



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
District Manager

Bronx Community Board 6
Meeting minutes of Wednesday, May 27, 2026

Members Present:

Brigette Brantley, Cornell Brown, Evonne Capers, Nicole Carter, Margarita Espinosa, Frank Franz, Fousani Hamidou, Laura James, Julio Jimenez, Magdamary Marcano, Nicole N'diaye, Jessii Parham, Lamont Parker, Reggie Powell, Carmen Rivera, Kristine Rivera, Gladys Sotomayor, Annette Wright, and Angelina Zervos.

Members Absent:

Maria Garcia, Shantavia Inabinet, Gail Irby, Maria Latimer, Angel Nunez-Garcia, Paul Ramirez, Katrina Rawlins, Renee Reed, Carol Robinson, Hoshi Salcedo, and Lisa Sanchez.

Elected Officials Representatives Present:

Kenny Agosto, representing Bronx Borough President Vanessa L. Gibson
Santiago Baena, New York City Council Member Oswald Feliz
Jasmine Torreblanca, representing New York State Senator Gustavo Rivera
Kristina Teschner, representing New York State Senator Gustavo Rivera
Briana Rosso, representing New York State Senator Luis Sepulveda
Karime Vergara, representing New York State Assembly Member Karines Reyes
Ignacio Aracena, representing New York State Assembly Member George Alvarez
Lili Mae Kirk, representing New York State Assembly Member Yudelka Tapia
Tamar Rothstein, representing United States Congressman Ritchie Torres

I. CALL TO ORDER

The May 27, 2026, meeting of Bronx Community Board 6 was held at West Farms Library located at 2085 Honeywell Avenue, Bronx, New York and was called to order at approximately 6:44 PM by Chairperson Evonne Capers.

II. INVOCATION

The meeting's invocation was delivered by Mr. Cornell Brown.

III. COMMUNITY PERIOD

The following individuals addressed the Community Board during the meeting's Community Period:

John Barczak, representing Earl Monroe New Renaissance Basketball School

Mr. Barczak introduced Earl Monroe New Renaissance Basketball School in advance of its relocation to a new facility in Mott Haven, scheduled to open in August. CEO Emmanuel George outlined the school's academic model, which combines traditional coursework with career-focused electives related to the sports and entertainment industries. They expressed commitment to community engagement and partnership opportunities and highlighted collaborations with the New York Knicks and Nike that provide students with experiential learning opportunities.

Erika Houle, representing Theatre Arts Production Company School (TAPCo)

Ms. Houle, a filmmaking teacher at TAPCo (Theater Arts Production Company School), informed us about the school's new television studio and offered opportunities for local businesses and organizations to collaborate with student filmmakers on social media content projects.

Erika Houle

Ms. Houle raised concerns regarding the response to a recent residential fire at 660 East 187th Street, noting challenges faced by an affected family in obtaining housing assistance and timely communication through the City's Homebase program.

Matthew Washington, representing Phipps Houses

Mr. Washington, Vice President and Chief of Staff of Phipps Houses, accompanied by Astrid Walker Stewart, Director of Planning, introduced the Sojourner Truth–Mapes Rezoning project. Mr. Washington provided an overview of the organization's 120-year history of developing affordable housing throughout New York City, including more than 50 years of service within the local community. He stated that the proposed project would expand affordable housing opportunities and provide new housing options for existing residents. Printed copies of the project presentation were made available to attendees, and Mr. Washington indicated that the project team was available to respond to questions during the public hearing.

Krystallyn Leonard

Ms. Leonard raised concerns regarding markings placed on a sidewalk indicating the potential installation of new street trees, citing possible sidewalk damage, maintenance responsibilities, and costs that may be incurred by homeowners. She further noted that an existing tree bed on the block had not been restored following the removal of a previous tree and questioned the need for an additional planting location.

District Manager Rafael Moure-Punnett explained that the City is required to plant a designated number of street trees annually and noted that eligible single-family homeowners may participate in the City's Trees and Sidewalks Program, which helps with sidewalk repairs when damage is caused by tree roots. He further stated that he would follow up with the appropriate City agency regarding the specific location and circumstances raised.

