

The City of New York
Bronx Community Board Four
Public Hearing/General Board Meeting
Tuesday, May 27, 2025 | 6 pm
Bronx Museum of the Arts
1040 Grand Concourse, Bronx, NY
MS. BEVERLY BOARD, BOARD CHAIR, PRESIDING

MEMBERS PRESENT:

Ms. Shekera Algarin, Ms. Rasheida Alston, Ms. Beverly Bond, Dr. Serge Caceres, Ms. Leticia N. Dinkins, Ms. Brenda Dock, Ms. Veronique Green, Ms. Towona Joye, Dr. Veronie Lawrence, Ms. Crystar Lopez, Mr. Mohammed Mardah, Ms. Marie McCullough, Mr. Leandro Monzon, Ms. Michelle Mootreddy, Mr. Ebrahim Dawda Ndure, Mrs. Zonia Ortiz, Ms. Martha Reyes, Ms. Yohanny Rincon, Ms. Elba Rodriguez, Ms. Lilliam Rosa, Ms. Latasha Wright.

MEMBERS ABSENT:

Ms. Priscilla Alexander, Ms. Gleny J. Camacho, Ms. Musu Drammeh, Ms. Michelle Gardnier, Mr. Julian D. Lopez-Leyva, Ms. Monique McMahon-Stancil, Rev. Julian Stephenson, Ms. Marie A. Stroud, Ms. Kinanda Williams-Murray.

MEMBERS EXCUSED:

Mr. Howard Brown, Ms. Triciah Claxton, Ms. Ishaira Garcia, Mr. Robert Garmendiz, Ms. Nurys Laureano.

STAFF:

Leonardo Coello, District Manager
Elizabeth Gonzalez-Rodriguez, Community Coordinator

ELECTED OFFICIALS:

Gina Williams, representing NYC Public Advocate Jumaane Williams
Alexis Ruiz, representing Bronx Borough President Vanessa L. Gibson
Jumanah Escalera, representing Bronx County District Attorney Darcel D. Clark
Terrell Brock, representing NYS Senate Jose M. Serrano
Nicole Liberato, representing NYS Senate Luis R. Sepúlveda
Yudelis Moronta, representing NYS Assembly Landon Dais
Gloria Cruz, representing NYC Council Deputy Speaker Diana Ayala

GUEST PRESENT:

Marvin McFadden- Volunteers of America, Mariano Laboy-Morrisania Diagnostics & Treatment Clinic, Sabrina Seward-NYPL Grand Concourse Branch Library, Seth Graves-Community Resident, Bella Lopez-Community Resident, Darwill Paulino-Community Resident, Sheila Martinez-Community Resident, Mildred James-President NYPD 44 Precinct Council, Freddy Quezada-ULTRA Radio Dispatch Service Inc., Ines Quezada-ULTRA Radio Dispatch Service Inc., Esther Polanco-Volunteers of America University Family Residency, Miriam Tabb-BronxWorks, Judith Crawford-NYPL Grand Concourse Branch Library, Astrid Wallen Steward-NYC Housing Preservation & Development, Charles Fulton-Volunteers of America, Adam Beckerman-NYC Housing Preservation & Development, Samira

Lacayo-Community Resident, Daniel Cuevas-Student, Andre P-Community Resident, Satya Fisher-Habitat for Humanity, Enrique Colon-CASA, Leonardo C-Bronx School for Law Government, Jose Almanzar-Bronx School for Law Government, Jonathan Reyes-Guns Down Life Up, Edward Bunge-Community Resident, Detective Shala-NYPD 44th Precinct, Captain Garcia-NYPD 44th Precinct, Mark Barrera-Community Resident, Emely Paulino Cuevas-The People's Money, Steven Medrano, Fraynette Familia-Community Resident, Pamela Diaz, Filiberto Garcia-Imperial Restaurant Bar, Jordan Almonte-Generations lounge, Jacqueline Hinds-Community Resident.

Public Hearing on the 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, and N 250222ZRX

- This hearing is mandated by the city charter. An Urban Development Action Area (UDAAP) and disposition, a Zoning Text Amendment (MIH), and a Zoning Map Amendment (from R7-1 to R8) to facilitate a new 13 story residential building, with a total of approximately 65 homeownership units, is being sought by NYC Dept. of Housing Preservation & Development (HPD) at 1640 Anthony Avenue in the Claremont neighborhood, Community District 4, Borough of Bronx.
 - **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 173rd 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.

