√	√	√	√
TOTAL	24		24 X 1 X 1 A	22 √ 1 X 1 A	24 √	24 √	24 √	24 √	24 √
A = Abstain X = Against √ = In Favor R = recuse									