BOROUGH PRESIDENT RECOMMENDATION

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
Fax # (212)720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION # C 110234 HAX, C 110297 ZSX, C 100310 ZMX, N 100311, ZRX, C 100312 ZSX, C 100313 ZSX

DOCKET DESRCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NOS. 3 & 6 **BOROUGH: THE BRONX**

RECOMMENDATION

- ☒ **APPROVE**
- ☐ **APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- ☐ **DISAPPROVE**

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION

Ruben Diaz Jr.
BOROUGH PRESIDENT

7/14/11
DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NOS: C 100310 ZMX C 100312 ZSX C 110234 HAX C 110297 ZSX
CROTONA PARK EAST-WEST FARMS REZONING
7/12/11

DOCKET DESCRIPTION

CD 3 & 6-ULURP APPLICATION NO: C 100310 ZMX-IN THE MATTER OF an application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d:

1. changing from an M1-1 District to an R6A District property bounded by a line midway between Longfellow Avenue and Boone Avenue and its northeasterly prolongation, a service exit of the Cross Bronx Expressway, Boone Avenue, and East 172nd Street;

2. changing from an M1-1 District to an R7A District property bounded by Boone Avenue, a service exit of the Cross Bronx Expressway, a line 200 feet northeasterly of East 174th Street, a line 100 southeasterly of Boone Avenue, East 173rd Street, a line 50 feet southeasterly of Boone Avenue, a line 350 feet southwesterly of East 172nd Street, Sheridan Expressway, Westchester Avenue, Whitlock Avenue, Freeman Street, Boone Avenue, and the former centerline of Boone Avenue;

3. changing from an M1-1 District to an R7X District property bounded by a line 100 feet southeasterly of Boone Avenue, a line 200 feet northeasterly of East 174th Street, a service exit of the Cross Bronx Expressway, Sheridan Expressway, East 173rd Street and its southeasterly centerline prolongation;

4. changing from an R7-1 District to an R8X District property bounded by Longfellow Avenue, Boston Road, West Farms Road, a line 250 northeasterly of Rodman Place, a line 100 feet southeasterly of Longfellow Avenue and its northeasterly prolongation, a line 100 feet easterly of Longfellow Avenue, and the Cross Bronx Expressway;

5. changing from an M1-1 District to an R8X District property bounded by:

    a. a line 100 feet southeasterly of Longfellow Avenue and its northeasterly prolongation, a line 250 feet northeasterly of Rodman Place, West Farms Road, the southeasterly prolongation of the northeasterly street line of Rodman Place, and a service exit of the Sheridan Expressway; and

    b. a line 50 feet southeasterly of Boone Avenue, East 173rd Street and its southeasterly centerline prolongation, Sheridan Expressway, and a line 350 feet southwesterly of East 172nd Street;

6. establishing within a proposed R6A District a C2-4 District bounded by:

a. a line midway between Longfellow Avenue and Boone Avenue and its northeasterly prolongation, a line 100 feet northeasterly of East 174th Street, Boone Avenue, and a line 100 feet southwesterly of East 174th Street;

b. a line midway between Longfellow Avenue and Boone Avenue, a line 100 feet northeasterly of East 173rd Street, Boone Avenue and East 173rd Street; and

7. establishing within a proposed R7A District a C2-4 District bounded by:

a. Boone Avenue, a line 100 feet northeasterly of East 174th Street, a line 100 feet southeasterly of Boone Avenue, a line 100 feet southwesterly of East 174th Street; and

b. Boone Avenue, a line 100 feet northeasterly of East 173rd Street, a line 100 feet southeasterly of Boone Avenue, East 173rd Street, a line 50 feet southeasterly of Boone Avenue, and a line 350 feet southwesterly of East 172nd Street;

8. establishing within a proposed R7X District a C2-4 District bounded by:

a. a line 100 feet southeasterly of Boone Avenue, a line 100 feet northeasterly of East 174th Street, West Farms Road, and a line 100 feet southwesterly of East 174th Street; and

b. a line 100 feet southwesterly of Boone Avenue, a line 100 feet northeasterly of East 173rd Street, West Farms Road, and East 173rd Street; and

9. establishing within a proposed R8X District a C2-4 District bounded by:

a. Longfellow Avenue, a line 80 feet northeasterly of Rodman Place, a line 100 feet southeasterly of Longfellow Avenue, and Rodman Place;

b. a line 70 feet northwesterly of West Farms Road, a line 250 northeasterly of Rodman Place, West Farms Road, and the Cross Bronx Expressway; and

c. a line 50 feet southeasterly of Boone Avenue, East 173rd Street, West Farms Road, a line 100 feet southwesterly of East 173rd Street, a line 100 feet southeasterly of Boone Avenue, East 172nd Street, West Farms Road, and a line 350 feet southwesterly of East 172nd Street;

Borough of Bronx, Community Districts 3 and 6, as shown in a diagram (for illustrative purposes only) dated May 9, 2011 and subject to the conditions of CEQR Declaration E-277.

CD 3 ULURP Application No; C 100312 ZSX –IN THE MATTER OF an application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit to Section 74-743* of the Zoning Resolution:

a. to allow the distribution of total allowable floor area, dwellinguntis and lot coverage without regard for zoning lot line and zoning district boundaries;

b. allow the location of buildings without regard for the applicable height and setback and court regulations; and

c. to exclude portion of a building containing permitted or required accessory off-street parking spaces to be excluded from the calculation of lot coverage;

in connection with two proposed mixed use developments (Zoning Lot A, Block 3013, Lots 12, 29, 31, 35 37 & 46 and Zoning Lot B, Block 3014, Lots 9, 15 & 45), in R7A/C2-4**, R8X/C2-4** Districts, within a Large Scale General Development bounded by Boone Avenue, East 173rd Street, West Farms Road, and a line approximately 351 feet southwesterly of East 172nd Street, Borough of The Bronx, Community District 3.

- Note: Section 74-743 is proposed to be changed under a concurrent related application (N 100311 ZRX) for a zoning text amendment.

** Note: The site is proposed to be rezoned from an M1-1 District to R7A/C2-4 Districts under a concurrent related application (C 100310 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, New York 10007.

CD 3 ULURP APPLICATION NO: C 110234 HAX-IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1) pursuant to Article 16 of the General Municipal Law of New York State for:

   a) the designation of property located at 1525 West Farms Road (Block 3014, Lot 45) a an Urban Development Action Area; and

   b) an Urban Development Action Area Project for such area; and

2) pursuant to Section 197-c of the New York City Charter for disposition of such property.

