



COMMUNITY BOARD NUMBER 9

CITY OF NEW YORK
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VANESSA L. GIBSON
BRONX BOROUGH PRESIDENT

MOHAMMAD MUJUMDER
CHAIRPERSON



March 29, 2024

WILLIAM RIVERA
DISTRICT MANAGER

New York City Department of Planning
Calendar Office
120 Broadway, 31st Floor
New York, NY 10271

REF: Bronx Metro-North Train Area Study & Unionport Road Demapping.

To whom it may concern:

I am writing to notify your office that on March 21, 2024, Bronx Community Board 9 voted to approve these applications from; DCP - NYC Department of City Planning Bronx Office, with the modifications and conditions below, in pursuant of the Uniform Land Use Review Procedure.

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| 1. Respective to the Bronx Community Board #9 area, we recommend to increase the zoning density and height to create opportunities for prospective developers to accomplish community needs development and incentivize the use of NYC Housing Preservation & Development affordable housing programs. This will increase and improve our affordable housing stock for our residents and promote community needs discussions, such as increased parking opportunities, especially in the Parkchester area. |
| 2. Advocate for the City of New York to reinvest and reform its HPD programs, especially its home ownership program. Current programs have limited developers to have conversations to create productive affordable housing and community benefits. |
| 3. We ask NYC Planning to emphasize, to future developers the importance of engaging in our community board during development planning. We have a robust community needs blueprint which comprises of local work force hiring, MWBE participation, engagement of our district priorities and other resources, which proves to be successful. |
| 4. Additionally, we recommend NYC Planning and the City of New York to increase the MIH to 30 percent, promote parking opportunities and designated spaces throughout corridor, require minimum parking spaces from developers for residents, increase street lighting in corridor, ask Parkchester Management to meet with our office in reference to community concerns and increase identification and enforcement of slum lords. |

Thank you,

William Rivera
District Manager

CC: Borough President Vanessa Gibson, Office of the Bronx Borough President Office
Council Member Amanda Farias, NYC 18th Council District
Chairman Mohammad Mujumder, Bronx Community Board 9
Bronx Office, NYC Department of City Planning
Land, Zoning, Planning & Economic Development Committee, Bronx Community Board 9
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