



THE CITY OF NEW YORK
BRONX COMMUNITY BOARD 6
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Honorable Vanessa L. Gibson, Bronx Borough President

Honorable Oswald Feliz, New York City Council Member

EVONNE CAPERS
Board Chairperson

RAFAEL MOURE-PUNETT, MPA
District Manager

Housing and Land-Use Committee Meeting Minutes

Frank Franz, Committee Chairperson

Tuesday, June 10, 2025

The Housing and Land-Use Committee met on Tuesday, June 10, 2025 in-person at the district office and on Zoom Video Communications. The following board members attended the Housing and Land-Use Committee Meeting: Laura James, Magdamary Marcano, Reggie Powell, Gladys Sotomayor, Porscha Wilson, Annette Wright, Carol Robinson, Cornell Brown, Gail Irby, Nicole N'diaye, Fousani Hamidou, Nicole Carter (Virtual), and Evonne Capers (Virtual).

The Housing and Land-Use Committee discussed the following:

- **Presentation from DCP on zoning categories**

The NYC Department of City Planning (DCP) is responsible for land-use and environmental reviews, the preparation of neighborhood plans and policies, and the provision of technical assistance and planning information to government agencies, public officials, community boards, and private owners and developers. DCP presented an overview of the zoning and land use in the district and provided information on the process to initiate a rezoning of the West Farms neighborhood.

Zoning is the legal framework that governs how land can be used and developed. While zoning laws do not mandate construction, it defines what can be built. Zoning also regulates the size and shape of buildings, however, it does not require noncompliant buildings to be torn down. Large portions of West Farms are designated as a manufacturing district, despite its residential use. Property owners face significant barriers to making improvements or expanding their homes due to this M1 manufacturing zoning misclassification.

A motion to propose a rezoning of the West Farms manufacturing area to Council Member Feliz and the Department of City Planning was made by Laura James, and seconded by Carol Robinson.

- **Presentation from Bricks and Mortals**

Bricks and Mortals is a nonprofit, multi-faith, membership organization with the mission of equipping faith-based communities with the tools to manage their properties in service of their missions and communities. Established in 2019, Bricks and Mortals ensures that faith-based organizations have the knowledge, connections, and access to resources they need to navigate real estate challenges. Members of the real estate communities are not connected to any company, rather they consult houses of faith to make informed decisions about their properties, whether it's developing them, selling them, or utilizing them for the benefit of the community. Bricks and Mortals organization, which works with various religious denominations, aims to protect houses of faith from exploitation by luxury developers and encourages them to engage with their communities. The organization aims to support faith communities in New York City, which face economic pressures and declining membership, by offering guidance on property management, redevelopment, and policy advocacy.

The Housing and Land-Use Committee discussed Beck's Church, which is struggling to operate and maintain their property, as a potential referral to Bricks and Mortals.

- **Discussion on Garden of Youth**

The District Manager notified the Housing and Land-Use Committee of Garden of Youth's partial loss of its land. The Board had voted in favor of a ULURP presented by the Parks Department for the Garden of Youth, which proposed the acquisition of two lots (Lot 32 and Lot 33). The proposal stated that the Parks Department would apply for preemptive acquisition of Lot 32, but the property was sold and the new owner demolished that area of the garden. Care takers of the Garden of Youth are seeking assistance with reacquiring Lot 32 and preventing further damage to the garden.

A motion to write the Department of Parks and Council Member Feliz about Lot 32 was made by Reggie Powell, and seconded by Nicole N'diaye.

- **Update on 2115 Vyse / Aquinas portfolio**

The District Manager informed the Housing and Land-Use Committee of the progress to organize tenants and establish tenant leadership teams for each Aquinas building. A tenant meeting for residents of one of the new Aquinas buildings will take place on Friday, June 13th, which the District Manager will attend. The 7A case filed on behalf of 2115 Vyse is still pending.

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