Claremont House Project Presentation – new 13 story residential building, 65-unit affordable homeownership project - Located at 1640 Anthony Avenue - Developed by Habitat for Humanity - Seeking zoning changes from R7-1 to R8 - Targeting AMI levels 60-90%, Borough of the Bronx, Community District 4.

- Discussion:
 - Some board members expressed concern about the high AMI relative to local incomes, especially as the Bronx has one of the highest poverty rates nationally. Presenters noted that homeownership AMIs tend to be higher due to the nature of financing and the lack of federal subsidies.
 - Parking concerns were also raised due to the already congested neighborhood. Developers chose to prioritize unit count over parking, noting that adding parking would

reduce the number of units by 10–20. Conversations with DOT regarding possible off-site parking were ongoing.

- Questions from the board also addressed the accessibility of the units for recent college graduates and lower-income families, to which the developers responded that co-op responsibilities and maintenance fees may make units inaccessible to very low-income individuals, but subsidies and long-term tax abatements may help ease the cost burden
- Further questions focused on transparency in marketing income levels, how tax abatements will help affordability, and where the project currently stands.

Public Session:

- Mr. Mariano Laboy, Morrisania Diagnostic & Treatment Center- The MD&TC is accepting applications for their CAB. Also, he mentioned the importance for everyone to VOTE. Lasting he discussed health awareness, specifically about colon cancer.
- Ms. Miriam Tabb, Bronx Works -discussing participatory budgeting via Bronx. Vote on What you want in your community and how to spend part of the city's budget. For more info. [Participate.nyc.gov](https://participate.nyc.gov) or on.nyc.gov/pb
- Mr. Enrique Colón, CASA New Settlement – Two events on rent stabilization and public for Rent increases 1.75 to 4.75 (1 year) and 4.75 to 10.75 (2 years). *Rent Guidelines Board Workshop* on May 31st from 12PM-2PM at 35 Marcy Place and *Public Hearing Bronx Rent Guidelines Board* on June 12th at 5PM at Hostos Community College 450 Grand Concourse.
- Ms. Emely Cuevas-Paulino, Fordham Center for Community Engagement Learning – spoke of *The People's Money is NYC's Citywide Participatory Budgeting Process* and addressing the community needs by Voting for the Bronx projects on the Bronx ballot of June 25th.

Announcements:

- Ms. Marie McCullough, 2nd Vice Chair- informed of The Bronx Northwest Community & Clergy Coalition and the services provided, on housing conditions repairs to neglected landlord owned buildings, tenants' rights and purchasing of for sale properties.
- Ms. Towona Joye, Board Member- invite everyone to attend Friendly Baptist Day Care to their upcoming Bronx Day event at West 169th Street and Nelson Avenue.

Welcoming remarks and announcements: by Ms. Beverly Bond, Board Chair. The Chair called the meeting to order at 6:37pm. Pursuant to Chapter 70 Section 2800 of the City Charter the actions and procedure of Community Boards and their committees are governed by the applicable provisions of the City Charter and New York State Open Meetings Law (OML, Section 100-111 of the New York State Public Officers Law) and Freedom of Information Law (FOIL, Section 84-90 of the Public Officers Law). Each Community Board meets at least once each month. Community Board 4 shall meet every fourth (4) Tuesday of the month, in person. This Tuesday, May 27, 2025, the meeting was held at The Bronx Museum of the Arts, located at 1040 Grand Concourse, Bronx, New York.

Invocation and Pledge of Allegiance: led by Ms. Martha Reyes.

Roll Call for Board Members: Present 21, Excused 5, Absent 9 = Total Board Members 35

Report by NYPD 44th Precinct: Captain Garcia-NYPD 44th Precinct provided a report from the last month 28-day period. Crime Statistics data presented and reported some numerical comparisons - one versus one statistic - 60% down overall - Comparisons between different street/area crime rates. General Observations: - Acknowledged increased crime awareness - Noted cleaning efforts in certain areas (between 170th St./Walton Ave. To East Clarke/ Elliot/ Marcy Place) - Discussed encampment issues at East 174th St./Selwyn Avenue. Community Interaction: - Encouraged community members to report specific concerns.

District Manager's Report, Leonardo Coello: The District Manager report brief due to the length of the agenda, mentions the importance of voting next month.

Motion to Review/Correct/Adopt of General Board Meeting minutes: The Chair Beverly Bond mentioned minutes of last month (April 22, 2025) table them until next month.

