



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

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*Honorable Ruben Diaz Jr., Bronx Borough President*

**MS. EVONNE CAPERS**  
**Board Chairperson**

**MR. JOHN SANCHEZ**  
**District Manager**

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

Thursday, October 21, 2021

Frank Franz, Committee Chairperson

The Housing and Land-Use Committee met on Thursday, October 21, 2021 through Zoom Audio and Video Conference. The following board members were present at this meeting: Frank Franz, Angela Hernandez, Magdamary Marcano, Matthew Martinez, Rosa Peraza, Reggie Powell, Kristine Rivera, and Jacquetta Whaley.

The following information was discussed:

- **Presentation by 420 MORRIS AVENUE LLC on the East 178<sup>th</sup> Street Demapping**

420 MORRIS AVENUE LLC informed the committee that they are looking to demap a portion of 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 of the applicant's property. The proposed land-use action is to eliminate, discontinue and close East 178<sup>th</sup> Street east of Morris Park Avenue. If the demapping is approved, the ULURP applicants will seek to acquire the City-owned street bed and merge the property with the development site to the north (Block 3909, Lot 61). The proposed demapping and disposition would result in an improved site plan and facilitate the development of an as-of-right development, potentially a 2-story medical office building with accessory parking. In addition, any future development within the demapped street bed would be subject to the terms of an easement agreement between the applicant and Department of Environmental Protection for a planned sewer project. No construction of permanent structures within the easement would be permitted, most likely it would be used for driveway and parking. The committee recommended that a favorable recommendation be issued to the Department of City Planning for the East 178<sup>th</sup> Street Demapping application.

- **Presentation by Phipps Houses on the Lambert Houses Parcel 5's Minor Modification Application**

Phipps Houses informed the committee that they are requesting a minor modification to the approved drawings for a Special Permit pursuant to ZR Section 78-312 for minor variations in the height and setback regulations on the periphery of the LSRD (C 160290 ZSX) and for an Authorization pursuant to ZR Section 78-311 for modifications to height and setback regulations and to permit the distribution of the total floor area and open space without regard to zoning lot lines or zoning district boundaries (N 160287 ZAX), granted by the City Planning Commission and the City Council in 2016, for Parcel 5 of the Lambert Houses Large Scale Development Plan located at 2082 Boston Road (Block 3140, Lot 7) in the West Farms area of our district. Additionally, they are requesting approval of a modification to the Restrictive Declaration, recorded

in connection with the 2016 ULURP approvals, to update the 2016 approved drawings with the modified drawings as necessary. The proposed modifications are the result of a redesign and reconfiguration of the Buildings 5A and 5B and include changes to the floor to ceiling height in Building 5B resulting in an additional floor; a decrease in the width of the floor plates for Building 5A and 5B from 60 feet to 59 feet; and the addition of a one-story accessory storage building at the southeast corner of the lot resulting in a decrease to the amount open space on Parcel 5. These proposed minor modifications would not increase the height of the building envelope or the floor area beyond what was considered and approved in 2016 and would facilitate the continued redevelopment of the Lambert Houses Large Scale Development Plan by providing the development with the necessary storage for snow removal equipment, maintenance equipment and other supplies that would serve all of the parcels within the Lambert Houses Large Scale Development Plan and would result in floor plates that are better suited for unit type and mix preferred by the Department of Housing Preservation and Development (“HPD”). The committee recommended that a favorable recommendation be issued to the Department of City Planning for the Lambert Houses Parcel 5’s Minor Modification Application.

- **Presentation by Eric Palatnik P.C. on the proposed development at 660-668 East Fordham Road**

The committee was informed that the applicant seeks a series of actions to facilitate a mixed-use development located at 660-668 East Fordham Road (Block 3091, Lots 20, 22, 24, 26 & 27; the “Development Site”) in the Belmont area of our district. The actions consist of a Chairperson Certification to permit a FRESH use on the ground-floor of the Development Site, pursuant to Section 63-30 of the Zoning Resolution (“ZR”). In addition, a Zoning Special Permit is sought pursuant to ZR Section 74-533 (Reduction of Parking Spaces to Facilitate Affordable Housing) which would waive the off-street accessory parking requirement for the proposed residential use in a development where at least 20 percent of all dwelling units are income-restricted, as defined under ZR 12-20 (the "Proposed Actions"). The Proposed Actions would facilitate an 11-story mixed-use building on the Development Site to contain a total of 145 dwelling units provided in approximately 99,390 zoning square feet (5.6 FAR) of residential floor area plus 13,482 square feet (sf) proposed as a FRESH use to be located on the first floor (the “Proposed Development”) and 999 gross square feet (gsf) in the cellar, to total 14,482 square feet of FRESH use. The total zoning floor area in the development would be 112,872 or 6.36 FAR. 13,482 sf of the FRESH food store will be reallocated for residential use on the top floors of the Proposed Development, as permitted by ZR 63-211. The 145 dwelling units would include 28 permanently affordable units, pursuant to the Voluntary Inclusionary Housing program, each restricted at or below 80% of Area Median Income (AMI). 47 offstreet parking spaces would be provided on the 2nd floor, accessible from an attended garage. The committee supported the variance for the FRESH supermarket. The committee did not support the variance to lift the parking requirement and sought for community spaces to be included.