



**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

**VACANT**  
District Manager

**Housing and Land-Use Committee Meeting Minutes**

Wednesday, June 22, 2022

Frank Franz, Committee Chairperson

The Housing and Land-Use Committee met on Wednesday, June 22, 2022 via Zoom Audio and Video Conference. The following board members were present at this meeting: Clarita Bailon, Evonne Capers, Nicole Carter, Julisa Hamilton, Laura James, Magdamary Marcano, Matthew Martinez, Lamont Parker, Rosa Peraza, Carmen Rivera, and Kristine Rivera.

The following information was discussed:

- **Update by 420 MORRIS AVENUE LLC on the East 178th Street Demapping**

420 MORRIS AVENUE LLC informed the committee that they are still looking acquire the property that was demapped on East 178<sup>th</sup> Street between East Tremont Avenue and Morris Park Avenue in the West Farms area of the district to facilitate the as-of-right development. The committee recommended approval of the above-referenced demapping application, which was ultimately approved by the City Planning Commission on January 19, 2022. The committee was informed that while the owner does not have a final development proposal at this time, they have noted their intention to develop a 2-story, approximately 43,470 sf (1.0 FAR) commercial and/or community facility building with accessory parking, in conformance with the current M1-1 zoning district regulations. We were also informed that Kalman Tabak, owner of the property located at 420 Morris Park Avenue, also owns a nearby property on 437 Morris Park Avenue. The committee expressed their concerns in regards to the open violations on this property. The committee did not recommend that a favorable recommendation be made until the open violations are addressed and a tour of the property is done.