Vote on ULURP Appl. Nos. C 250220HAX, C 250221ZMX, and N 250222ZRX:

The Board Chair called for a vote on the motion on the ULURP Applications for Claremont House 1640 Anthony Avenue (Block 2888, Lots 23,21, and parts of Lots 28, 50, 58) discussed at tonight's Public Hearing and asked the Committee Chairperson to outline the Committee's recommendation regarding the same ULURP Application.

Committee Chair Lilliam Rosa made mention that the Applications were heard during the Housing & Land Use Committee meeting, and their motion was to support ULURP Applications # C250220HAX, C250221ZMX, and N250222ZRX for Claremont House 1640 Anthony Avenue. It was 2nd by Martha Reyes. 14 in favor, 4 opposed, 0 abstained. The motion was duly carried.

Committee Reports (Called by the Board Chair):

HOUSING & LAND USE:

- Committee Chair, Ms. Lilliam Rosa, emphasized the importance of Board Members' attendance of Committee meetings on voting items like these so Board Members can ask questions more thoroughly and we can move through public hearings and voting processes like these faster at our General Board Meetings. She continued to appraise everyone for getting engaged not only to the Housing & Land Use Committee but to all committee meetings and invite everyone to the Housing & Land Use Committee meeting that meets on the 1st Monday of each month at Bronx Care Hospital.

YOUTH & EDUCATION:

- Committee Chair, Mrs. Zonia Ortiz reported:
- The committee meets on the 3rd Thursday of each month.
- No meeting was held for May 2025. However, it is important to attend meetings for parents, teachers and providers to represent our kids in need of a crisis in education.

MUNICIPAL SERVICES:

- Committee Chair, Dr. Veronie Lawrence reported:
- The committee meets on the 1st Wednesday of each month at Bronx Care Auditorium.

- No meeting was held this month due to space conflicts. But should you have any concerns or issues in your community please attend our next meeting.

ECONOMIC DEVELOPMENT:

- Committee Chair, Mr. Leandro Monzon reported:
- Three Renewals SLA Applications were presented
 - i. El Nuevo Patio Restaurant Corp.- 1388 Edward L. Grant Highway (wine, beer, cider)
 - ii. Ariadny Restaurant Inc.- 40 East 167th Street (liquor, wine, beer, cider)
 - iii. Almonte Generations Rest & Lounge, LLC/Generations Lounge- 1225 Jerome Avenue (liquor, wine, beer, cider)
 - NYPD 44th Precinct reported establishments are in good standings
 - Committee motioned, 2nd Mrs. Ortiz, motion duly carried.
- An SLA New Application & Temporary Retail Permit was presented
 - i. Imperial Restaurant Café & Bar Inc.- 595 Grand Concourse (wine, beer, cider)
 - Committee motioned, 2nd Ms. Rodriguez, motion duly carried.
- Letter of Support request for TLC Base License #B01145/ULTRA Radio Dispatch Service Inc., located at 277 East 165th Street – Renewal
 - Committee motioned, 2nd Dr. Lawrence, motion unanimously carried.

HEALTH & HUMAN SERVICES:

- Committee Chair, Ms. Veronique Green reported:
- Presentations led by West African Diaspora on a 3rd Annual Health Fair- July 26, 2025, at 161st Street & McClellan Street. Event to have free COVID-19/HIV testing, health wellness checks, general consultations and food. Flyers were made available for more info.
- Committee topics discussed
 - i. Tuberculosis in NYC - increasing due to Homelessness, overcrowding and public health system gaps. Grave needs target screening and treatment.
 - ii. Colon Cancer- causes and prevention- early screening exams (age 45+) and lifestyle prevention (diet, exercise, no smoking).
 - iii. International Health Comparison- comparing the US with other countries on (e.g. obesity, Measles and mumps in children, tuberculosis and colon cancer).
- Reminders: scheduling annual physical, and CDC guidelines for safety. Additionally, Mental Health- resources by dialing 988 or visiting NYC Well for support and for further resources visit mybronximpact.org and hitesite.org
- Committee Meeting Details: the crucial attendance at these meetings to make a meaningful impact on our community - meets the 2nd Monday of each month - Next meeting: June 9, 2025, at 6:30 PM. at Bronx Care Hospital.

PARKS:

- Committee Chair, Ms. Yohanny Rincon reported:
- Discussed presentation from The Hip Hop Museum on a letter of support for a proposed Paver Program Preliminary project, At Bronx Point.
 - i. Paver program design project: 18,000 pavers, for the Terrace, Roof and Ground Level.
 - ii. Building Apron pavement – 13, 500 pavers for a price range between \$500.00-2,500.
 - iii. Roof Terrance pavement - 2,208 pavers for a price range of \$5,000-15,000.