To facilitate the disposition of the property to an adjacent leaseholder for the future development of affordable housing, Community District 3, Borough of the Bronx.

CD 3 ULURP APPLICATION NO: C 110297 ZSX-IN THE MATTER OF an application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744 of the Zoning Resolution to allow residential and non residential uses to be arranged within a building without regard for the use regulation set forth in Section 32-42 (Location within buildings), in connection with two proposed mixed use developments (Zoning Lot A, Block 3013, Lots 12, 29, 31, 35, 37 & 46 and Zoning Lot B, Block 30-14, Lots 9, 15 & 45), in R7A/C2-4**, R8X** and R8X/C2-4** Districts, within a Large-Scale General Development bounded by Boone Avenue, East 173rd Street, West Farms Road, and a line approximately 331 feet southwesterly of East 172nd Street, Borough of the Bronx, Community District 3.

** Note: The site is proposed to be rezoned from an M1-1 District to a R7A/C2-4, R8X and R8X/C2-4 Districts under a concurrent related application (C 100310 ZMX).

BACKGROUND

The purpose of this ULURP is to rezone an 11-block area along West Farms Road and Boone Avenue between East Tremont Avenue to the north and Freeman Street to the south from a M1-1 zone to provide a mix of residential, commercial and community facility uses. This application also looks for approval of a number of special permits to designate Block 3013, Lots 12, 29, 31, 35, 37 and 46, and Block 3014, Lots 9, 15 and 45 as a Large Scale General Development (LSGD) area; to lift restrictions on the location commercial uses; and to allow parking spaces to be distributed without the confinement of zoning lot boundaries.

The proposed rezoning would allow for the creation of approximately 2,635 housing units, 92,941 square feet of commercial space, 11,888 square feet of community facility space, and publicly accessible, mid-block open space corridors. The sites controlled by the applicant would produce 1,325 housing units, 46,033 square feet of commercial space, and 11,888 square feet of community facility space intended for daycare. The applicant is also considering the development of an 88,620 square foot, 540-seat elementary school, pending New York City Department of Education siting approval, in lieu of the daycare facility and one of the residential buildings.

The proposed rezoning straddles two community boards, Bronx Community Boards 3 and 6, and will thus be first analyzed in the context of each community board, and then as a whole.

Bronx Community Board 3

The proposed rezoning area in Bronx Community Board 3 is bound by the Cross Bronx Expressway to the north, Sheridan Expressway to the east, Freeman Street to the south, and Boone Avenue, and the midblock of Boone and Longfellow Avenues to the west. The entire area is currently zoned M1-1. The following zones are being proposed:

- **R6A**: Western side of Boone Avenue between East 172nd Street and the Cross Bronx Expressway.

- **R7A**: Eastern side of Boone Avenue between Freeman Street and the Cross Bronx Expressway; West Farms Road between Freeman Street and 240 feet north of Jennings Street; and West Farms Road between 200 feet north of East 174th Street and the Cross Bronx Expressway.
- **R7X**: West Farms Road between East 173rd Street and 200 feet north of East 174th Street.
- **R8X**: West Farms Road between 240 feet north of Jennings Street and East 173rd Street.
- **C2-4**: Eastern side of Boone Avenue between 268 feet north of Jennings Street and 100 feet north of East 173rd Street; the northwest corner of Boone Avenue and East 173rd Street; the northwest and southwest corners of Boone Avenue and East 174th Street; East 173rd Street between Boone Avenue and West Farms Road; East 174th Street between Boone Avenue and West Farms Road; and West Farms Road between 240 feet north of Jennings Street and East 172nd Street.

These actions would allow for the construction of six-to-fifteen story residential buildings along West Farms Road and Boone Avenue, with commercial overlays on the corners. Also, the Large-Scale General Development Plan would allow for setback and height requirements to be adjusted that allows for taller buildings on certain blocks, while allowing shorter buildings on others. Additionally, this action will allow parking to be configured under certain sites that do not have issues with rock outcroppings that will remain.

Currently this area is a mix of manufacturing, wholesale, warehouse and automobile uses. The immediate surrounding neighborhood is characterized by primarily one-to-three family homes, five-to-six story apartment buildings, and public schools to the west and south, New Horizons shopping mall and the Cross Bronx Expressway to the north and northwest, and the Sheridan Expressway, manufacturing, hotel, automobile uses and Starlight Park to the east.

This area is well-served by transportation with the IRT 2 and 5 local trains stopping at 174th Street and Freeman Street stations 4½ blocks west from the western most edge of the proposed rezoned area, and the IRT 6 local train stopping at Whitlock Avenue two blocks south from the southernmost point of the proposed rezoning. The area also has a number of buses, including the BX4, 4A and 27 along Westchester Avenue; BX5 and 35 terminating at Westchester Avenue and East 165th Street, three blocks south of the proposed rezoned area; BX11 along East 172nd Street, Jennings Street and West Farms Road; BX19 along Southern Boulevard; BX21 along Boston Road; and BX36 along East 174th Street. Also, as mentioned, the area is abutted by the Cross Bronx Expressway to the north and Sheridan Expressway to the east. Access to the Bronx River Parkway is ½ mile to the east.

Bronx Community Board 6

The proposed rezoning area in Bronx Community Board 6 is bound by East Tremont Avenue to the north, West Farms Road and Sheridan Expressway to the east, East 176th Street to the south, and Longfellow Avenue and Boston Road to the west. The entire area is proposed to be rezoned from M1-1 to R8X with a C2-4 overlay along Boston and West Farms Roads. These actions would allow for the development of residential buildings up to 15 stories in height with first floor commercial uses.

Currently this area is a mix of hotel, manufacturing, automobile and vacant uses. The immediate surrounding area is characterized by five-to-six story apartment buildings to the north, east and west, high-rise towers to the northwest, one-to-three family homes to the north and east, commercial taxpayer and mall structures to the north and west, the Bronx River Art Center to the north, a bus depot to the south east and underutilized manufacturing uses to the east. The Bronx Zoo and River Park are also ¼ mile to the north.

