

## Feil inks 4 Concourse Plaza leases

BY STEVEN GOODSTEIN

A shopping complex in the Bronx will soon boast four exciting new tenants.

According to the Feil Organization, business retailers Modell's, Kidstown and Rainbow Stores along with professional service business American Stenographic have each reached deals with Feil to occupy space at Concourse Plaza.

The four businesses will occupy a total of 37,500 square feet of retail and office space at the 25-year old complex.

Modell's, a longtime sporting goods retailer that has been in business for over 125 years, will lease the largest of the four spaces, occupying 15,000 square feet.

Another retailer, Kidstown, will occupy 13,111 square feet of space.

Additionally, Rainbow stores will lease 7,585 square feet of retail space, while American Stenographic will occupy 1,800 square feet in the office tower, which currently has 30 business tenants.

Terms of the deal, including the amount of money and years of each transaction as well as when each tenant would officially begin their lease, were not disclosed by Feil.

The four deals followed an \$18 million renovation project for the plaza led by Feil, which took place for two years before being completed in October.

The rejuvenation plan included an overall update of the complex, a new facade and the renovation of the Food Bazaar supermarket, one of the largest grocery stores in the Bronx.

A Burger King and Popeye's will also occupy space at the

*Continued on Page 4*

# \$41 MILLION FOR 19-ACRE SITE

## High-end developer grabs former drive-in property

BY PATRICK ROCCHIO

A large, desirable parcel of vacant east Bronx land, that's ripe for development, has been resold.

The former site of the multiplex Whitestone Cinema at the Bruckner Interchange, originally slated to become a Paragon Outlet, was recently unloaded for \$41 million to Extell Development Company.

Extell develops residential and commercial properties, including high-rise Manhattan condominiums.

The deal for the site in Throggs Neck, completed recently, marks

the second time in three years that the property has been sold.

The Lightstone Group purchased it for \$30 million in 2012, from Sumner Redstone.

A well-placed source who said he has spoken to a key person in Extell told the Bronx Times that while plans for the location remain mum except for a general leaning toward commercial development, given the developer's history, it does not appear that the community should be concerned.

"I cannot image this is going

*Continued on Page 4*



## Helping Katrina's Cause

Jizelle Rodriguez (l) shows off her cat face after being painted by face painter Erica Hatcher during the 'Kidney for Katrina' fundraiser, which supported 13-year old Pelham Bay resident Katrina Sonnick, who currently suffers from Juvenile Nephronophthisis, a rare kidney disease.

Photo by Miriam Quin

## New seawall installed at Providence Rest

BY PATRICK ROCCHIO

Residents at a local nursing home are now going to be protected from the waters' edge by a brand new \$1.8 million seawall.

The retaining wall was officially dedicated with a blessing and ribbon cutting at Providence Rest nursing home in Country Club on Wednesday, November 4 with more than a dozen residents in wheelchairs, and staff, looking on.

The roughly 630-foot structure,

a steel-sheet piling running behind the existing, but frequently compromised wall, includes a concrete cap and parapet.

About 350 cubic yard of crushed stone was placed between the older wall and the new one.

The project was funded by the Federal Emergency Management Agency to the tune of \$318,207 by the state legislature after Superstorm Sandy, and a \$1,564,654 federal block grant.

*Continued on Page 11*

# P.S. 71 annex proposal raises concerns

BY ROBERT WIRSING

A vacant parcel of land, previously used as a parking lot for the defunct Pelham Bay General Hospital, is being eyed as an annex for P.S. 71.

The Department of Education and the New York City School Construction Authority have proposed an early learning center on the site located between Continental Avenue and Hutchinson River Parkway East, a block down from the Pelham Grand.

According to Councilman James Vacca, he proposed three years ago that the former Pelham Bay General Hospital building be used by P.S. 71 to help alleviate the school's overcrowding, however the New York City School Construction Authority and the building's owner, Moujan Vadhat, did not come to terms.

Instead, the former hospital building was converted into supportive housing.

As of press time, Community Board 10 said a public hearing on the proposed annex at Continental Avenue was scheduled for Thursday, November 12 at P.S. 71 to decide this proposal's fate.

According to Ken Kearns, CB 10 district manager, the public hearing does not feature any architectural renderings or specific plans.

The purpose of the hearing is to determine whether CB 10 and Community Education Council District 8 agree to use this



The Department of Education and School Construction Authority have issued a proposal to build a P.S. 71 annex for early learning classes on the now defunct Pelham Bay General Hospital's former parking lot.