Allison Dansby and Regina Sadler

Ms. Dansby and Ms. Sadler raised concerns regarding ongoing infrastructure issues affecting ten homes located at 1808–1826 Trafalgar Place. They reported recurring sewage-related problems that they attributed to significant defects in the sewer system, which they alleged were connected to work previously conducted by the New York City Department of Housing Preservation and Development

(HPD). The residents stated that homeowners were required to incur approximately \$42,000 in costs to reconnect the sewer system and address the ongoing issues. They requested assistance in arranging a meeting with HPD to discuss the matter and explore potential remedies. Additional concerns were raised regarding large trees affecting the properties and an adjacent vacant lot that residents reported has become a nuisance due to rat activity.

District Manager Rafael Moure-Punnett advised that efforts are underway to coordinate a meeting with HPD and to address concerns related to the vacant lot.

Rosa Peraza

Ms. Peraza emphasized the importance of transparency and accountability in the Board's actions and voting decisions. Ms. Peraza encouraged residents to remain actively engaged in community affairs and to hold elected officials and Board members accountable for decisions affecting the neighborhood. She stressed the shared responsibility of residents to serve as advocates for their community and reaffirmed her ongoing commitment to civic engagement and community involvement.

IV. UNIFORM LAND USE REVIEW PROCEDURE PUBLIC HEARING

The following individuals provided testimony at the Uniform Land Use Review Procedure (ULURP) public hearing:

Matthew Washington, representing Phipps Houses

Mr. Washington presented an overview of the proposed development and rezoning application. He explained that the proposal seeks to rezone the project area from R7-1 to R8A to facilitate the construction of additional permanently affordable housing pursuant to the Mandatory Inclusionary Housing (MIH) program. The proposal includes the construction of a new 159-unit residential building on the former Sojourner Truth shelter site. Existing Mapes Court residents would be relocated to the new building at no cost and provided with comparable unit sizes. Upon completion of the relocation process, the existing Mapes Court building would be demolished and replaced with a new 298-unit affordable housing development.

Mr. Washington stated that the proposed development would include resident amenities such as concierge services, secure package storage, recreational and community spaces, and approximately 15,000 square feet of community facility space. He emphasized the project's focus on expanding family-sized affordable housing opportunities, enhancing neighborhood conditions, and improving resident services and property management.

In response to questions from Board Members and members of the public, Mr. Washington explained that the former gas station site would be subject to oversight through the New York State Brownfield Cleanup Program, including environmental testing, remediation, and regulatory review to ensure the property is safe and suitable for residential use. He further stated that they had conducted tenant meetings, distributed notifications, and engaged with residents and community stakeholders as part of their outreach efforts, while acknowledging that participation levels had varied. Mr. Washington also provided an overview of the anticipated project timeline, noting that the Uniform Land Use Review Procedure (ULURP) process is expected to take approximately nine months, followed by additional time for financing and construction. He concluded by affirming their commitment to continued community engagement throughout the review process and noted that outreach had been conducted with local stakeholders, including representatives of the Bronx Zoo and other community institutions.

Jose Padilla Jr.

Mr. Padilla expressed concerns regarding the proposed development, noting that the project site includes a former gas station and raising questions about potential environmental conditions and remediation requirements associated with the property. He stated that this was the first time he had become aware of the proposal and emphasized the need for more extensive community outreach and engagement, particularly among residents, property owners, and businesses located in the immediate vicinity of the site, given the scale and potential impact of the development. Mr. Padilla also raised concerns regarding infrastructure capacity, stormwater management and flooding, prior development experience within the district, and the potential effects of the project on long-term residents and single-family homeowners. He urged the Board to carefully consider these issues and requested that any vote on the proposal be postponed or tabled until additional community outreach has been conducted and further information has been made available to the public.