The area is well-served by transportation with the IRT 2 and 5 local trains stopping at West Farms Square-East Tremont Avenue station along the north and west boundaries of the site. Additionally, the East 180th Street station for these lines is four blocks to the northeast and provides express train service via the IRT 5 during rush hours. The area is also well-served by bus transportation with the BX9 and Q44 buses terminating around West Farms Square; the BX21, 36, 40 and 42 buses at West Farms Square; and the BXM10 Express Bus along East Tremont Avenue. The area is also abutted by the Cross Bronx Expressway to the south and Sheridan Expressway to the east. Access to the Bronx River Parkway is 2/5 mile to the east.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQRA and CEQR. An Environmental Assessment Statement was prepared for this application and designated as a Type I action on January 25, 2010, resulting in a Positive Declaration that requires an Environmental Impact Statement. The City Planning Commission certified this application as complete on May 9, 2011.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #6 held a public hearing and approved this application on June 8, 2011 with a vote of 18 in favor, two against, and zero abstentions. Bronx Community Board #3 held a public hearing and approved this application on June 21, 2011 with a vote of 25 in favor, zero against and one abstention.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President held a public hearing on this application on June 16, 2011. The applicants were present and spoke in favor of this application. Four members from the community were also present and expressed some concerns over the scope of the project. The following comments were noted:

- There would be reduced open space acreage per person as a result of this project and is identified in the Draft Environmental Impact Statement.
- The creation of an open space fund to support Starlight Park and the surrounding neighborhood parks.
- Whether or not there was adequate community involvement in the process.

- Whether or not the project was explained clearly to residents at the Community Board hearings.
- Request for at least 30% of the units to be low-income.

There were additional written statements from The Metallic Lathers & Reinforcing Ironworkers Union, Local 46 and the International Union of Elevator Constructors, Local 1, requesting approval only if a union labor agreement is reached for the project.

The Bronx Borough Board also held a hearing on the matter on June 23, 2011 and unanimously voted in favor of the project.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The Crotona Park East-West Farms rezoning has the potential to transform a desolate stretch of West Farms Road and an underutilized corner of West Farms Square into a vibrant and active stretch of street. The applicant plans on constructing over 1,300 of the potential 2,600 units over a ten-year period.

I applaud the applicant in their initiative to work with the community and elected officials to create a plan that incorporates the needs of the neighborhood. A number of public hearings took place, as well as a scoping session on March 4, 2010. I appreciate that our suggestions of adding commercial overlays on West Farms Road and step streets at the mid-block open space corridors were readily included. Also, I am happy that the applicant will be committing to constructing a mixed-income community. To achieve a balance, I request that at least 30% of the units proposed will be for low-income residents, and at least 30% will be for moderate and middle-income residents. If there is opportunity for homeownership, then I strongly urge the applicant to pursue it. Crotona Park East has a number of stable, homeownership developments and is one of the few neighborhoods in the South Bronx that provides a substantial number of homeownership opportunities. A cooperative or condominium option would complimentary.

In terms of community input, I am pleased a site is set aside for an elementary school, if the need arises, and appreciate the outreach to the Department of Education to potentially facilitate this option. Even if this site is not used for a school, the applicant has committed to providing daycare, which is desperately needed in our communities. Also, I am glad the applicant has been in talks with community groups to explore the creation of an open space fund that would support neighborhood parks, such as Starlight Park and River Park. I urge that discussion continue to create such a fund.

I also am excited to see the transformation of West Farms Square. West Farms Square's presence as a crossroads of major Bronx streets, bus terminus, proximity to the Bronx Zoo and Bronx River Arts Center, and excellent subway access through its own station and its proximity to the East 180th Street express station, has been underappreciated and underutilized. West Farms Square can become a vibrant and safe intersection with the addition of streetlife on the southern end that compliments the activity around the subway entrances on the northside. The

scale of the proposed buildings would match the existing character of the high rise project-based Section 8 buildings on the northwest corner.

As much as I applaud this rezoning, I do have some concerns, the first of which deal with Boone Street and the area immediately west. The character of Boone Street will drastically change as a result of the rezoning. Boone Street, unlike West Farms Road, is an active, narrow corridor currently bustling with jobs. Although the applicant has indicated many of the 184 existing manufacturing, wholesale and warehouse jobs are planning to relocate, I remain concerned about the loss of skilled labor jobs in the borough. The economy of The Bronx cannot thrive on low-paying, part-time retail employment. The Department of Small Business Services needs to play a larger role in the ULURP process when manufacturing jobs are impacted by a rezoning.

Furthermore, I am concerned about the height of the buildings along Boone Street and their impact and influence on the existing community to the west in Crotona Park East. Crotona Park East is a mixed-density neighborhood that contains a series of low-rise, homeownership developments, such as Charlotte Gardens, Salter Square and the West Farms Homeowners Association (located one block from the rezoning). Development in the neighborhood recently has dwarfed these structures. Crotona Park East provides one of the few comprehensive clusters of homeownership opportunities in the South Bronx. Additionally, there are a number of century-old detached homes in West Farms at the north end of this rezoning. If a plan like this is to move forward, then City Planning needs to make sure that the balance of density is limited to this rezoning by downzoning a good portion of Crotona Park East and West Farms.

Finally, I ask the applicant to strongly consider two things. First, whether or not the Sheridan Expressway is decommissioned, streetlife must be encouraged along West Farms Road. Aside from the promised commercial space, entrances to the residential portion of the buildings are also a necessity. True transformation can only take place if people are given a reason to walk along the street, otherwise this will create a high-rise, yet desolate corridor. Second, I urge the developer to hire Bronx residents and use Bronx certified suppliers and vendors for construction. The Bronx is abundant in qualified skilled labor, and these Bronxites deserve the opportunity to work on a project of such impact and magnitude.

Overall, I believe that the Crotona Park East-West Farms rezoning will benefit both Bronx Community Boards 3 and 6. I ask both the applicant and the City to address my concerns mentioned above to make this project a true success.

I recommend approval of this application.

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Crotona Park East / West Farms *Community/Borough Board Recommendation* Pursuant to the Uniform Land Use

Application #: **C 100310 ZMX**	Project Name: **Crotona Park East / West Farms**
CEQR Number: 10DCP017X	Borough(s): **Bronx** Community District Number(s) **03** & 06

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
   - **EMAIL (recommended)**: Send email to **CalendarOffice@planning.nyc.gov** and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
   - **MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
   - **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

Please see attached.

