



COMMUNITY BOARD 11
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March 9, 2023

RE: ULURP C 220283 ZMX - 2560 Boston Road Rezoning

To Whom It May Concern:

On February 23, 2023, Bronx Community Board 11 (CB11) voted to recommend that the 2560 Boston Road rezoning application (C 220283 ZMX) be disapproved. Amongst the 31 members of the Board present for the vote, only one member voted against recommending disapproval; three members recused themselves.

The Board's reasoning is that it believes the proposed construction is out of proportion for the surrounding area. The Board is concerned about displacement of residents from the highest displacement risk area of CB11 and of the entire northeast Bronx (see the enclosure, "BRONXDALE"), within which the proposed rezoning lies. According to last year's Environmental Assessment Statement, "the median household income for the [area within a 400-foot radius of the project] area is \$44,415," but "household incomes of the Proposed Project would be higher" by at least \$19,265.

The Board is also concerned about a diminishment of existing home values and increased parking problems. There are only a few six story apartment buildings within the project's vicinity. But if the City approves the proposal, CB11 also voted (28 members in favor; three recusals) to request:

- 1) the proposed incomes levels be changed to include a higher percentage of lower income residents,
- 2) and on-premise parking should be made available to all residents, not just those with higher incomes.

Sincerely,


Bernadette M. Ferrara

Enclosure

*To request any special accommodations, please call us at (718) 892-6262 at least 72 hours prior to any
Community Board 11 meeting or event.*