Rosa Peraza

Ms. Peraza expressed concerns regarding procedural fairness, public participation, and transparency throughout the hearing process. She emphasized the importance of ensuring that community members are afforded meaningful opportunities to provide input and participate in decision-making related to developments affecting their neighborhoods. Ms. Peraza further objected to the timing and presentation of the proposal, stating that the process did not provide sufficient opportunity for residents to review and evaluate the project prior to the hearing. She also raised concerns regarding certain aspects of the proposed development and urged the Board to promote greater accountability, transparency, and community engagement as part of its review process. In closing, Ms. Peraza reiterated that decisions concerning affordable housing and neighborhood redevelopment should be informed by substantive and inclusive community participation.

Krystallyn Leonard

Ms. Leonard sought clarification as to whether the proposed development would proceed regardless of the Community Board's input and was informed that the project remains subject to a multi-step public review and approval process. She further expressed concern regarding the limited public awareness of the proposal prior to the meeting and referenced previous redevelopment initiatives, stating that certain commitments and assurances made to the community had not been fully realized. Ms. Leonard also raised concerns related to resident displacement, housing affordability, and the meaning of "like-for-like" housing replacement, questioning whether replacement units would maintain rent levels comparable to those currently paid by affected residents. In closing, Ms. Leonard emphasized the importance of transparency, meaningful community engagement, and accountability in the implementation of redevelopment commitments.

Karin Gadsden

Ms. Gadsden testified in opposition to the proposed development, expressing concerns regarding the scale and density of the project. She noted that the proposed building would rise to 16 stories and questioned whether sufficient consideration had been given to the potential increase in traffic volume and parking demand within the surrounding neighborhood. Ms. Gadsden further raised concerns about the project's potential impact on neighborhood quality of life, including the availability of parking for existing residents and the effectiveness of parking enforcement measures. She also commented on broader issues related to development density, infrastructure capacity, and housing affordability. In closing, Ms. Gadsden urged the Board to carefully evaluate the long-term effects of large-scale development on the community, including its potential impact on public services, infrastructure, and the overall character of the neighborhood.

Brigette Brantley

Ms. Brantley testified in opposition to the proposed development, expressing concerns regarding transparency, tenant notification, and the potential for resident displacement. She stated that she had conducted independent outreach to local stakeholders and reported that some parties had been unable to obtain responses from the applicant. Ms. Brantley also raised concerns regarding infrastructure capacity, citing sewer system limitations and referencing flooding issues experienced in other New York City neighborhoods as examples of potential impacts associated with large-scale development. In addition, she asserted that affected tenants had not been adequately informed about the proposed relocation process and emphasized the potential effects on students, senior citizens, and long-term residents of the community. In closing, Ms. Brantley reiterates her opposition to the proposal, stating her belief that the applicant had not conducted sufficient community outreach and engagement with affected residents and stakeholders.

Reggie Powell

Mr. Powell requested clarification regarding the Board's role in the land use review process and inquired about the potential implications of a vote against the proposed rezoning.

In response, District Manager Rafael Moure-Punnett explained that the Board's vote serves as an advisory recommendation and that the application would subsequently proceed through the Uniform Land Use Review Procedure (ULURP), including review by the New York City Council and its Land Use Committee. It was further explained that, following City Council action, additional review may occur through the City's established appeals process involving designated municipal officials, as applicable. Mr. Moure-Punnett also clarified that, irrespective of the outcome of the rezoning application, the applicant retains certain as-of-right development opportunities under existing zoning regulations. As such, a residential building could still be constructed on portions of the site without further discretionary approvals, although such a development would be of a smaller scale, with reduced height and fewer residential units than those proposed under the requested rezoning.

Gladys Sotomayor

Ms. Sotomayor provided testimony emphasizing the importance of preserving the character, visual identity, and historic significance of the area surrounding the Bronx Zoo. Drawing upon her longstanding connection to the community, she highlighted the unique nature of the corridor extending from Boston Road through the New York Botanical Garden area and into Fordham. Ms. Sotomayor urged decision-makers to carefully consider the potential impact of future development on the neighborhood's established character and stressed the importance of protecting the area's historical, cultural, and aesthetic qualities for future generations.

Nicole Ndiaye

Ms. Ndiaye raised questions regarding the proposed development on the site of a former gas station, specifically inquiring about the environmental review process and the potential classification of the property as a brownfield site.