Applicant(s):	**Applicant's Representative:**
Industco Holdings, LLC 853 Broadway – Suite 2014 New York, NY 10003	Jay A. Segal Greenberg Traurig, LLP 200 Park Avenue New York, NY 10166

Recommendation submitted by: **Bronx Community Board 6**

Date of public hearing: **Wednesday, June 8, 2011** Location: **Pubic School #6 @ 1000 East Tremont Avenue**

Was a quorum present? **YES** X **NO** ☐ *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: **Wednesday, June 8, 2011** Location: **Public School #6, 1000 East Tremont Avenue**

RECOMMENDATION

☐ Approve

X Approve With Modifications/Conditions

☐ Disapprove

☐ Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting# In Favor: 18 **# Against:** 2 **# Abstaining:** 0 **Total members appointed to the board:** 29

Name	*Title*
Ivine Galarza	**District Manager**
Date June 10, 2011	

THE CITY OF NEW YORK
BRONX COMMUNITY BOARD 6
1932 Arthur Avenue, Room 709, Bronx, NY 10457

Telephone: (718) 579-6990 Fax: (718) 579-6875 Email: brxcb6@optonline.net
Honorable Ruben Diaz Jr., Bronx Borough President
Honorable Joel Rivera, New York City Council, 15th Council District

MS. WENDY RODRIGUEZ
Board Chairperson

MS. IVINE GALARZA
District Manager

BRONX COMMUNITY BOARD #6 RECOMMENDATION
REGARDING ULURP APPLICATION C 100310 ZMX

In the matter of Uniform Land Use Review Procedure application # C 100310 ZMX, Bronx Community Board #6 approved the application with the following modification/condition:

"We request that the developer work closely with the trade unions in order to construct this development with union labor."

Recommendation adopted June 8, 2011
Public School 6
1000 East Tremont Avenue
Bronx, New York

Vote: 18 in favor
2 opposed
Zero abstentions

Total members appointed to the board: 29

_____

Ivine Galarza,
District Manager

CD 03 & 06 **C 100310 ZMX**

IN THE MATTER OF an application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d:

1. changing from an M1-1 District to an R6A District property bounded by a line midway between Longfellow Avenue and Boone Avenue and its northeasterly prolongation, a service exit of Cross Bronx Expressway, Boone Avenue, and East 172nd Street;

2. changing from an M1-1 District to an R7A District property bounded by Boone Avenue, a service exit of Cross Bronx Expressway, a line 200 feet northeasterly of East 174th Street, a line 100 feet southeasterly of Boone Avenue, East 173rd Street, a line 50 feet southeasterly of Boone Avenue, a line 350 feet southwesterly of East 172nd Street, Sheridan Expressway, Westchester Avenue, Whitlock Avenue, Freeman Street, Boone Avenue, and the former centerline of Boone Avenue;

3. changing from an M1-1 District to an R7X District property bounded by a line 100 feet southeasterly of Boone Avenue, a line 200 feet northeasterly of East 174th Street, a service exit of Cross Bronx Expressway, Sheridan Expressway, East 173rd Street and its southeasterly centerline prolongation;

4. changing from an R7-1 District to an R8X District property bounded by Longfellow Avenue, Boston Road, West Farms Road, a line 250 northeasterly of Rodman Place, a line 100 feet southeasterly of Longfellow Avenue and its northeasterly prolongation, a line 100 feet easterly of Longfellow Avenue, and Cross Bronx Expressway;

5. changing from an M1-1 District to an R8X District property bounded by:

   a. a line 100 feet southeasterly of Longfellow Avenue and its northeasterly prolongation, a line 250 feet northeasterly of Rodman Place, West Farms Road, the southeasterly prolongation of the northeasterly street line of Rodman Place, and a service exit of Sheridan Expressway; and

   b. a line 50 feet southeasterly of Boone Avenue, East 173rd Street and its southeasterly centerline prolongation, Sheridan Expressway, and a line 350 feet southwesterly of East 172nd Street;

6. establishing within a proposed R6A District a C2-4 District bounded by:

   a. a line midway between Longfellow Avenue and Boone Avenue and its northeasterly prolongation, a line 100 feet northeasterly of East 174th Street, Boone Avenue, and a line 100 feet southwesterly of East 174th Street;

   b. a line midway between Longfellow Avenue and Boone Avenue, a line 100 feet northeasterly of East 173rd Street, Boone Avenue and East 173rd Street; and

7. establishing within a proposed R7A District a C2-4 District bounded by:

   a. Boone Avenue, a line 100 feet northeasterly of East 174th Street, a line 100 feet southeasterly of Boone Avenue, and a line 100 feet southwesterly of East 174th Street; and

b. Boone Avenue, a line 100 feet northeasterly of East 173rd Street, a line 100 feet southeasterly of Boone Avenue, East 173rd Street, a line 50 feet southeasterly of Boone Avenue, and a line 350 feet southwesterly of East 172nd Street;

8. establishing within a proposed R7X District a C2-4 District bounded by:

a. a line 100 feet southeasterly of Boone Avenue, a line 100 feet northeasterly of East 174th Street, West Farms Road, and a line 100 feet southwesterly of East 174th Street; and

b. a line 100 feet southeasterly of Boone Avenue, a line 100 feet northeasterly of East 173rd Street, West Farms Road, and East 173rd Street; and

9. establishing within a proposed R8X District a C2-4 District bounded by:

a. Longfellow Avenue, a line 80 feet northeasterly of Rodman Place, a line 100 feet southeasterly of Longfellow Avenue, and Rodman Place;

b. a line 70 feet northwesterly of West Farms Road, a line 250 northeasterly of Rodman Place, West Farms Road, and Cross Bronx Expressway; and

c. a line 50 feet southeasterly of Boone Avenue, East 173rd Street, West Farms Road, a line 100 feet southwesterly of East 173rd Street, a line 100 feet southeasterly of Boone Avenue, East 172nd Street, West Farms Road, and a line 350 feet southwesterly of East 172nd Street;

Borough of Bronx, Community Districts 3 and 6, as shown in a diagram (for illustrative purposes only) dated May 9, 2011 and subject to the conditions of CEQR Declaration E-277.

NYCPLANNING

Crotona Park East / West Farms Community/Borough Board Recommendation

Pursuant to the Uniform Land Use

Application #: **C 100310 ZMX**	Project Name: **Crotona Park East / West Farms**
CEQR Number: 10DCP017X	Borough(s): **Bronx** Community District Number(s) 03 & 06

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
   - **EMAIL (recommended):** Send email to **CalendarOffice@planning.nyc.gov** and include the following subject line: (CB or BP) Recommendation + (8-digit application number), e.g., "CB Recommendation #C100000ZSQ"
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Docket Description:

Please see attached.

