



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

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*Honorable Vanessa L. Gibson, Bronx Borough President*

**MS. EVONNE CAPERS**  
Board Chairperson

**MR. RAFAEL MOURE-PUNNETT**  
District Manager

**Uniform Land Use Review Public Hearing Minutes**

Thursday, September 22, 2022

Frank Franz, Housing and Land-Use Committee Chairperson

The Uniform Land Use Review Public Hearing was held on Thursday, September 22, 2022 at the District Office located at 1932 Arthur Avenue, Room 403-A. The following board members were present at this meeting: Isaac Bowen, Evonne Capers, Nicole Carter, Frank Franz, Laura James, Maria Latimer, Reggie Powell, Carol Robinson, Lisa Sanchez, Noorjahan Wells, and Monique Williams.

A public hearing on Uniform Land Use Review Procedure applications #N220307ZRX and #220306ZMX was held. The applications, if approved by all relevant authorities, will result in a rezoning from C4-5X to C4-4D with MIH to facilitate a new 14-story, 205-unit mixed-use development, containing ground floor commercial, 2nd floor healthcare and 30% supportive housing, is being sought by a private applicant at 521 Tremont Avenue in Bathgate neighborhood of our district.

The retail component of the project will be approximately 12,800 square feet, located on the ground floor, condo to be formed and delivered to the current landowner, and a family that has been a long-term community stakeholder. The parking component will allow 17 surface parking spaces that will be accessed from Bathgate Avenue. The community medical facility component will be leased and ultimately owned by Community Healthcare Network. The space will be 10,000 square feet and will be located on the second floor with a ground floor entrance lobby. The affordable residential component will be under the HPD/HDC Extremely Low and Low-Income Affordability Program. There will be 205 total units of 143 affordable housing units for households earning between 30% and 80% of AMI, including 54 family units (43 2BR and 26 3BR units) and 61 supportive units, including 15 family units. The residential building will have social services and property management provided by Community Access. The office space for Community Access will be approximately 1,500 square feet for their on-site supportive services. The proposed project will create employment opportunities. There will be approximately 350 construction workers including all trades and subcontractors that will be hired. There will also be 10 health care positions available to total 35 employees in the healthcare facility in which they will be members of Local 1199. There will also be 10 permanent positions for the building management and social services.

The Housing and Land-Use Committee recommends that a conditional favorable recommendation be made to the New York City Department of City Planning on the condition that hiring for the employment opportunities be made locally within our district and that additional clinical services be provided on-site. The committee requests that clinical services be available to residents at night in case of emergencies. The committee discussed the concentration of supportive housing services in East Tremont and concerns that this project will create quality of life issues if evening services are not provided.