V. BRONX BOROUGH PRESIDENT'S REPORT

Bronx Borough President Vanessa L. Gibson's report was presented by her Community Liaison, Kenny Agosto.

Mr. Agosto provided updates on public safety, community affairs, and civic engagement initiatives. He addressed ongoing fire safety concerns in the Bronx, referencing a recent fire on Hughes Avenue and reiterating Borough President Gibson's continued emphasis on fire prevention. He urged residents to avoid unsafe e-bike storage practices, follow fire safety guidance, and report violations to 311 or the appropriate Community Board or Borough President's Office. He also referenced prior fatal fires in the borough and emphasized the importance of preventing similar incidents through increased awareness and enforcement.

Mr. Agosto further condemned recent immigration enforcement actions by U.S. Immigration and Customs Enforcement (ICE), describing them as harmful to Bronx residents and families. He emphasized the importance of due process protections and stated that the Borough President's Office would work with Governor Kathy Hochul and state legislators to advance legislation aimed at protecting New Yorkers from aggressive enforcement practices, underscoring the need for the Bronx to remain a safe and inclusive borough for all residents.

Mr. Agosto also highlighted workforce development initiatives conducted in partnership with the New York State Department of Labor and local organizations to expand employment opportunities for Bronx residents. He announced upcoming job fairs and workforce development events, including a June 4, 2026 event at 851 Grand Concourse, a veterans-focused job fair to be scheduled at a later date, and an Empower Ability employment fair planned for Friday, October 2 at Borough Hall.

Mr. Agosto additionally announced community programming, including Bronx Pride events, a boroughwide march scheduled for Saturday, June 20, 2026, beginning at 851 Grand Concourse, as well as other civic observances. He concluded by extending greetings for Mother's Day, Dominican Heritage Month, Memorial Day, and Eid Mubarak, and expressed support for local sports teams, including the Yankees and Knicks.

Mr. Agosto can be contacted by telephone at (347) 213-0375 for further information.

VI. ELECTED OFFICIAL'S REPORTS

Santiago Baena, representing New York City Oswald Feliz

Mr. Baena announced that Council Member Feliz, in his capacity as Chair of the New York City Council Committee on Public Safety, would participate in an upcoming executive budget hearing with NYPD Commissioner Jessica Tisch to discuss public safety priorities and budget-related matters. Mr. Baena also highlighted constituent services available through their office, including assistance with public benefits, housing-related matters, tax preparation services during tax season, immigration legal assistance, and veterans' services. He noted that a veterans' benefits specialist is available at the office on the last Monday of each month to assist community members. If individuals require assistance or additional information, Mr. Baena can be reached at (718) 842-8100.

Kristina Teschner, representing New York State Senator Gustavo Rivera

Ms. Teschner encouraged us to sign up for Senator Rivera's newsletter and announced that Narcan nasal spray and fentanyl testing strips are available free of charge at their district office during regular business hours. She also highlighted ongoing monthly immigration and housing assistance clinics and encouraged residents to contact the office to schedule appointments. Ms. Teschner also announced several upcoming community events, including a blood drive in partnership with Fordham University scheduled for Wednesday, June 17 and the Senator's annual Senior Health Fair and Luncheon, which is scheduled to take place on Thursday, July 23 at Lehman College. Additionally, she informed us that the New York City Rent Guidelines Board is conducting public hearings to receive tenant testimony in

advance of its final vote on proposed rent adjustments for rent-stabilized apartments. Ms. Teschner advised that changes to the Supplemental Nutrition Assistance Program (SNAP) may result from new federal requirements and stated that updated information would be shared through the Senator's newsletter and other office communication channels.