Applicant(s):	**Applicant's Representative:**
Industco Holdings, LLC 853 Broadway – Suite 2014 New York, NY 10003	Jay A. Segal Greenberg Traurig, LLP 200 Park Avenue New York, NY 10166

Recommendation submitted by: Bronx Community Board 3

Date of public hearing: 6/14/11 Location: 1426 Boston Rd. Bx NY 10456

Was a quorum present? YES ☒ NO ☐ *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: 6/14/11 Location: 1426 BOSTON Rd. Bx NY 10456

RECOMMENDATION

☒ Approve ☐ Approve With Modifications/Conditions

☐ Disapprove ☐ Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

 # In Favor: 25 **# Against:** 0 **# Abstaining:** 1 **Total members appointed to the board:** 40

Name John W. Dudley	Title DISTRICT MGR.
Date 6/21/11	

NYCPLANNING
DEPARTMENT OF CITY PLANNING | CITY OF NEW YORK

Crotona Park East / West Farms Community/Borough Board Recommendation Pursuant to the Uniform Land Use

Application #: C 100312 ZSX

CEQR Number: 10DCP017X

Project Name: Crotona Park East / West Farms

Borough(s): Bronx
Community District Number(s) 03

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
   - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (8-digit application number), e.g., "CB Recommendation #C100000ZSQ"
   - **MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
   - **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:
IN THE MATTER OF an application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743* of the Zoning Resolution:

a. to allow the distribution of total allowable floor area, dwelling units and lot coverage without regard for zoning lot line and zoning district boundaries;

b. allow the location of buildings without regard for the applicable height and setback and court regulations; and

c. to exclude portions of a building containing permitted or required accessory off-street parking spaces to be excluded from the calculation of lot coverage;

in connection with two proposed mixed use developments (Zoning Lot A, Block 3013, Lots 12, 29, 31, 35, 37 & 46 and Zoning Lot B, Block 3014, Lots 9, 15 & 45), in R7A/C2-4**, R8X** and R8X/C2-4** Districts, within a Large-Scale General Development bounded by Boone Avenue, East 173rd Street, West Farms Road, and a line approximately 331 feet southwesterly of East 172nd Street, Borough of the Bronx, Community District 3.

* Note: Section 74-743 is proposed to be changed under a concurrent related application (N 100311 ZRX) for a zoning text amendment.

** Note: The site is proposed to be rezoned from an M1-1 District to R7A/C2-4, R8X and R8X/C2-4 Districts under a concurrent related application (C 100310 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Applicant(s):	**Applicant's Representative:**
Industco Holdings, LLC 853 Broadway – Suite 2014 New York, NY 10003	Jay A. Segal Greenberg Traurig, LLP 200 Park Avenue New York, NY 10166

Recommendation submitted by: Bronx Community Board 3

Date of public hearing: 6/14/11 Location: 1426 Boston Rd Bx NY 10456

Was a quorum present? YES ☒ NO ☐ *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: 6/14/11 Location: 1426 Boston Rd Bx NY 10456

RECOMMENDATION

☒ Approve ☐ Approve With Modifications/Conditions

☐ Disapprove ☐ Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

 # In Favor: 25 **# Against:** 0 **# Abstaining:** 1 **Total members appointed to the board:** 40

Name John W. Dudley Title District Mgr.

Date 6/21/11

9/24/2010 10:56 AM

NYCPLANNING

Crotona Park East / West Farms Community/Borough Board Recommendation

Pursuant to the Uniform Land Use

Application #: **C 100313 ZSX**	Project Name: **Crotona Park East / West Farms**
CEQR Number: 10DCP017X	Borough(s): **Bronx** Community District Number(s) 03

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
   - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
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   - **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745 of the Zoning Resolution to allow the distribution of required or permitted accessory off-street parking spaces without regard for zoning lot lines, in connection with two proposed mixed use developments (Zoning Lot A, Block 3013, Lots 12, 29, 31, 35, 37 & 46 and Zoning Lot B, Block 3014, Lots 9, 15 & 45), in R7A/C2-4**, R8X** and R8X/C2-4** Districts, within a Large-Scale General Development bounded by Boone Avenue, East 173rd Street, West Farms Road, and a line approximately 331 feet southwesterly of East 172nd Street, Borough of the Bronx, Community District 3.

** Note: The site is proposed to be rezoned from an M1-1 District to R7A/C2-4, R8X and R8X/C2-4 Districts under a concurrent related application (C 100310 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Applicant(s):	**Applicant's Representative:**
Industco Holdings, LLC 853 Broadway – Suite 2014 New York, NY 10003	Jay A. Segal Greenberg Traurig, LLP 200 Park Avenue New York, NY 10166

Recommendation submitted by: Bronx Community Board 3

Date of public hearing: 6/14/11 Location: 1426 Boston Rd. Bx NY 10456

Was a quorum present? YES ☒ NO ☐ *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: 6/14/11 Location: 1426 Boston Rd. Bx NY 10456

RECOMMENDATION

☒ Approve ☐ Approve With Modifications/Conditions

☐ Disapprove ☐ Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

 # In Favor: 25 **# Against:** 0 **# Abstaining:** 1 **Total members appointed to the board:** 40

Name John W. Dudley Title Dist. Mgr.

Date 6/21/11

NYCPLANNING
DEPARTMENT OF CITY PLANNING · CITY OF NEW YORK

Crotona Park East / West Farms Community/Borough Board Recommendation Pursuant to the Uniform Land Use

Application #: C 110297 ZSX

CEQR Number: 10DCP017X

Project Name: Crotona Park East / West Farms

Borough(s): Bronx
Community District Number(s) 03

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
   - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
   - **MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
   - **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744 of the Zoning Resolution to allow residential and non residential uses to be arranged within a building without regard for the use regulation set forth in Section 32-42 (Location within buildings), in connection with two proposed mixed use developments (Zoning Lot A, Block 3013, Lots 12, 29, 31, 35, 37 & 46 and Zoning Lot B, Block 3014, Lots 9, 15 & 45), in R7A/C2-4**, R8X** and R8X/C2-4** Districts, within a Large-Scale General Development bounded by Boone Avenue, East 173rd Street, West Farms Road, and a line approximately 331 feet southwesterly of East 172nd Street, Borough of the Bronx, Community District 3.

** Note: The site is proposed to be rezoned from an M1-1 District to R7A/C2-4, R8X and R8X/C2-4 Districts under a concurrent related application (C 100310 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Applicant(s):	**Applicant's Representative:**
Industco Holdings, LLC 853 Broadway – Suite 2014 New York, NY 10003	Jay A. Segal Greenberg Traurig, LLP 200 Park Avenue New York, NY 10166

Recommendation submitted by: Bronx Community Board 3

Date of public hearing: 6/14/11 Location: 1426 BOSTON RD BX NY 10456

Was a quorum present? YES ☒ NO ☐ *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: 6/14/11 Location: 1426 BOSTON RD. BX NY 10456

RECOMMENDATION

☒ Approve ☐ Approve With Modifications/Conditions

☐ Disapprove ☐ Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

 # In Favor: 35 **# Against:** 0 **# Abstaining:** 1 **Total members appointed to the board:** 40

Name JOHN W. DUDLEY Title DISTRICT MGR.

