



**THE CITY OF NEW YORK  
BRONX COMMUNITY BOARD 6**

**1932 Arthur Avenue, Room 403-A, Bronx, NY 10457**

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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-PUNNETT  
District Manager

**Housing and Land-Use Committee Meeting Minutes  
Tuesday, November 18, 2025, at 6:30 PM  
Frank Franz, Housing and Land-Use Committee Chairperson**

The Housing and Land-Use Committee met on Tuesday, October 14, 2025, both in-person at the district office and via Zoom Video Communications. The following Board Members attended the Housing and Land-Use Committee meeting: Frank Franz, Brigitte Brantley, Gail Irby, Laura James, Jonathan Jimenez, Magdamary Marcano, Reggie Powell, Ashonda Culcleasure (virtual), Porscha Wilson, Annette Wright, and Gladys Sotomayor.

The Housing and Land-Use Committee discussed the following information:

- **Discussion on Beck Church/West Farms Memorial Garden Landmarking**

The committee heard from Board Member Laura James present to the committee regarding a request to landmark the proposed West Farms Memorial Garden, a graveyard in the rear of the Beck Church on East 180<sup>th</sup> Street. Landmarking would create a process of public oversight over the grounds. Ms. James highlighted the need to conduct a radar study to see where individuals are buried and conduct additional research. The group is still in conversation with the Presbytery Church of NYC regarding the need to preserve this burial ground. The church has indicated that they are already in conversations with developers about building on the property. Members made recommendations about potential other sources of information and partner universities. A motion to issue a letter recommending landmarking was made by Reggie Powell, seconded by Gladys Sotomayor, and adopted unanimously.

- **Discussion on Sojourner Mapes ULURP Project**

District Manager Rafael Moure provided a recap of the previous discussion of the Sojourner Mapes ULURP proposal. The committee discussed the current land use, and the proposed building sizes. District Manager advised against making the argument that other buildings being shorter than these proposed buildings would not be successful in preventing a ULURP. Chair Franz discussed the need for infrastructure to meet the needs of new residents and the issues with the former homeless set-aside units in buildings that do not have supportive services. The committee discussed a potential commercial overlay on the rezoning. The committee the history with other Phipps properties like Lambert Houses. The committee discussed informing the Bronx Zoo of a potential loss of sunlight, and the ongoing traffic issues on Southern Boulevard due to the bike lane redesign and issues with transportation infrastructure changes. The committee resolved to issue a letter to Council Member Oswald Feliz discussing the issues with Phipp's management practices in Lambert houses, making the argument that the city should not grant Phipps a ULURP based on their management track record. The motion to issue a letter to the zoo was made by Gladys Sotomayor, seconded by Reggie Powell and adopted unanimously. The committee resolved to issue a letter to Council Member Oswald Feliz by Gladys Sotomayor and seconded by Brigitte Brantley, adopted unanimously (not including an abstention by Porscha Wilson). The committee noted the need for services for the

formerly homeless units in the proposed buildings and asked the Department of City Planning as to what can be stipulated in a zoning change.

- **Discussion on the Park Avenue Rezoning**

District Manager Rafael Moure provided an overview of the city's proposed neighborhood rezoning of Park Avenue, describing the application of Mandatory Inclusionary Housing in a rezoned area (with 25% of units affordable). He then described the study area in the proposed neighborhood study, and the potential study of Third Avenue between SBH and Fordham Plaza. The committee discussed the Bathgate Industrial Business Zone and whether it should be included in a neighborhood study. The committee discussed the potential plan to cap the metro north tracks along Park Avenue. The committee also discussed issues with the auto shops in the study area and need for city investment in the district in exchange for the rezoning. Board member Magdamary Marcano proposed that the study area start north of the Cross Bronx Expressway and add the manufacturing zone on Third Avenue, seconded by Annette Wright, adopted unanimously (not including Johnathan Jimenez and Cornell Brown, who abstained).



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**EVONNE CAPERS**  
Board Chairperson

**RAFAEL MOURE-PUNNETT, MPA**  
District Manager

**Housing and Land-Use and Youth and Education Committee**  
**Tuesday, November 18<sup>th</sup>, 2025**

<b>Housing and Land-Use Committee</b>		
<b>Board Members</b>	<b>Signature</b>	<b>Virtual Attendance</b>
Frank Franz		<input type="checkbox"/>
Laura James		<input type="checkbox"/>
Jonathan Jimenez		<input type="checkbox"/>
Magdamary Marcano		<input type="checkbox"/>
Reggie Powell		<input type="checkbox"/>
Carol Robinson		<input type="checkbox"/>
Gladys Sotomayor		<input type="checkbox"/>
Porscha Wilson		<input type="checkbox"/>
Annette Wright		<input type="checkbox"/>
<b>Youth and Education Committee</b>		
<b>Board Members</b>	<b>Signature</b>	<b>Virtual Attendance</b>
Brigette Brantley		<input type="checkbox"/>
Cornell Brown		<input type="checkbox"/>
Fousani Hamidou		<input type="checkbox"/>
Gail Irby		<input type="checkbox"/>
Laura James		<input type="checkbox"/>
Nicole N'diaye		<input type="checkbox"/>
Carol Robinson		<input type="checkbox"/>
Gladys Sotomayor		<input type="checkbox"/>
		<input type="checkbox"/>
[VIRTUAL] - ASHONDA CULCERAS (89)		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>