Briana Rosso, representing New York State Senator Luis Sepulveda

Ms. Rosso highlighted a two-day Healthy Lifestyle Convention held on May 15–16, which featured food pantry distributions, health education panels focused on diabetes management and overall wellness, and a community health fair at Richmond Echo Park. She also announced upcoming initiatives, including a Father's Day tennis event scheduled for Monday, June 20, and efforts to expand partnerships with organizations that provide mental health and supportive services for men and young boys. Ms. Rosso further outlined the office's ongoing community partnerships with organizations such as NMIC, NICA, NYLAC, and Bridge Builders, which offer appointment-based services including legal assistance, immigration support, prevention, childcare voucher applications, and other family support resources. In addition, Ms. Rosso provided legislative updates on Senate Bills S8401A and S4735B. Senate Bill S8401A would expand pathways to dental licensure by recognizing additional postdoctoral and advanced education programs, helping to reduce licensing delays for qualified dental graduates. Senate Bill S4735B would prohibit immigration enforcement access to students on public and charter school property except in emergency safety situations and would require the Commissioner of Education to establish guidance and training for school personnel regarding law enforcement requests. She concluded by sharing district office information, noting that the office, located at 975 Kelly Street, Suite 203, is open Monday through Thursday for in-person constituent services, with remote operations and phone support available on Fridays.

Karime Vergara, representing New York State Assembly Member Karines Reyes

Ms. Vergara provided updates on upcoming community events and services. She announced that the office will host a document shredding event on Saturday, May 30 from 11:00 a.m. to 3:00 p.m. at its district office located at 1973 Westchester Avenue. They also have a community food distribution which is also scheduled for Tuesday, June 9 from 3:00 PM to 5:00 PM. Additionally, Ms. Vergara informed us that their office will partner with Senator Natalia Fernandez to host the Third Annual Parkchester Family Day on Wednesday, June 17 from 3:00 PM to 6:00 PM at 1315 Olmstead Avenue, in front of St. Helena's Church. The event will feature community organization resource tables, family-friendly activities, games, food, and information on local services. For additional information and assistance, Ms. Vergara can be reached at (718) 931-2620.

Ignacio Aracena, representing New York State Assembly Member George Alvarez

Mr. Aracena informed us that the New York State Assembly anticipates finalizing the state budget by the end of the week. In addition, he highlighted the return of the “Georgie at Your Station” initiative, through which Assembly Member Alvarez will visit different locations throughout the district on alternating Fridays to meet with residents, hear constituent concerns, and provide mobile constituent services. He concluded by sharing that their district office is located at 2633 Westchester Avenue. It is open Monday through Friday from 9:00 AM to 5:00 PM, and no appointment is necessary for constituent services.

Lily Mae Kirk, representing New York State Assembly Member Yudelka Tapia

Ms. Kirk provided updates on upcoming events, community services, and legislative priorities. She announced a food distribution event at Bathgate Playground and a Mother's Day celebration at Grand Slam Banquet Hall. She also highlighted the office's ongoing housing clinics, conducted in partnership

with NMIC, which provide free assistance to residents facing landlord disputes, eviction concerns, or questions regarding tenant rights. Ms. Kirk further reported that Assembly Member Tapia is advancing several legislative initiatives in Albany. These include a proposal to prohibit evictions during extreme weather emergencies, such as periods of excessive heat or cold; legislation requiring hair and beauty salons to make domestic violence resources available to clients; and a measure that would require large data centers to provide direct benefits to host communities, including utility bill credits and investments in clean energy infrastructure. She also discussed proposed tenant screening transparency legislation that would require landlords to disclose all screening criteria to prospective tenants before accepting application fees or collecting personal information. Ms. Kirk concluded by sharing that the district office is located at 2175 Jerome Avenue and can be reached at (718) 933-6909 for assistance, resources, and additional information.

Tamar Rothstein, representing United States Congressman Ritchie Torres

Ms. Rothstein provided updates on recent accomplishments and legislative initiatives. Their office recently celebrated completing a \$3 million exterior lighting improvement project at Andrew Jackson Houses, which enhanced safety and quality of life for residents. She also highlighted two bills aimed at regulating political prediction markets. One proposal would prohibit campaigns from trading in prediction markets using confidential information; the other would bar candidates and political committees from using campaign funds to participate in political betting markets. These measures reflect Congressman Torres's ongoing efforts to strengthen transparency and prevent corruption in political and financial activities.