Date 6/21/11

NYCPLANNING

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application # **C 110234HAX**	Project Name: **1525 West Farms Road**
CEQR Number: 10DCP017X	Borough(s): Bronx Community District Number(s): 3

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
   - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
   - **MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
   - **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1) pursuant to Article 16 of the General Municipal Law of New York State for:

a) the designation of property located at 1525 West Farms Road (Block 3014, Lot 45) as an Urban Development Action Area; and

b) an Urban Development Action Area Project for such area; and

2) pursuant to Section 197-c of the New York City Charter for the disposition of such property.

to facilitate the disposition of the property to an adjacent leasehold owner for future development of affordable housing, Community District 3, Borough of the Bronx.

Applicant(s):	***Applicant's Representative:***
Dept. of Housing Preservation and Development **100 Gold Street** **NY, NY 10038**	**Winifred Campbell** **Dept. of Housing Preservation and Development** **100 Gold Street** **NY, NY 10038**

Recommendation submitted by:

Date of public hearing: 6/14/11 **Location:** 1426 BOSTON RD. BX NY 10456

Was a quorum present? YES [X] NO [ ] *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: 6/14/11 **Location:** 1426 BOSTON RD. BX NY 10456

RECOMMENDATION

- [X] Approve
- [ ] Approve With Modifications/Conditions
- [ ] Disapprove
- [ ] Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

 # In Favor: 25 **# Against:** 0 **# Abstaining:** 1 **Total members appointed to the board:** 40

Name of CB/BB officer completing this form	*Title*	*Date*
John W. Dudley	DIST. MANAGER	6/21/11

Signature Redevelopment Proposal for West Farms Road
Bronx River Alliance testimony
July 2011

The Bronx River Alliance serves as a coordinated voice for the river and works in harmonious partnership to protect, improve and restore the Bronx River corridor and greenway so that they can be a healthy ecological, recreational, educational and economic resources for the communities through which the river flows. We welcome the interest of private developers to invest in the river corridor. We also applaud the changes the developer has made in response to concerns from community residents and elected officials including the provision of a school in the proposal, as well as the addition of a small playground and several mid-block crossings with court yards.

We are concerned, however, about the adverse impact that this rezoning will have on the Bronx River Greenway just as many new parks along it—including Concrete Plant Park and Starlight Park—are opening to the public after decades of planning and investment. We look forward to parks that are actively used by the many new residents who will live in this area, including many families with teen-aged children and young adults. However, we expect that the additional demand for park and recreational services will be substantial. As stated in the DEIS, the Proposed Action would result in a net increase of 7,958 residents and 142 employees over future no-action conditions. The 24 census tracts within a half-mile open space study area have an estimated current population of 92,179 residents and 12,622 workers, for a total combined population of 104,801 persons.[1] As compared to the Bronx and New York City, the study area has a higher ratio of young people to adults. For example, approximately 20 percent of the study area population is under 10 years old, whereas approximately 17 percent of the Bronx population falls into this category, and only approximately 14 percent of the New York City population.

The only active space provided by the rezoning is a small playground for young children. The passive open spaces provided—interior courtyards and mid-block open spaces—would be in deep shade throughout most of the day, and except in hot summer weather, may be uninviting to sit in. And if they are not enlivened by positive uses, there is some risk that they will actually attract negative activity. Most new residents will therefore seek sunnier, larger parks with a greater diversity of recreational facilities. The new parks along the Bronx River Greenway will be their destination for sports fields, biking, walking and running paths, boating and contact with nature and the river.

Most significantly, this rezoning will lower the open space ratios in a community with extremely low ratios to begin with (.74 acres per 1,000 people to .69 acres per 1,000 people), a 6.6% decline. In addition, to greater stress on existing parks, the rezoning will also shift the percentage of active to passive open space in the area. The active open space ratio in the residential study area would decrease from .25 acres per thousand users to .24 acres per thousand.

Developers who take advantage of this rezoning should mitigate for the increased demand for green spaces and recreation that these new residential units will generate. Developers should contribute to the long-term maintenance and programs of the Bronx River Greenway and parks in the vicinity, so that the Bronx River and parkland in the vicinity remain safe, well-functioning and attractive. Most importantly, sustaining and activating the greenway will ensure that existing and new residents of this area—particularly young people—have many opportunities for active recreation that mitigate for the lowered open space ratios.

---

[1] We note that these figures may be under-counts, however, as they are based on 2000 Census data, as opposed to the 2010 figures which are available and now show substantial increases in population and number of units in the study area over the past decade. The Bronx Borough President's Office estimates that an additional 2722 households were added to the area since 2000, an increase of 7500-8000 people.

Building on the precedent established by the Riverside Center zoning action which included a developer contribution to Riverside Park and the recreation center, we urge that the Crotona Park East Zoning Text Amendment require developer payments into a Greenway maintenance and programming fund that would support the long-term viability and maintenance of the Bronx River Greenway. A one-time contribution per unit would be payable upon completion of each unit and placed in escrow for parks maintenance and programs. A $2500 contribution per unit would, upon full-build-out, fund a $6.5 million account that could help care for and provide diverse programming for the parks as they accommodate the hundreds of new daily parks visits these projects will generate.

Pratt Center
for Community Development

Crotona Park East/West Farms Rezoning and Text Amendment

Testimony to the City Planning Commission

Elena Conte, Organizer for Public Policy Campaigns
July 27th, 2011

Commissioners, Chair Burden, thank you for the opportunity to testify. My name is Elena Conte and I offer these comments on behalf of the Pratt Center for Community Development and in support of those made by our community-based partner, the Bronx River Alliance.

The Crotona Park East and West Farms neighborhoods have undergone tremendous change in recent decades, in large part due to the activism of local people working in productive partnership with government agencies to create a diverse and healthy community that supports long-time residents and welcomes new ones. The developments that will be made possible by the proposed rezoning are the direct beneficiaries of the increase in land value and desirability of the neighborhood born from these efforts. They are also the direct beneficiaries of the $120 million investment of City, State, and federal money in the restoration of the Bronx River and the creation of the Bronx River Greenway, a significant public investment that seeks a stronger mechanism for its protection.

Yet the draft Environmental Impact Statement (DEIS) for the proposed rezoning reveals that still the existing amount and quality of open space in the area is grossly insufficient for the current population which is majority people of color and majority working class; the ratio of open space access is a paltry .74 acres per 1,000 people, far short of the standard of 2.5 acres that the Department of City Planning calls for. The proposed action would make an already deficient condition significantly worse – decreasing that ratio by 6.6%, a result identified by the DEIS as a significant adverse impact that requires mitigation.