Community News Group / Robert Wirsing

space as a early childhood facility.

The annex would seat 250 youngsters.

CB 10 said an annex is needed, however they are concerned about parking issues and its proximity to the Pelham Grand.

Michele Torrioni, Pelham Bay Taxpayers president, explained the area encompassing

the proposed site is already congested with local traffic.

Cars speed off the Hutchinson River Parkway 3E exit to reach I-95 North or Bruckner Boulevard.

"Now we want to put a school with small children, school buses, parents dropping off

and picking up their children along this corridor, is this a wise decision?" asked Torrioni, adding. "The amount of cars that travel through this area already causes congestion and concerns for the Pelham Bay community and adding more cars and school buses will only add to the problem."

"We all realize that P.S. 71 is overcrowded, but is this location the ideal spot?" she added. "This seems like a Band-Aid is being placed on a larger problem. They only want to use this location because it is already city owned."

"We certainly need a new school, but I don't believe that this is an appropriate site for it," said Mary Jane Musano, Waterbury-LaSalle and Homeowners Association president. "If they put anything there, it shouldn't be for pre-k and kindergarten students because you will have people blocking a major thoroughfare there."

"There are 1,700 students at P.S. 71 and having 250 students at this annex wouldn't really alleviate their overcrowding issue," said Annie Boller, CB 10 board member and 45th Precinct Community Council treasurer. "They would need a bigger building in a much safer location and everyone agrees that all of the elements present at this site will only cause more havoc."

P.S. 71 and the Department of Education did not return requests for comment before press time.

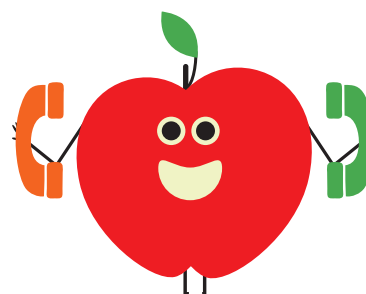
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The site at the Bruckner Boulevard Interchange that was once the Whitestone Cinema and was slated to become an outlet mall has now been acquired by a housing developer.

Community News Group / Patrick Rocchio

## High-end developer grabs former drive-in theater property

from Page 1

to be something that is not desirable," the source said, adding that Extell is one of the hot high-end developers in NYC right now.

The source speculated that the outlet mall plan may have been scuttled because many of the designer brands needed to fill the retail space were restricted from opening another outlet within a certain radius of Woodbury Commons and similar malls nearby.

Senator Jeff Klein said he has been following the situation and that he is going to continue to monitor it.

Extell was founded in 1989 by Gary Barnett, and is well known for building both high-rise luxury apartment buildings in Manhattan, as well as hotels and office buildings.

Among the buildings the company has constructed, according to published reports and other sources, are One 57, a 94-unit lux-

ury condominium/mixed-use building a short walk from Central Park South on West 57th Street; The International Gem Tower, an 34-story office building in Midtown Manhattan and the Hyatt Times Square hotel.

Klein added that he had recently met with the East Bronx Traffic Coalition, a consortium of civic groups who have been studying issues of development along the Hutchinson River Parkway and I-95 corridors.

The 19-acre sale was discussed, according to attendees.

"We meet with Senator Klein and there seems to be a willingness on his part to take the community's ideas to the developer," said John Doyle, EBTC member.

The developer is known for high-rise buildings and the scale of the project may cause concern, he said.

"Personally, you have got to take a wait and see approach because you can-

not judge a plan that is not in front of you," he said.

A wait and see approach seemed evident among other community leaders as well.

Marcia Pavlica, an EBTC member, said that people on the committee were very surprised that a high-end developer was interested in site.

"No matter how great the apartments were or grandiose the (plan), it would just seem like the wrong location," she said, adding that she is also aware that many new larger buildings are mixed use, with commercial on the street level.

Dotti Poggi, leader of the Ferry Point Community Advocates, speculated that the developer purchased the property simply to obtain a 19-acre site at a good price.

Generally speaking, Poggi said she would like to see housing in the borough built for people who work and can support the local economy.

## Feil Organization inks 4 Concourse Plaza leases

from Page 1

Concourse Plaza in the near future, a complex located just blocks from Grand Concourse, Yankee Stadium and near the Bronx County courthouses.