VII. CHAIRPERSON'S REPORT

Chairperson Evonne Capers announced that the Board will hold elections for its executive positions at the upcoming June Community Board meeting. Nominations from members in good standing will be accepted through the Ad Hoc Committee meeting on Friday, June 5, with eligible nominees placed on the election ballot. Additional nominations may also be made from the floor during the June Community Board meeting. Chairperson Capers also thanked members who participated in the Board's recognition process by nominating fellow Board Members.

Additionally, Chairperson Capers presented a proposed bylaw amendment for review and consideration prior to a vote at the June Community Board meeting. The amendment would establish additional guidelines for Board funding of events held in partnership with outside organizations. It would limit the Board's financial contribution to no more than \$1,000 and clarify that such support would be provided as reimbursement for services rendered, in accordance with City procurement policies.

VIII. DISTRICT MANAGER'S REPORT

District Manager Rafael Moure-Punnett provided an update on the Board's evaluation of publicly funded social service programs in the district, noting collaboration with Dr. Sonia James-Wilson in the development of a questionnaire used to conduct interviews with local providers, including the Bronx River Art Center (BRAC), Phipps Neighborhoods, SoBro, the NY Junior Tennis League, the Mary Mitchell Family and Youth Center, and the Department of Youth and Community Development (DYCD). The initiative is now focused on identifying and disseminating best practices across programs, with next steps including site visits, the preparation of a written report, and the development of a professional development framework for service providers. District Manager Moure-Punnett also provided an update on the Cross Bronx Expressway rehabilitation project, which was unexpectedly canceled by the New York State Department of Transportation, resulting in uncertainty regarding the previously allocated \$150 million in federal funds and the project's future direction. The Board expressed hope that the project will be revisited with renewed community engagement and continued attention to long-standing

infrastructure needs along the corridor. In addition, District Manager Moure-Punnett noted the Board's ongoing participation in "The People's Money" participatory budgeting process and informed members of an increase in costs for medals for the upcoming 5K run, for which updated budget approval has been requested.

IX. TREASURER'S REPORT

Treasurer Magdamary Marciano presented the financial report for the month, noting expenditures of \$488.24 in Other Than Personal Services (OTPS). She also provided a correction regarding previously reported salary figures, explaining that the Office of Management and Budget (OMB) had processed \$28,513.74 in the prior month and an additional \$9,504.78 in the current month. This total reflects combined payments covering partial salary periods from March and April, with processing delays accounting for the split disbursement. She acknowledged the prior reporting discrepancy and clarified the updated figures for the Board's record.

X. COMMITTEE REPORTS

Lamont Parker, Disciplinary Committee Chairperson

Mr. Parker informed the Board that the Disciplinary Committee reviewed Board Member attendance records and noted that one Member missed three consecutive Community Board meetings and three consecutive committee meetings without prior notice. A letter has been issued to the Member, who has been invited to respond, and the Disciplinary Committee will determine at its June committee meeting whether to move forward with a potential motion for removal. The Committee also indicated its intent to request a change in committee assignment for a Board Member whose committee failed to achieve quorum during meetings in which the Member was absent. Finally, Mr. Parker informed the Board that the Disciplinary Committee reviewed guidance on quorum procedures and clarified that absences should be recorded even when meetings are canceled, and that committee chairs should formally call meetings to order, establish attendance, and then adjourn when quorum is not met.

Nicole Carter, Economic Development Committee Chairperson

Ms. Carter announced that the Neighborhood Initiatives Development Corporation (NIDC) will deliver a presentation next month on "The People's Money" participatory budgeting initiative led by the New York City Civic Engagement Commission. She encouraged committee members to attend to ensure quorum is met.