To appropriately mitigate this significant impact, the West Farms Text Amendment should require a one-time contribution to enable the creation of a Greenway Maintenance endowment. The nexus between the rezoning, the proposed projects, their impact and the development and maintenance of the Greenway could not be clearer. This recommendation builds on precedents established in at least two recent actions: the creation of the Highline Transfer Corridor as part of the West Chelsea Zoning Text Amendment and open space capital and maintenance developer contributions codified in the Riverside Center restrictive declaration.

We are advocating for the contribution to be mandatory and not linked to any density or other development bonuses. We support the Bronx River Alliance's proposal for the establishment of a $6.5 million fund based on maximum build-out of the rezoned area. To contextualize this request with the Riverside Center precedent: a) there the existing condition was better than the one at West Farms; b) there the impact of the development was less than the one at West Farms; c) there the mitigation measures that were settled upon included $20 million for open space maintenance, in addition to certain capital improvements.

200 Willoughby Ave • Brooklyn, NY 11205
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Given this, a $2500 commitment per built-out residential unit here is quite modest. Its impact on the viability of the project would be minimal, and future developers will be able to factor it in as they assess the feasibility of future projects. Importantly, given the admirable plans for affordable housing development that Signature Development Group has shared with us – which include a heavy reliance on public subsidies — we have no reason to believe that this mitigation proposal would impact the quantity or depth of affordable housing created. To the contrary, requiring this type of mitigation would ensure that the recipients of that affordable housing truly have the opportunity to live in an environmentally sound and healthy community. And by the same token, binding measures to ensure the permanent affordability of the units created should incorporated into the proposal to prevent displacement.

It also ought to be noted that the financial means of the community surrounding the Riverside Center project far exceeds the means of the community surrounding West Farms; if it was appropriate to employ a public mechanism to ensure adequate mitigation in that instance, it is all the more necessary to do so here, among a community that has far less recourse for viable privately-funded alternatives.

It is extremely important that a *required* contribution to the maintenance endowment be incorporated into the zoning text change, not only for the value contributions from this project will provide, but because this rezoning will set a precedent for future developments and rezonings in the Bronx River corridor, as well as in Hunts Point and Port Morris, as the South Bronx Greenway moves forward.

There is also a structure in place to effectively administer such a fund. A public private partnership, the Bronx River Alliance, already has an agreement with the NYC Department of Parks and Recreation that codifies its responsibility for maintaining new and existing parkland in the Bronx River corridor. The Bronx River Alliance also has a well-established staffing structure – the Bronx River Crew – through which it recruits and hires local residents who have been trained in ecological restoration and related skills by Sustainable South Bronx. Crew members are permanent employees, earning a living wage and benefits, and able to acquire additional skills and access opportunities for professional advancement in their field. An agreement should be negotiated to specify eligible uses of the fund, and ensure accountability and transparency in its administration.

We believe that this proposal is a logical, fair, viable and legally-sanctioned way to:

- Mitigate the significant adverse impacts of the proposed action
- Ensure that existing residents and future residents benefit from the action and
- Ensure that the value of new development is supported by quality open space

Thank you for your consideration of this recommendation.

NOTE: This testimony was prepared by the Pratt Center for Community Development. It does not necessarily reflect the official position of Pratt Institute.

David Shuffler
Youth Ministries for Peace and Justice
Executive Director
Crotona Park East /West Farms Rezoning
City Planning Commission Hearing Testimony– 7/27/11

Good afternoon, I will like to thank the City Planning Commission for hosting this public hearing to examine the Crotona Park East/ West Farms ULURP on the intent and shortcomings of the proposal.

My name is David Shuffler and I am the Executive Director of Youth Ministries for Peace and Justice, a community based organization located just blocks away from the Signature site.

Founded in 1994, the mission of Youth Ministries for Peace and Justice (YMPJ) is to rebuild the neighborhoods of Bronx River and Soundview/Bruckner in the South Bronx by preparing young people to become prophetic voices for peace and justice. YMPJ's purpose is to transform both the people and the physical infrastructure of blighted South Bronx neighborhoods and change the systems that negatively impact them. We accomplish this through political education, spiritual formation, and youth and community development and organizing.
If the Community Board is going to approve the process to move forward I will ask three things:

HOUSING

Before ULURP continues the New York City Department of City Planning needs to present to this Board a snapshot of the performer for the project.

OPEN SPACE

This rezoning will lower the open space ratios in a community with extremely low ratios Developers who take advantage of this rezoning should mitigate for the increased demand for green spaces and recreation that these new residential units will generate. Developers should contribute to the long-term maintenance and programs of the Bronx River Greenway and parks in the vicinity, so that the Bronx River and parkland in the vicinity remain safe, well-functioning and attractive.

Safety

Safety is an issue that needs a really good look both on the short-term and long term. This project should design a plan around street front uses to activate the strip of West Farms Road. In the long-term the buildings along West Farms Road should keep the possibility open for a presence along that corridor.

As a live long community resident, homeowner and Executive Director I am here to ask that City Planning Commission as part of the approval process have a more clear sense of the commitments made in this plan. Thanks for attentiveness. I have additional copies of my written testimony for submission.

Post Office Box 490
Bronx, NY 10451- 0490
concourse.vision@gmail.com

August 5, 2011

Karen A. Philips and the City of New York Planning Commission
22 Reade Street
New York, NY 10007-1216
212-720-3516

Re: West Farms - Crotona Park East Rezoning Proposal (please see 2 page testimony attached)

Dear Commissioner Karen Philips and the City of New York Planning Commission:

I enjoyed participating in the hearing of the proposal to convert an industrial zone in the central Bronx parallel to the Bronx River to a residential one on Wednesday, July 27, 2011. At your office's main hearing room, my voice was one of more than five to testify against the proposal in a hearing that I do not remember having any spoken testimonials for it unless you count the HPDs remarks to have had that effect and intention. Other dissent at that meeting and filed with the Bronx Borough Board included Youth Ministries for Peace and Justice, The Point Community Development Corporation, the Pratt Center for Community Development, the Bronx River Alliance, the Metallic Lathers and Reinforcing Ironworkers Union (Local 46), the International Union of Elevator Constructors (Local 1), the Laborer's International Union (Local 79) and the Greater New York Laborers Union among others.