"This (Concourse Plaza) is part of the exciting Bronx revitalization," said Randall Briskin, vice president of leasing for the Feil Organization, the complex's owner and manager. "For this particular project, we (Feil) had to pay very close attention to the area's shoppers, permanent residents along with its employees (from the Bronx County

Courthouse, for example), so we could remodel the plaza to properly serve everybody's needs."

"We reinvested in this plaza, and it is clearly paying off as we add new retailers and services," Briskin added.

Concourse Plaza, which includes over 300,000 square feet of retail and office space, a five-story office building, an underground parking lot and a 10-movie cinema, has nearly 13,000 square feet of retail space and another 3,000 square feet of office space on the fourth floor currently available for lease.



Randall Briskin, the Feil Organization's vice president of leasing, said that it paid close attention to the shoppers', residents' and employees' needs  
Photo: Feil Organization



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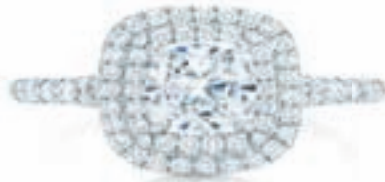
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# Del Greco voted new chamber CEO

BY PATRICK ROCCHIO

The Bronx Chamber of Commerce has a new leader with a three decade history of service to the borough.

Nunzio Del Greco has ascended to the position of president and chief executive officer of the business group.

The Chamber of Commerce unanimously approved him at its Monday, November 9 board meeting, and he comes into the position after the resignation of Lenny Caro, who had been the organization's CEO, but had been relegated to the position of events director.

Joseph Kelleher, Chamber chairman said that Del Greco was a longtime fixture of the borough, having served as CEO of the Bronx-Manhattan North Association of Relators for decades.

"He was phenomenal in his interview; he was very focused and the board believes that he is the right person to continue the good work of the chamber of commerce," said Kelleher, who added that Del Greco would be committed to working together with similar organizations, and increasing and retaining membership.

The chairman feels that the new leadership will be a 'breath of fresh air' for the Chamber.

Del Greco said he has lived and worked in the borough for much of his life, and has always been passionate about the Bronx.



**We** are seeing a renaissance in our great borough that is really unprecedented. I see the chamber growing and I will work to enhance its influence and improve the image of the Bronx.

Nunzio Del Greco

He is going to look to enhance the image of the borough locally and nationally, he said.

"We are seeing a renaissance in our great borough that is really unprecedented," he said. "I see the chamber growing and I will work to enhance its influence and improve the image of the

Bronx."

He said that he will enhance the influence of the organization and increase its strategic partnerships.

"We want the chamber to be spearheading (this renaissance), and be at the forefront of everything that is happening here," he said.

Prior to taking the top job at the chamber, Del Greco worked in finance at Flushing Bank for about two years, which he said was a great experience.

"When I heard about the opportunity to come back to the Bronx, I jumped at it," he said. "My passion, my heart and soul is in the Bronx."

Kelleher had kind words for Caro, who is now employed at Mercy College since September as its chief of government and community relations.

He said that Caro, who was passionate about working with youth is now in a role where he can work at that calling full-time.

It was learned moments before the CEO vote that the Chamber's executive director, Michelle Dolgow Cristofaro, had announced her eminent resignation. Dolgow is returning to her political roots, accepting a position at Senator Jeff Klein's office, she said.

Also joining Klein's staff is Jose Rodriguez, soon-to-be former Community Board 4 district manager, according to sources.

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# Mother Crawford Housing sparks rebirth

BY ROBERT WIRSING

A new housing development is positioning itself to be the cornerstone of a community undergoing a renaissance.

Local and city officials joined MacQuesten Development and the Union Grove Community Economic Development Corporation to celebrate the Friday, October 16 grand opening of a new apartment complex at Crotona Park East that will offer high-quality, affordable rental housing.

Mother Arnetta Crawford Housing, located at 1500 Hoe Avenue, is a seven-story, 78,000 square-foot building with 84 one- and two-bedroom apartments which include such amenities as two indoor recreation rooms situated on its seventh floor offering residents a breath-taking view of the iconic Manhattan skyline, a secure outdoor play area and a secure ground floor parking area

for 21 cars.

Rella Fogliano, MacQuesten Development president, hosted the ribbon cutting ceremony where UGCEDC representatives; Borough President Ruben Diaz, Jr.; NYC Department of Housing Preservation and Development Assistant Commissioner Susan Kenisky; NYC Housing Development Corporation president Gary Rodney; NYC Housing Authority's Geneve Davis and Burton Leon and Community Board 3 members were in attendance.

