

*The City of New York*  
**Bronx Community Board Four**  
**Public Hearing/General Board Meeting**  
**Tuesday, November 26, 2024 | 6 pm**  
**Bronx Museum of the Arts**  
**1040 Grand Concourse, Bronx, NY**  
**MS. BEVERLY BOARD, BOARD CHAIR, PRESIDING**

**MEMBERS PRESENT:**

Ms. Ellen D. Abraham, Ms. Priscilla Alexander, Ms. Shekera Algarin, Mr. Isidro Bernabe Arguello, Ms. Beverly Bond, Dr. Serge Caceres, Ms. Tricia Claxton, Mrs. Rosemary Dais, Ms. Leticia N. Dinkins, Ms. Veronique Green, Ms. Frances Hudson-Marrow, Dr. Veronie Lawrence, Ms. Crystar Lopez, Mr. Mohammed Mardah, Ms. Marie McCullough, Ms. Monique McMahon-Stancil, Mr. Van Miles, Mr. Leandro Monzon, Ms. Michelle Mootreddy, Mr. Ebrahim Dawda Ndure, Mrs. Zonia Ortiz, Ms. Yohanny Rincon, Ms. Elba Rodriguez, Ms. Lilliam Rosa, Mr. Glenn A. Saenz, Ms. Marie A. Stroud Ms. Kinanda Williams-Murray, Ms. Latasha Wright.

**MEMBERS ABSENT:**

Ms. Gleny J. Camacho, Ms. Brenda Dock, Ms. Musu Drammeh, Mr. John Fielder, Ms. Ishaira Garcia, Mr. Julian D. Lopez-Leyva, Ms. Keyana Lundy, Mr. Avery Smith, Rev. Julian Stephenson.

**MEMBERS EXCUSED:**

Ms. Rasheida Alston, Mr. Howard Brown, Ms. Michelle Gardnier, Mr. Robert Garmendiz, Ms. Towona Joye, Ms. Nurys Laureano, Ms. Martha Reyes.

**STAFF:**

Elizabeth Gonzalez-Rodriguez, Senior Secretary

**ELECTED OFFICIALS:**

Hon. Landon Dais, NYS Assembly Member  
Leonardo Coello, representing Mayor Eric Adams  
Juton Horstman, representing Bronx Borough President Vanessa L. Gibson  
Jumanah Escalera, representing Bronx County District Attorney Darcel D. Clark  
Terell Brock, representing NYS Senate Jose M. Serrano  
Gloria Cruz, representing NYC Council Deputy Speaker Diana Ayala

**GUEST PRESENT:**

Shantavia Inabinet-Big Brothers Bid Sisters of NYC, Ariana Bon-WHEDco, Winifred Campbell-NYC Department of Housing & Preservation Development, Ted Weinstein-NYC Department of Housing & Preservation Development, Ron Schulman-BDG LLC, John Baker-I Bud You NY DBA ConBud, Mario Ramos-I Bud You NY DBA ConBud, Daniel P. Silvera-Bridge Builders Community Partnership, Andre P.-Resident, Kenismael Santiago-Pagan-NYC Department of City Planning Bronx, Derrick Lovett-MBD, Fatamata Conde-Resident, Cristian Reinosomontes-NYPL Highbridge Branch, Steven Almonte-Nuasin Next Generation Charter School, Luis Nunez-El Patron Nightclub Cabaret Restaurant Inc, Esmeralda Perez-El Patron Nightclub Cabaret Restaurant Inc, Detective Shala-NYPD 44th Precinct, Commanding Officer Mascia-NYPD 44th Precinct, Michael Pimentel-Resident.

## **Public Hearing on the ULURP APPLICATION FOR 1093-1095 Jerome Avenue C 250091 HAX**

- This hearing is mandated by a city charter.

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 1093-1095 Jerome Avenue (Block 2505, Lots 26 and 28), as an Urban Development Action Area; and
  - b) an Urban Development Action 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 an eleven-story building containing approximately 60 residential units, Borough of the Bronx, Community District 4.

- Discussion:
  - If the motion passes for this voting item, stakeholders will continue through the ULURP process. They share a presentation with a summary of the project and what the next steps and timeline would be. The next hearing will be in front of the Borough President's office.
  - 2027 is the anticipated completion for this project, with 24 months of building in mind. The earliest they plan to begin is early Spring 2025.