When I made my remarks within the impossible constraints of the three minute-per-person allowance to encourage or discourage the rezoning, you asked that I relate my other relevant advocacy projects after I told you I did not represent any formal group. Please see below some of my urban design advocay work with approximate dates for each:

- Harlem Book Fair wherein I coordianted local polls in designating 135th Street a one day pedestrian mall, 2001
- Old Growth Forest Hiking Trail Restoration at the New York Botancial Garden, 2002
- Red Chair Intiative to highlight privately owned public space (unexecuted), Municipal Art Society, 2003
- Proposed Harlem Cultural Council, Lower Manhattan Cultural Council, 2002
- South Bronx Greenway, Sustainable South Bronx, 2003
- Soundview Park Recreation Center (proposed however still not built), 2004
- High Line Park, Friends of the High Line, 2004 - 2006
- 1st Avenue DPR Greenstreet Median expansion between 20th and 23rd streets (successful), 2005

I'm currently involved in questioning the New York Botanical Garden's design and budget priorities in their NYS Attorney General's office Bronx River Watershed Initiatives. In moving the state-mandated canoe launch south of the Lorrilard dam (originally just yards south of the mill) to a decades-neglected woods on the other side of the nearby bridge beneath un-cared for trees may pose a public health danger. Further, the remarkably light design and construction (a few bushes cleared and a short simple wooden fence rebuilt) of this new official boat portage suggests a reluctant value on public access; it looks very much like a temporary and infomal clearing in the woods destined to be abandoned once official eyes are turned away and the public forgets why NYBG was required to build it in the first place.

Thank you,

Morgan Powell

Crotona Park East/ West Farms Rezoning and Related Actions proposal Testimony
ULURP Hearing at the New York City Department of City Planning headquarters
Spoke at hearing Wednesday, July 27, 2011; Submitted written testimony Friday, August 5, 2011

Morgan Powell, Unafilliated Concerned Bronx concerned citizen and long-time Bronx River volunteer

Hello Fellow New Yorkers:

Hello City Planning Commission, Gifford Miller and Signature associates, Bronx Borough Board Member (s),the Bronx River Alliance and all else assembled. I am here with you today to offer what I hope are useful questions that might stimulate a more robust *public* conversation about this plan to gentrify the mid-Bronx largely stimulated by the successful community-led effort that's restoring the Bronx River and rebuilding Starlight Park at its most upscale level. Why do I want to stimulate such a conversation? It's because I have attended two previous official ULURP meetings this year and found what appeared to be a climate of inevitability of passage even as the values expressed in the plan as it still seems set fails to include key mandatory conditions consistent with what the existing population needs and might have expressed had anything approaching real transparency and democratic process occured. This meeting here at 22 Reade Street, too, continues that trend. A local community activist who could not make it here today found no notice of today's gathering on the website for the Department of City Planning, even though he did find the other proposals being reviewed later on. I CAST MY SENTIMENTS AGAINST THE APPROVAL OF THIS REZONING PROPOSAL.

I'll explain and then offer some questions which I hope will refocus attention on the fact that people already live densely in contiguous lands and are owed access to this process being railroaded during a particularly hot and lethargic summer, with both related community boards in recess...as so many gentrification schemes are.

Credible report from good faith critics reveal that at least three ULURP meetings regarding this proposal were not dissimilar from my own observations at the ones I attended; that is, while members of the general public were present --however tiny in number -- there was a curious hush in participation, either for or against. As a working class person of color, I recognize this phenomenon well. Let's call it "We hold our tongues while the man on the high horse is in company." Yes, I am saying that the heretofor lack of any registered opposition to the transformation of an industrial area into a market rate housing one is going forward under a false consciosness of many who would be speaking out self-sensoring in the face of fear of what it might mean to oppose agents of money and power. Just two key sentiments I have heard from local constituents might illuminate this point:
Person A said, "Gifford used to be speaker of the NYC Council. Who's gonna say no to him." Person B said, "Money talks and ...Signature have lots of money..." That was the first of many times I have heard members of the affected community speak in the language of inevitability for this land. What's clear is that a very small circle of connected local elites -- that's right, the ghetto has power brokers too-- were carefully courted by Signature over the last few years and are now singing the praises of the project or supporting it with prayers for inclusion of their concerns. Bronx River Art Center's executive director celebrated the project in great hyperbole at Community Board 3's June 14 ULURP meeting and Mid-Bronx Desperadoes is acting as Signature's official and public partner. In future dialogues, by others and perhaps me, there will be further development of these observations, however now I will present my questions:

1) Has anyone noticed that many industrial firms like a Kosher winery that in recent years got bumped to New Jersey out of Williamsburgh Brooklyn wish to stay in New York if the planning community would appreciate its worth in creating a balance of unskilled and skilled jobs within city limits? Why isn't there a push for a light industry renaissance here even as artisanal trades enjoy an expanding marketplace to feed New York's strong lifestyle markets?

2) Are we really prepared to pretend we have not seen what erecting developments similar to this

proposal have done in economically comparable communites elsewhere in the five boroughs? My view of projects like this is that they become either abandoned, incomplete or repurposed as-of-need because the market is not demanding it right now (i.e. post 2008 newly built Bushwick and Central Harlem market rate housing) or become magnets for a financially wealthier set who do not or cannot integrate themselves into the existing social fabric of the community (think Clinton Hill, Brooklyn or far west Chelsea in Manhattan). Such new arrivals move in for economics not zip code preference and create social ghettoes sparking resentment, rent increases at a time when working-class New York is facing flat and declining wages, and also triggering a hightened police presence often enforcing social norms of separateness.

3) What is the legitimacy of any claim that any of this housing will truely be in the reach of even the most financially stable of local residents when the financial package necessary to make it such has NOT been assembled and HPD is publically shrugging their capacity to help in that progress. Further, careful observers who have looked at the proposed finanical structure of the "affordable" component of this project see it as legally revokable after just one generation. Have we learned anything of the demise of so many Mitchel Lama developments abandoning tenant control ad becoming market rate?"

I hope these three questions will live in a more authenticly public and participatory process than has existed to date. Should this proposal be built, this citizen is saying it must require a cap on building heights so that they cannot stretch higher than the models shown at public meetings has indicated, must earn its right to be part of the community by providing the worker safety and compensation that a truely resurgent Bronx would be built around. That means an all - union project codified in a formal labor -project agreement BEFORE this proposal goes to the NYC Council for a vote. Further, any formal approaval of this rezoning ought to recognize who/ what stimulated it in the fist place: this new community is made possible largely and most dramatically by the rebuilding of Starlight Park which will serve as a dominant view-feature to all with eastward windows and a sign of a community improving. It follows that any major real estate development which would bring several thousand more park users to Starlight Park and the rest of the Bronx River Greenway must help pay for the upkeep of it. Testimony by the Pratt Center for Community Development and the Bronx River Alliance spell this out in greater detail.

Thank you for your time!