



**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

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

Thursday, September 22, 2022

Frank Franz, Committee Chairperson

The Housing and Land-Use Committee met 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.

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. There were concerns in regards to this property. It was clarified that the owner previously had a non-profit shelter operator as a tenant who unfortunately made it very difficult to maintain the building and correct violations, but they are no longer a tenant and he is actively working to address all violations now. The committee recommended that a conditional letter of support be issued to New York City Councilmember Oswald Feliz on the condition that the property, including the former street area, is redeveloped with uses that are needed in and beneficial to the community, including, for example, a full service grocery store, fitness club, medical offices, and/or youth center.

- **Discussion on the BSA Application for a Special Permit for 591 East Fordham Road (BSA Cal. No.:2022-59-BZ)**

The committee was informed that Hirschen Singer & Epstein LLP submitted an application submitted on behalf of Mel Mar Development Corp. pursuant to Section 11-41 of the Zoning Resolution of the City of New York for a special permit to reinstate a previously expired variance to allow, in R6B and C-45D zoning districts, an automobile repair establishment. As required by Section 1.07.3(b)(4) of the Board's Rules of Practice and Procedure, the application was filed as a new case on the BZ calendar because the variance (BSA Cal. No. 194-96- BZ) expired more than ten years ago. The community board has not receive complaints in regards to this establishment. The committee recommended that a favorable recommendation be made to New York City Board of Standards and Appeals in regards to this application.