Margarita Espinosa, Environment and Parks Committee Chairperson

Ms. Espinosa reported that the Environment and Parks Committee received an update from the New York City Department of Parks and Recreation regarding the Garden of Youth project, including progress on the acquisition of two lots and planned capital improvements following completion of the purchase process. The Committee also received an update on the Walter Gladwin Park Recreation Center, which is currently in the design phase, with construction anticipated to begin in mid-July and potential coordination needed for the relocation of the Mary Mitchell Family and Youth Center farmer's market. Ms. Espinosa further informed the Board that the Committee reviewed planning efforts for a 5K run/walk supporting diabetes awareness and approved an updated event budget of \$2,100. The senior luncheon was tentatively rescheduled from July to September at Drew Gardens due to heat concerns and budgetary constraints. The Committee also addressed concerns regarding park maintenance and security, including missing locks at the Happy Land Memorial and unauthorized access at Mohegan Triangle, which will be reviewed by staff from the New York City Department of Parks and Recreation. Finally, the Environment and Parks Committee was informed of an upcoming personnel transition within

the New York City Department of Parks and Recreation and confirmed plans for community garden site visits to be conducted in mid-June and early July.

Kristine Rivera, Health and Human Services Committee Chairperson

Ms. Rivera reported that the Health and Human Services Committee received a presentation from Essen Health regarding the Bronx Counseling Center located at 593 East Tremont Avenue. During the discussion, committee members raised concerns related to safety and loitering following the facility's transition from an urgent care site to a treatment center and requested that appropriate security measures be implemented both inside and outside the facility. The Health and Human Services Committee also received updates on planning for the 5K run/walk event supporting diabetes awareness, which will be held on Saturday, May 30, in partnership with the Environment and Parks Committee. The event will include participation from local health organizations, schools, running clubs, and community partners. Additionally, the senior event at Drew Gardens was rescheduled from July to September to address heat-related concerns. Finally, Ms. Rivera announced a joint initiative with the Youth and Education Committee focused on preventing youth vaping and cannabis use, aimed at promoting healthier coping strategies and supporting overall youth wellness.

Frank Franz, Housing and Land-Use Committee Chairperson

Mr. Franz reported that the Housing and Land Use Committee discussed the proposed residential development known as the Sojourner Truth–Mapes Rezoning Project, presented by Phipps Houses and the 2136 Crotona Parkway Housing Development Fund Corporation. The proposal seeks a zoning map amendment affecting portions of Block 3111 and Block 3119, changing the existing R7-1 and R7-1/C1-4 districts to R8 and R8/C2-4 districts, respectively. The application also includes a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) Area. Mr. Franz outlined several concerns that informed the Committee's recommendation to oppose the proposal at this time, including tenant recertification issues, prior compliance challenges in other Phipps-managed developments, existing building violations at a related property, potential impacts on neighborhood context and density, and concerns regarding infrastructure capacity in an already congested area. The Committee also cited the loss of light to an adjacent community garden, outstanding questions regarding affordability levels and unit distribution, and a lack of clarity regarding required community benefits and the proposed use of designated space within the development. While acknowledging support for increased housing production, the Committee emphasized the need for context-sensitive development and greater detail on project commitments prior to approval. Based on these considerations, Mr. Franz reported that the Housing and Land Use Committee voted to recommend disapproval of the proposal. He further noted that this recommendation will be forwarded as part of the Uniform Land Use Review Process (ULURP) for consideration by the Borough President and subsequent reviewing bodies, including the City Planning Commission and the City Council.

Carmen Rivera, Public Safety and Licensing Committee Chairperson

Ms. Rivera reported that the Public Safety and Licensing Committee reviewed liquor license renewal applications for Boca Restaurant and Steak House Corp. on Webster Avenue, Moises Ristorante on Arthur Avenue, and Taqueria Emilio 2 Corp. on East 187th Street, and unanimously voted to recommend approval of all three to the New York State Liquor Authority. She also informed us that they discussed the State Liquor Authority's 500-foot rule and its application in densely licensed commercial corridors, noting that it serves primarily as a disclosure and review mechanism rather than a barrier to renewals. Members indicated that further clarification from the State Liquor Authority may be needed regarding how the rule should be applied in future cases within areas with high concentrations of liquor-licensed establishments.

