

The City of New York  
COMMUNITY BOARD 4  
1650 Selwyn Avenue, Suite 11A  
The Bronx, New York 10457  
Tel: 718-299-0800 Fax: 718-294-7870  
Email: [bx04@cb.nyc.gov](mailto:bx04@cb.nyc.gov)

HONORABLE Vanessa L. Gibson  
Bronx Borough President

Ms. Beverly Bond  
Board Chair

Mr. Leonardo Coello  
District Manager

## **PUBLIC HEARING**

### **Notice of Bronx Community Board #4's Public Hearing as Mandated by the City Charter**

**DATE: MAY 27, 2025**  
**(Before the General Board meeting...**  
**See attached agenda)**

**TIME: 6:00 PM**

**PLACE: The Bronx Museum of the Arts**  
**1040 Grand Concourse, Corner of East 165th**  
**Street, Bronx, NY**

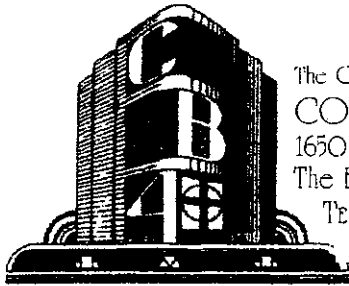
**RE: ULURP APPLICATION FOR - Claremont House:**  
**1640 Anthony Avenue (Block 2888, Lots 23, 21, and parts of Lots**  
**28, 50, 58) Nos. C 250220HAX, C 250221ZMX, N 250222ZRX**

**PLEASE SEE THE BELOW LINK TO THE DEPARTMENT OF CITY PLANNING**  
**ZONING APPLICATION PORTAL FOR MORE INFORMATION:**

**<https://zap.planning.nyc.gov/projects/2022X0427>**

For speaking time, please **register** in advance, complete the CB4 **HEARING** Form and submit to  
[bx04@cb.nyc.gov](mailto:bx04@cb.nyc.gov) no later than **COB Monday, May 26, 2025** before the hearing.

**For additional information, please call (718) 299-0800**



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**NOTICE OF BX COMMUNITY BOARD #4'S PUBLIC HEARING AS MANDATED BY THE CITY CHARTER**

**ULURP APPLICATION FOR Claremont House: 1640 Anthony Avenue (Block 2888, Lots 23, 21, and parts of Lots 28, 50, 58) Nos. C 250220HAX, C 250221ZMX, N 250222ZRX**

**C 250220HAX; IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 1640 Anthony Avenue (Block 2888, Lot 23) as an Urban Development Action Area; and
  - b. an Urban Development Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a 13-story building containing approximately 65 income-restricted units, Borough of the Bronx, Community District 4.

**C 250221ZMX; IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an R7-1 District property bounded by a line 175 feet southerly of East 173<sup>rd</sup> Street, a line 90 feet easterly of Anthony Avenue, Belmont Street, and Clay Avenue, as shown on a diagram (for illustrative purposes only) dated May 5, 2025, and subject to the conditions of CEQR Declaration E-809.

PLEASE SEE THE BELOW LINK TO THE DEPARTMENT OF CITY PLANNING ZONING APPLICATION PORTAL FOR MORE INFORMATION: <https://zap.planning.nyc.gov/projects/2022X0427>

**TUESDAY, MAY 27, 2025 | 6PM**

**The Bronx Museum of the Arts – 1040 Grand Concourse, Bx. NY**

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**PUBLIC NOTICE OF MONTHLY MEETING BRONX COMMUNITY BOARD #4/May 27, 2025**

**MS. BEVERLY BOND, BOARD CHAIR, PRESIDING**

**(Immediately following the Public Hearing Portion of the meeting)**

**AGENDA**

1. Public Session. Each comment/remark must not exceed **two (2) minutes**. (This period is exclusively reserved for registered public). Those wish to speak **must register** in advance, by completing the CB4 [Public Speaker Form](#) to [bx04@cb.nyc.gov](mailto:bx04@cb.nyc.gov) by **(COB Monday, May 26, 2025)**
2. Announcements. (This period allows **five (5) declarations** for a total of **10 Mins.**)
3. Welcoming remarks and announcements - **Beverly Bond, Board Chair**

**BxCB4 Public Hearing/ General Board Meeting Agenda**  
**Tuesday, May 27, 2025 | 6PM**  
**The Bronx Museum of the Arts 1040 Grand Concourse, Bx., NY**

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4. Invocation and Pledge of Allegiance - **Martha Reyes** 2 MINS.
5. Report by **NYPD 44<sup>th</sup> Precinct** 10 MINS.
6. Review/Correction/Adoption of General Board Meeting minutes 5 MINS.
7. District Manager's Report - **Leonardo Coello** 10 MINS.
8. Vote on ULURP Appl. Nos. C 250220HAX, C 250221ZMX, N 250222ZRX 10 MINS.
9. Committee Reports (**as called by the Board Chairperson**) 20 MINS.  
**HOUSING & LAND USE- MUNICIPAL SERVICES- YOUTH SERVICES & EDUCATION-  
ECONOMIC DEVELOPMENT** (Voting Items)- **HEALTH & HUMAN SERVICES- PARKS** (Voting Item)
10. Report by the Offices of the **Bronx Borough President, Vanessa L. Gibson** and **Local  
Elected Officials** or their representatives (2 MINS. EACH)
11. Unfinished Business/ New Business
12. Adjournment