### **Public Session:**

1. Michael Pimentel, representing South Bronx Cares
  - Raised a concern that he also presented at this month's Municipal Services Committee regarding the traffic issues that he foresees arising with the construction on a bus lane in the 161st Street area, specifically the closure of an underpass that is not on the bus lane's route.
2. Steen Almonte, representing Nuasin Next Generation Charter School
  - An announcement/advertisement about their new school with two locations. The school has a 74% diversity rate, an anti-racism curriculum, and is K-8.
3. Daniel P. Silvera, representing Bridge Builders Community Partnership
  - Spoke about a turkey giveaway that was open to the community tomorrow, 11/27.

**Welcoming remarks and announcements** by Ms. Beverly Bond, Board Chair. The Chair called the meeting to order at 6:24pm. 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 shall meet at least once each month. Community Board 4 shall meet every fourth (4) Tuesday of the month, in person. This Tuesday, November 26, 2024, 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. Veronique Green.

**Roll Call for Board Members:** Present 28, Excused 7, Absent 9 = Total Board Members 44

**Report by NYPD 44<sup>th</sup> Precinct:** Commanding Officer Anthony Mascia-NYPD 44th Precinct provided a report from the last month where there was an increase in robberies in and around Claremont Park, most of the victims and perpetrators are in their youth (e.g. 12 years' olds getting robbed by 15 years' olds). 1 murder near the Cross Bronx Expressway and no arrest has been made. 1 homicide by 161st Street where shots were fired. A reminder to install a tracking location app on important tech devices, like Find Your iPhone, in the event of it getting stolen. Questions were taken from the Board and public. Officer Shala reminded everyone present about the 44th's upcoming community meeting in the same location as today's meeting, every third Wednesday of the month.

**Motion to Review/Correct/Adopt of General Board Meeting minutes (2):**

- Beverly Bond motioned to accept the minutes of June 27, 2024 with corrections. Second by Lilliam Rosa. 3 abstains. The motion carries.
- Veronique Green motioned to accept the minutes of October 22, 2024 with corrections. Second by Elba Rodriguez. 1 abstain. The motion carries.

**Vote on ULURP Appl. C 250091 HAX:**

The Board Chair called for a vote on the motion on the ULURP Application for 1093-1095 Jerome Avenue discussed during tonight's public hearing and asked the Committee Chairperson to outline the Committee's recommendation regarding the ULURP Application and the Committee Chair also made mention that the Application was also heard during the Housing & Land Use Committee meeting.

The motion was made by the Housing & Land Use Committee (Lilliam Rosa) to support ULURP Application #C250091HAX for 1093-1095 Jerome Avenue and seconded by Rosemary Dais. The motion was duly carried.

**Committee Reports (Called by the Board Chair):**

**HOUSING & LAND USE:**

Report was made by Committee Chair, Ms. Rosa:

- Meets 1<sup>st</sup> Monday of Each Month
- Discussion/Review:
  - Already voted on the ULURP Application C 250091 HAX earlier in the meeting.
  - The same presentation during today's public hearing was also done by the presenters at Committee; therefore, Ms. Rosa emphasized the importance of Committee meetings and encourages Board Members' attendance to 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.

**MUNICIPAL SERVICES:**

Report was made by Committee Chair, Dr. Veronie Lawrence:

1. Discussion/Review:
  - Highlights from this month's committee meeting:

- A presentation from the Department of Transportation (DOT) about remodeling the Cross Bronx Expressway/I-95.
- The Bx6 bus lane project is expected to begin in the first quarter of 2025 through 2027.
  - Michael Pimentel was present at this meeting and raised the same concerns he expressed during tonight's public session.
    - a. The committee also raised similar concerns, favoring against the proposed closures.
- The next Committee meeting will be in January 2025 and FDNY is expected to be present.

2. No voting items.

## **HEALTH & HUMAN SERVICES:**

Report was made by Committee Chair, Ms. Veronique Green:

1. No voting items
2. No meeting was held this month. The next Committee meeting will be in January 2025.
3. Discussion/Review:
  - a. Reminder about the importance of vaccines and flu shots during flu season, which is happening now.
  - b. Reminder about the importance of physical health and fitness.
  - c. Reminder about the importance of mental health and available resources for mental health support:
    - 9-8-8
    - NYC Well
  - d. Community Resources:
    - MyBronxImpact.org
    - Hitesite.org

## **PARKS:**

Report was made by Committee Chair, Ms. Yohanny Rincon:

1. The Parks Committee meets every 2<sup>nd</sup> Tuesday of every month.
2. No meeting was held this month and no updates at this time. The next Committee meeting will be in January 2025.