- iv. Additional Notes: Museum maintaining accessibility, affordability and pavers' tone color, base type and text fonts.
- v. Conditions to the letter are pending the agreement of NYCEDC approval of 10% of pavers reserved for community residents at a discounted price of \$500.00.
- o Letter of support for paver program preliminary design has been requested with the following conditions: That 10% of the 18,000 pavers to be accessible to the community resident with a price range of \$500.00.
 - Committee motioned, 2nd Ms. Green, motion unanimously carried.
- o CB4 Parks Tour for May 31 or June 7 is awaiting confirmation from NYC Department of Parks & Recreation who were not at the meeting.
- o The committee meets on the 2nd Wednesday of each month at Bronx Care Hospital.

Report by the Office of the Bronx Borough President and Local Elected Officials:

1. Alexis Ruiz, representing Bronx Borough President Vanessa L. Gibson
 - Flyers were shared on event happenings.
 - Discussed term limits for board members - Members appointed or reappointed on/after April 1st, 2019, are limited to 4 consecutive two-year terms (last term 2027) and Members appointed or reappointed starting term April 1st, 2020, can serve up to 5 consecutive terms-existing in 2030. Further discussions to follow with term limit date for each board member.
2. Yudelis Moronta, representing NYS Assembly Landon Dais
 - District Office: 910 Grand Concourse, Apt 1JK - Open for walk-ins Mon. and Tues. 10am to 5pm, services provided (e.g. housing/public benefits, landlord harassment, legal, immigration and quality of life issues).
 - Highlighted a Mother's Day event and shared flyers to sign up for future happenings.
3. Jumanah Escalera, representing Bronx County District Attorney Darcel D. Clark
 - June 6, 2025- Events National Gun Violence Awareness Day with Plant for Peace along with a coordinated NYC Department of Sanitation cleanup. Refreshments, water and gloves are to be provided at St. Mary's Park from 12pm – 3pm.
 - Encouraged participation of court tours or workshops, email ceu@bronxda.nyc.gov
4. Nicole Liberto, representing NYS Senate Luis R. Sepúlveda
 - June 7, 2025- 2nd Annual Health & Wellness event from 11AM- 3PM at Richman Echo Park.
 - District Office: 975 Kelley Street, Unit 203. Constituents' hours: in-person Mon-Thurs. 10AM- 3PM, Fridays are also available, contact number 718-991-3161 for appointments.
 - June 3, June 17, and July 1, 2025, Bridge Builders to present table services of vouchers, one-shot deals, etc. through their office.
5. Tyrell Brock, representing NYS Senate Jose M. Serrano
 - State Senator's Office: - Highlighted legislative achievements - \$18 million for Museum of Natural History - \$44 million in library capital funding - \$200 million for state parks capital funding - Various environmental and housing initiatives.
 - Highlighted events and happenings. Their district office can be reached at 212-828-5829.
6. Gloria Cruz, representing NYC Council Deputy Speaker Diana Ayala
 - Shared flyer handouts about the Deputy Speaker's constituents' services, hours available, and event happenings. Moreover, asked if anyone had questions or concerns.
7. Gina Williams representing NYC Public Advocate Jumaane Williams

- Highlighted a few points of legislative update, mental health awareness crisis and upcoming events - June 8th Puerto Rican Parade, June 12th Start Loving Us.
- Continue to watch “Ask Your Advocate” on News 12 every 2nd Monday at 7pm.
- Health issues on measles and bird flu, go to advocate.nyc.gov/blog for more info.
- Hiring at the public advocate office for Constituent Services, Associate, Special Assistant, and Senior Policy & Budget Associate for more info. visit advocate.nyc.gov/opportunities
- Focused on voter registration and discussed:
 - Primary election dates (early June 14-20, general primary June 24)
 - Encouraged voter participation, especially for students and vulnerable populations.
 - Voting Applications (permission slips) available for 17 to 18 years young, email gwilliams@advocate.nyc.gov

Adjournment:

- Chair Beverly Bond reminded everyone to vote and emphasized to advise their constituents, friends and neighbors that this election is Ranked Choice Votes. You must choose listed candidates on a 1, 2, 3, 4, and 5 choices.

Meeting Adjourned at 7:59 PM

Submitted by Bronx Community Board Four Board Office