Completed in May 2015, the \$27 million project features LEED Silver Level design and construction meant to reduce its environmental impact.

"Housing is a major issue in New York and projects like the Mother Arnetta Crawford Housing Complex help our borough to continue growing stronger each year as we improve the Bronx's quality of life," said Borough Presi-



(l-r) Gary Rodney, New York City Housing Development Corporation president; Borough President Diaz, Jr.; Rella Fogliano, MacQuesten Development president and Joseph Apicella, MacQuesten Development managing director of development.

Photo courtesy of MacQuesten Development

dent Diaz, Jr. who invested \$500,000 from his capital budget to fund this project.

The new development was named after Mother Arnetta Crawford, a Union Grove Missionary Baptist Church community leader and wife of its founding pastor, Rev. Dr. Fletcher C. Crawford, in recognition of her collaborative efforts

assisting the local area through their church.

"We are very proud to celebrate the grand opening of this beautiful new building which is providing residents with attractively designed affordable apartments," said Fogliano. "The focus of all of our projects is to provide well-designed, sustainable

multi-family and affordable housing for the communities where they are needed most and that's what we have achieved with this new project."

"HDC is committed to working with partners like MacQuesten Development and Union Grove Baptist Church to create safe, quality affordable homes that add value to neighborhoods and make a profound impact on people's lives," said Rodney. "Mother Arnetta Crawford exemplifies what can be accomplished through public-private partnership to foster strong, sustainable communities."

"Supporting the development of safe, affordable housing in underserved communities like Crotona Park is vitally important to Bank of America Merrill Lynch. MacQuesten's experience with and passion for community development made this an ideal project to finance," said Todd

Gomez, Bank of America Merrill Lynch northeast regional executive.

In addition to \$13 million venture debt financing, the bank provided over \$10 million of low income housing tax credit equity for the project.

"Any new residence is definitely welcomed in any community and especially in ours which is undergoing a renaissance and is seeing an increase in its population," said John Dudley, CB 3 district manager.

MacQuesten has current development projects in excess of \$200 million through the boroughs and Westchester County.

The Pelham, NY-based company's other affordable Bronx housing developments include Palmer Court Homes, Claremont Park Apartments, Rev. Dr. Fletcher C. Crawford Housing, Webster Place Apartments and Hughes Avenue Crescent.

## 3555 Bruckner Blvd. gets needed repairs

BY STEVEN GOODSTEIN

Tenants in Pelham Bay are finally getting the improvements that they have been clamoring for.

The residents of 3555 Bruckner Boulevard, a 12-story, 142-unit residential building, have seen multiple improvements thanks in large part to the assistance of local council members and a re-established tenants association.

The previously deteriorating building, which was built in 1959, began experiencing issues in the early 2000s, but the living situation became really dire for the residents in 2011, when the building experienced a gas outage.

As a result, residents were unable to cook and were left without hot water during Thanksgiving and Christmas of that year, a condition that lasted for four months.

The building was also becoming deficient in other areas.

The hallways needed repainting and the public area lighting was inadequate, while many apartment entrance doors along with the building's laundry room washers and dryers were in desperate need of replacement.

The outdated heating system was no longer reliable.

Lack of accessibility in the building, and elevator malfunctions, also generated problems for the residents.

As a result, many of them contacted the building's management company, Abro Management, to demand repairs.

When Abro ignored the tenant's pleas they re-established the building's Tenant Association in 2011, which had not been active for nearly two decades.

"Until recently, there was absolutely no cooperation on the part of building management when residents submitted requests for

repairs and improvements," said TA president Sonia Melendez, who has been a resident of the building for the last 28 years. "That was the reason we formed our TA."

Sonia said Abro continued to ignore the TA so they enlisted the support of Councilman James Vacca,

Vacca, along with councilman Ritchie Torres, forced the owner to replace of the building's gas pipes and windows, and helped residents file for rent reductions in November 2013.

Senator Jeff Klein and Assemblyman Michael Benedetto were also involved in the cause.

"It was a hard road - a long uphill climb, especially after being harassed and intimidated by the building management who didn't believe we needed these improvements," said Sonia. "Without the help of Jimmy, Ritchie, Jeff, Michael and the assistance of their offices, we (the residents) would not be in the position

we are in now. I thank them for their support."