## **ECONOMIC DEVELOPMENT:**

Report was made by Committee Chair, Mr. Leandro Monzon:

### Notification for ALL NIGHT PERMIT for New Years' Eve (2024/2025) [3]

1. EL PATRON NIGHTCLUB CABARET RESTAURANT INC (located at 1465 Jerome Avenue)
  - Motion made by Committee for the approval of an all night permit, second by Rosemary Dais. 1 abstain. The motion duly carried.
2. VOGUE RESTAURANT & LOUNGE INC (located at 1472 Ogden Avenue)
3. EAGLE & CEDAR GROUP LLC (located at 1404 Ogden Avenue)

- 44th PCT expressed they are advising against all night permits for establishments on Ogden Avenue based on issues expressed in Committee from last year. Depending on how things go this year, they will reconsider next year. These businesses will still be able to operate until 4AM.
- Motion made by Committee for the decline of two applications for an all night permit, second by Rosemary Dais. The motion passed unanimously.

#### NYS Office of Cannabis Management Adult-Use Retail Dispensary License Application (New) [1]

##### **1. I Bud You NY Inc. DBA ConBud (located at 898 Gerard Avenue)**

- Applications for renewal are every 2 years.
- This will be the first recreational, adult-use cannabis dispensary in our District and the first application for voting before the Board.
- Motion made by Committee for the approval of one, new retail permit application, second by Michelle Mootreddy. 3 abstain. The motion duly carried.

#### **YOUTH & EDUCATION:**

The report was made by Ms. Ortiz and stated the committee meets the 3<sup>rd</sup> Thursday of each month.

1. No voting items.
2. No meeting was held this month and no updates at this time. The next Committee meeting will be in January 2025.

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

1. Honorable Landon Dais, representing NYS Assembly Landon Dais
  - To date of this meeting, his office has given out 3,000 meals to the public and 600 meals this November alone.
  - Took questions from the Board and public after tonight's public hearing, addressing issues from street cameras in the Highbridge area to dry ice being used for rodents in the streets; the continued closures of smoke shops across the City; and upcoming New Year Eve's festivities on Arthur Avenue.
2. Juton Horstman, representing Bronx Borough President Vanessa L. Gibson
  - Announcements about an upcoming chess tournament, hearing on 12/11, and a turkey giveaway; and a win from the office: the President has won an allocation of \$95 million in funding for education in the Bronx.
3. Jumanah Escalera, representing Bronx County District Attorney Darcel D. Clark
  - Announcements about the office's coat drive and upcoming Youth Advisory Council meeting on 12/14 about juvenile gun violence (from ages 14-20).
4. Leonardo Coello, representing Mayor Eric Adams
  - The Mayor has set aside \$12M for a battery exchange program in an attempt to decrease fires and use of safer batteries. To be eligible, individuals must show proof of registered, "improper" batteries that can be exchanged through the program for batteries that are safer.
  - The Mayor is launching the "PATH program," in collaboration with DHS and NYPD, to help with homelessness in the MTA train system.
  - Reminder about water mindfulness during the current citywide drought.
  - City of Yes legislation is moving through the City Council.

- Report to 311 if there are any issues with waste pickup; the city is cutting down essential services as part of water conservation efforts due to the current citywide drought.
- 5. Terrell Brock, representing NYS Senate Jose M. Serrano
  - Reported on a listing of events and happenings the Senator is doing, whose upcoming programming includes collaboration with other local elected officials: A new school is opening up in the Bronx, FDNY Company 17 is celebrating their 150th anniversary, and a coat drive their office is currently doing with New York Cares.
  - District Office- 335 East 100<sup>th</sup> Street bet. 1<sup>st</sup> and 2<sup>nd</sup> Avenues, Mon.-Fri. 9AM to 5PM, (212) 828-5829 or serrano@nysenate.gov
- 6. Gloria Cruz, representing NYC Council Deputy Speaker Diana Ayala
  - Shared flyers for Deputy Speaker's constituent hours, services provided, and on-site clinics in East Harlem and South Bronx.

**New/Unfinished Business:**

- Friendly reminder to be mindful that we currently have only one staff member, Elizabeth "Liz" Gonzalez, working in the District office at this time. We are still on the search for a District Manager and next steps are pending for the election of our next Recording Secretary.

**THE MEETING ADJOURNED AT 8:18 PM**

*Submitted by Michelle Mootreddy*