Jessii Parham, Transportation Committee Vice Chairperson

Ms. Parham informed us that the Transportation Committee received a presentation from the New York City Department of Transportation (DOT) regarding the Fordham Road Bus Priority Project. This project aims to improve bus speeds and safety along the corridor through new bus lane configurations, traffic-flow improvements, and pedestrian safety enhancements. The Fordham Business Improvement District (BID) requested a separate meeting with DOT to discuss the project. The Transportation Committee also heard from the New York City Department of Design and Construction (DDC) regarding the East 177th Street and Devoe Avenue Reconstruction Project, a major infrastructure and streetscape improvement project scheduled to begin in 2026. DOT agreed to conduct a parking analysis in response to community concerns.

Ms. Parham also informed us that the discussion on traffic-calming measures at Crotona Avenue and East 189th Street was postponed until the June Committee meeting.

Laura James, Youth and Education Committee Chairperson

Ms. James informed us that the Youth and Education Committee received a presentation from the NYPD Options Youth Program, which provides mentorship, educational support, and conflict-resolution training for youth ages 12–19. Members discussed opportunities to partner with schools and community organizations to expand outreach and engagement efforts. The committee also reviewed a funding proposal from the 48th Precinct Community Council for its National Night Out event. After discussing event expenses and liability considerations, the committee unanimously approved the \$1,916 funding request.

XI. ROLL CALL ATTENDANCE

A roll call attendance was taken confirming the presence of quorum with the presence of eighteen (18) members.

XII. ADOPTIONS OF MOTIONS

1. A motion to adopt the minutes of Bronx Community Board 6's April 2026 Community Board and May 2026 Committee Meetings was made by Mr. Lamont Parker, seconded by Mr. Cornell Brown, and adopted by a vote of seventeen in favor, one opposed, and zero abstentions.
2. A motion to amend the allocation of funding for the Annual 5K Run in support of Diabetes Awareness to \$2,147 was made by Ms. Margarita Espinosa, seconded by Mr. Lamont Parker, and adopted by a vote of fifteen in favor, two opposed, and zero abstentions.
3. A motion to approve the allocation of \$1,916 to support the 48th Precinct Council's National Night Out event was made by Ms. Kristine Rivera, seconded by Ms. Magdamary Marcano, and adopted by a vote of fifteen in favor, one opposed, zero abstentions and one recusal.
4. A motion to disapprove ULURP Application 240206ZMX, the Sojourner Truth–Mapes Rezoning, which would result in a rezoning from R7-1 and R7-1/C1-4 zoning districts to R8 and R8/C2-4 zoning districts, as well as a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area pursuant to Appendix F of the Zoning Resolution and to issue a letter of opposition was made by Mr. Julio Jimenez, seconded by Ms. Gladys Sotomayor, and adopted by a vote of eighteen in favor, zero opposed, and zero abstentions.

4A. A motion to amend the motion to disapprove ULURP Application 240206ZMX, the Sojourner Truth–Mapes Rezoning, and to issue a letter of opposition to include the

proposed zoning changes, which would result in a rezoning from R7-1 and R7-1/C1-4 zoning districts to R8 and R8/C2-4 zoning districts, as well as a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area pursuant to Appendix F of the Zoning Resolution was made by Ms. Magdamary Marcano, seconded by Ms. Carmen Rivera, adopted by a vote of eighteen in favor, zero opposed, and zero abstentions.

- 5. A motion to issue a letter to Julie Menin, Speaker of the New York City Council, and Mayor Zohran Mamdani, requesting a baseline budget increase for New York City Community Boards was made by Mr. Lamont Parker, seconded by Ms. Angelina Zervos, and adopted by a vote of seventeen in favor, zero opposed, zero abstentions, and one recusal.**
- 6. A motion to require in-person attendance for all Bronx Community Board 6 members at committee meeting was made by Ms. Margarita Espinosa, seconded by Mr. Lamont Parker, and adopted by a vote of seventeen in favor, zero opposed, and one abstention.**

XIII. ADJOURNMENT

With no additional business to address, the May 27, 2026, meeting of Bronx Community Board 6 was adjourned at approximately 9:11 PM.

Respectfully submitted:

**Carla Leon
Community Coordinator**

ATTENDANCE AND VOTING RECORDING FOR BRONX COMMUNITY BOARD #6 MEETING OF May 27, 2026

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