



THE CITY OF NEW YORK
BOROUGH OF THE BRONX
COMMUNITY BOARD 7



HON. VANESSA L. GIBSON, BOROUGH PRESIDENT LEURYS ACOSTA, CHAIRPERSON KARLA CABRERA CARRERA, DISTRICT MANAGER

HOUSING, LAND USE & ECONOMIC DEVELOPMENT

Chair:	Dr. Momodou S. Sawaneh
Meeting Date:	November 10, 2025
Meeting Time:	6:30 pm
Meeting Location:	<u>The Bedford's Community Room</u> 211 East 203rd Street, Bronx, NY 10458
Members In Attendance:	_ Sandra Erickson ✓ Barbara Stronczer ✓ Kimali Corley ✓ Dr. Momodou S. Sawaneh ✓ Edgar Ramos
Minutes done by:	Dr. Momodou S. Sawaneh

Minutes:

- I. Meeting Guidelines & Code of Conduct read by Dr. Momodou S. Sawaneh**
- II. Introductions/Attendance - Quorum was met.**
- III. Review of Previous Minutes - Seconded by Barbara Stronczer, and the minutes were approved.**
- IV. New Business**
 - A. Citadel Care Centers (TCPRINC LLC) Presentation 1. Proposed development located on a portion of the historic Jewish Home and Hospital for the Aged campus at 100 West Kingsbridge Road, Bronx, 10468:
bit.ly/4nPJP6l
 - 1. Paul Proulx of Pryor Cashman, attorney for Citadel Care Center, gave a presentation on a proposed adult care center, also known as a nursing home.
 - 2. The facility will be accessible to the public for older adults.
 - 3. The nursing home will occupy a portion of the reserve land, dating back to the 1970s.
 - 4. The proposal was already presented to Council Member Pierina Sanchez, who endorsed the project.
 - 5. The issue of a special permit was raised; however, Paul reassured the committee that its approval would not be an issue.

THIS MEETING'S MINUTES ARE SUBJECT TO CHANGE. FOR THE MOST UP-TO-DATE INFORMATION, CONTACT US AT:

229-A EAST 204TH STREET ♦ BRONX, NY 10458 ♦ PHONE: (718) 933-5650

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6. The proposed nursing home shall be built wide, with only three floors, to minimize challenges to elderly occupants' mobility.
7. In each level, there will be approximately 43 beds.
8. A total of 129 beds are expected to be built for this project.
9. There is no issue building high above three levels; however, the client prefers the proposed building to be limited to three floors.
10. The presenter mentioned that this facility will benefit the community by providing residents with an opportunity to enroll older adults.
11. The existing building to the south will be demolished to create space for construction.
12. At the end of the presentation, Paul asked if the committee could approve the proposed project.
13. Committee members expressed a desire for the project to go through a public hearing and then be brought back to the committee for a vote..
14. The proposed project is expected to commence construction in 2027.
15. Any changes to the design, modifications, or additions will be brought to the attention of committee members.

V. Announcements

- A. Notice: 3210 Webster Avenue Rezoning (3210 Webster Avenue, Bronx, NY 10467) application filed on 9/3/2025: bit.ly/4lXztAj
- B. The Stagg Group and MADDD Equities team would like to introduce two new projects at 2740-2768 Webster Avenue, Bronx, NY.

VI. Next Meeting Date: December 9, 2025

VII. The Meeting was adjourned.