"We've come a long, long way," said TA vice president Pat McConnell, a resident of 25 years who was a member of the building's previous TA. "We should have never gone through what we went through to get these changes, but we have accomplished a lot, thanks to the TA's formation and the elected officials who have been phenomenal during this time."

Most recently, Vacca pressured the building's owner to replace the building manager in July 2015, and worked with the TA to tackle other needed improvements, such as new floor signage, new hallway lights, hallway painting, new doors for each unit and the installation of new washers and dryers.

Other improvements will also be made in the near future, including work on the parking garage roof, which was leaking, along with the



Melendez, TA president, (l) Councilman Vacca and McConnell, TA vice president, have tirelessly fought for building improvements and resident rights at 3555 Bruckner Boulevard since 2011.

Photo courtesy of Councilman James Vacca's office

building's facade and new locks for the entrance door.

There are also plans to reposition the building's security camera.

Vacca recently led a tour to provide a visual update for the revamped build-

ing. "This building's list of needed improvements has really dwindled, and I thank Sonia and Pat for being so determined to get these residents what is rightfully theirs," Vacca said.





The charter members of Alpha Alpha Omega Zeta.

Photo courtesy of Alpha Alpha Omega Zeta

## Zeta Phi Beta sorority opens Bronx chapter

BY STEVEN GOODSTEIN

A sorority has expanded its community service to the Bronx with a new chapter.

Zeta Phi Beta, a black Greek-lettered sorority that dates back to 1920, recently chartered its newest chapter, 'Alpha Alpha Omega Zeta', which will provide community service and assistance primarily to neighborhoods of the north and

and pregnant moms and serving meals at homeless shelters, along with other acts of community service for residents in Wakefield, Williamsbridge and Co-op City, among other neighborhoods.

Although only a month old, the newly-chartered chapter is eager to fulfill their mission to service the residents of the Bronx

Alpha Alpha Omega Zeta has collected toiletries and clothing to donate to the James J. Peters VA Medical Center to support local veterans after developing a relationship with the center.

The chapter has also developed relationships with other community groups in Westchester County, including Sister to Sister International, and plans to collabo-

**W**e are very excited to provide for these areas' residents that don't have the privilege of having these services closely available to them and we are more than ready to be rooted in these communities to support them.

**Lisa Billing**

west Bronx.

The newly chartered chapter, which was incorporated by Zeta Phi Beta at the NYS Executive Board at Hofstra University on Friday, September 25, intends to provide Zeta's signature community services and scholarship programs in low income, underserved neighborhoods of the northern and western parts of the borough, focusing primarily on family and education principles.

Alpha Alpha Omega Zeta, which is a black woman-only, post graduate-only chapter, also intends to get involved in resolving domestic violence issues as well as assisting single

that need support and don't have a similar organization in their area that can help them.

"Our goal and our mission is to serve communities the best we can in areas that need the most assistance," said Lisa Billing, Alpha Alpha Omega Zeta's publicity chair, who has been involved with Zeta Phi Beta since 1991.

"We are very excited to provide for these areas' residents that don't have the privilege of having these services closely available to them and we are more than ready to be rooted in these communities to support them."

Since being chartered,

rate with the Westchester Pan-Hellenic Council on neighborhood missions in lower Westchester County municipalities such as Yonkers, Mount Vernon and New Rochelle.

Currently, Alpha Alpha Omega Zeta meets once a month at the St. Frances AME Zion Church in Port Chester to discuss ideas on how to further service underserved communities in both the Bronx and Westchester.

The chapter will host its debut reception on Sunday, November 15 from 4 to 8 p.m. at the Mamaroneck Beach and Yacht Club, 555 S. Barry Avenue in Mamaroneck.

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# DEADLINE NOTICE

Due to the Thanksgiving holiday, the deadline for Classified Advertising will be **Wednesday, Nov. 25th** at 12PM for the November 29th issue. To avoid missing deadline, try to place your ads by **Tuesday, Nov. 24th**. Have a safe & enjoyable holiday!



# Boston Road veterans housing officially opens

BY PATRICK ROCCHIO

A new apartment building for our nation's greatest heroes opened on Boston Road, to house low-income and previously homeless veterans.

The new eight-story veterans residence on Boston Road just blocks from Crotona Park opened with fanfare with a ceremony and a ribbon cutting on Thursday, November 5.

