



**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

<b>Chair:</b>	<b>Dr. Momodou S. Sawaneh</b>
<b>Meeting Date:</b>	<b>December 9, 2025</b>
<b>Meeting Time:</b>	<b>6:30 pm</b>
<b>Meeting Location:</b>	<b><u><a href="#">The Bedford’s Community Room</a></u> 211 East 203rd Street, Bronx, NY 10458</b>
<b>Members In Attendance:</b>	<b>_ Sandra Erickson ✓ Barbara Stronczer ✓ Kimali Corley ✓ Dr. Momodou S. Sawaneh ✓ Edgar Ramos ✓ Yajaira Arias</b>
<b>Minutes done by:</b>	<b>Dr. Momodou S. Sawaneh</b>

**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. Office of Council Member Oswald Feliz’s Office, presented at the Old Fordham Library, 2556 Bainbridge Avenue, Update.
    - 1. Office of Council Member Oswald Feliz’s Office presented updates on the Old Fordham Library at 2556 Bainbridge Avenue.
    - 2. The presenter explained that the Old Bronx library can either be auctioned or rehabilitated.
    - 3. The NYC Department of Citywide Administrative Services (DCAS) needs to take action on the Old Library Building because of a lack of plans to rehabilitate and maintain it.
    - 4. The options to do something in the residential area are broken into 2-tier options:
      - a) To use the building for a community facility for nonprofit organizations or health centers.

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

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E-MAIL: [KCABRERACARRERA@CB.NYC.GOV](mailto:KCABRERACARRERA@CB.NYC.GOV) ♦ WEBSITE: [WWW.NYC.GOV/BRONXCB7](http://WWW.NYC.GOV/BRONXCB7)



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- b) It could be mixed-use, combining commercial and residential uses.
  5. To choose either of these options, community input is needed to ensure it reflects public interests: either auction the building or rehabilitate it.
  6. So far, what is certain is that it has been tough for the city to maintain the building, and action is needed.
  7. Council member Oswald Feliz doesn't have a solid stance on whether to auction or rehabilitate the building. However, he is anticipating that the community inputs would help make feasible decisions on the matter.
  8. DCAS did their appraisals and analyzed the cost for the demolition and rehabilitation to be around \$88 Million.
  9. Since it is a publicly owned building, residents in the Fordham and Fordham University areas could benefit through the development of a potential residential or commercial structure if auctioned or rehabilitated.
  10. Feedback on how the facility could generate job opportunities or housing for residents is vital, as it directly shapes community growth.
- B. MADD Equities & Stagg Group Presentation for the proposed residential building at 2740 Webster Avenue, Bronx, NY 10467
1. The 2740 building will be a dormitory designed to attract students from Fordham University.
  2. The Stagg Group and MADD Equities stated that they have a formal agreement with Fordham University to provide housing for students.
  3. The affordable dormitory will be a 13-story building with 162 units, each housing 4 to 6 students and totaling 548 beds.
  4. It will have common areas, a small kitchen with a microwave.
  5. The ground floor will have a supermarket, a food court, and student activity areas.
  6. There will be three elevators, two on the right and one on the left.

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7. The committee expressed concerns that the dormitory could be used as shelters.
8. Therefore, they asked the developer to provide documents demonstrating that they have an agreement with Fordham University to use the facility after completion

**V. Announcements**

A. <https://zap.planning.nyc.gov/projects/2025X0108>

**VI. Next Meeting Date:** December 9, 2025

**VII. The Meeting was adjourned.**