The supportive housing residence for those formerly in the military includes 43 furnished studio apartments.

Urban Pathways, an organization that provides housing, services and support for homeless and at-risk people, was its sponsor.

"This is an exciting day that will pave the way for more residences to open for those who have given so much to keep our country safe," said Frederick Shack, Urban Pathways chief executive officer the day the new building officially opened.

"The Boston Road Veterans' Residence is not a shelter, but rather a home and solid foundation that can be built on to help veterans transition back to society in meaningful ways."

The newly completed building



Nancy Olecki, Urban Pathways development director; Loree Sutton, Mayor's Offices of Veterans Affairs Commissioner; Deputy Borough President Aurelia Greene and Frederick Shack, CEO of Urban Pathways cut the ribbon. Photo by Edwin Soto

at 1351-55 Boston Road, is not too far away from another Urban Pathways veterans apartment building that opened in 2014 at 1344 Clinton Avenue.

Both buildings share a landscaped courtyard garden that diagonally face one another.

Staff from Urban Pathways, Community Board 3 members, as well as Deputy Borough President Aurelia Greene and Loree Sutton, a retired brigadier general who is commissioner of the Mayor's Office

of Veterans Affairs, attended the grand opening.

Housing for veterans is something that the borough president's office deals with on a daily basis, said Greene.

"Our veterans often struggle

with being able to find stable housing," she said.

The new housing shows our veterans how much we appreciate them, she added.

The housing is a mixture of affordable apartments for low-income veterans and apartments for people who were formerly homeless.

They come fully furnished, and include full bathrooms and kitchens, bath and bed linens, climate control units and tableware.

The housing also includes in-house social services, case management, and meal preparation.

Gloria Montez, a retired veteran who lives in the Clinton Avenue building, testified to the transformative experience that housing can provide.

"When I first walked through these doors I said 'wow, I am finally home,' she said at the dedication. 'I sat in that apartment and cried tears of joy.'"

Montez said she had been a sergeant with the military police, and that after leaving the U.S. Armed Forces, had 22 years of stability before she hit hard times.

At the dedication ceremony, Shack said the housing is not only necessary, but is also therapeutic.

## New seawall installed at Providence Rest

from Page 1

According to Providence Rest administrator Susan Steinberg, Senator Jeff Klein played a key role in securing the state funds and throughout the entire process.

"When the New York State Legislature approved federal emergency funds allocated for Sandy relief in 2013, Senator Klein worked to ensure that Providence Rest would receive its piece of the pie," said Steinberg.

"Providence Rest applied for a Super Storm Sandy Block Grant from New York State in 2014 to rebuild rather than simply repair the seawall, and requested FEMA approve the expanded scope of work and apply the allocated funds to the larger project."

In her remarks, she likened Senator Klein's advocacy in the state legislature to the seawall itself, calling him the nursing home's 'protector' in the state sen-



This photo shows the breached seawall at Providence Rest as Superstorm Sandy receded about three years ago. Photo courtesy of Providence Rest

ate.

During the ceremony, Klein said that the completion of the new barrier, three years after Superstorm Sandy, was a long time coming.

"With the help of more than \$300,000 in funding I worked to secure, Providence Rest was able to not just repair, but completely replace their seawall," he said.

The senator called the nursing home a special place, and said he wants to see it remain that way.

Work on the wall began in the later part of 2014 and

was completed fairly recently.

It was completed as soon as it could have been, and could not have come sooner, with one of Providence Rest's buildings, its Ferrari Pavilion, about 23 feet from Eastchester Bay.

During the celebra-



(l-r) Sr. Claudette Jayszczyński; Msgr. Thomas E. Gilleece; Sr. Seline M. Flores, Providence Rest CEO; Susan Steinberg, Providence Rest administrator; Senator Jeff Klein; Tom Messina, from Congressman Joe Crowley's office and Providence Rest board members Dr. Anne Casey and Joseph Sciamè. Photo by Silvio Pacifico

tion on November 4, Msgr. Thomas Gilleece gave the invocation and blessing. Sr. Seline Flores, the CEO of Providence Rest, provided the welcoming remarks.

The seawall is part of ongoing efforts in the east Bronx waterfront to make it more resilient from fu-

ture storms.

The rebuilding effort taps into funds from FEMA, private sources and an initiative begun by Governor Cuomo called New York Rising that allocated about \$3 million to spend on capital improvements.



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