



Hon. Vanessa L. Gibson
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Joseph Russo
Chairperson

Matthew Cruz
District Manager

May 20, 2022

Daniel Garodnick, Chairperson

City Planning Commission

120 Broadway, 31st Floor

New York, NY 10271

Dear City Planning Commission Chairperson Gardonick,

We write to you and the Commission today to inform you of our overwhelming vote of disapproval by a margin of 24 to 1 on Uniform Land Use Review (ULURP) application C2200072MX.

As you know, the application, known as Bruckner Sites Rezoning, seeks to undo the changes in zoning that this Community Board, alongside the City of New York Department of City Planning (NYCDCP), had long advocated and supported from 2004-2011 with the help of you and your then colleagues at the New York City Council. It should be noted that the Department you now lead stood with us every step of the way and authored the plan we unanimously approved in the form of contextual zoning and the designation of Bronx Community District #10 as a Lower Growth Density Management Area (LDGMA) with the help of you and the then New York City Council. The Department, with this private applicant, now seeks to undo what it did with an apparent spot-zoning application, a practice that has been frowned upon for years by the Department.

We believe the future of this city also depends upon the diversity of its housing stock. The density proposed in the Bruckner Sites Rezoning would be unprecedented. It is also proposed along the I-95 corridor where study after study ranks The Bronx last in health outcomes because the confluence of highways contributing to high asthma rates. To be sure, there remains many transit-rich communities, particularly in Manhattan, that can accommodate the density proposed for this community and in similar ones within the outer-boroughs.

Our community is not anti-development. We very much support development that is as-of-right and that is in full compliance with current zoning and building code. It is not the responsibility of the Community Board to accommodate a spot-zoning application for properties that were intentionally left abandoned and vacant for years. We ask ourselves why an application such as this one would be certified by the City Planning Commission (CPC) when it is in one of the least accessible community districts not only in The Bronx but the City of New York.

Furthermore, we encourage the Department to review how rezoning applications are first introduced. We were told by property owners that they had not consented to their properties' inclusion in any rezoning application. The Department should request in writing the acknowledgement of all properties included in a rezoning application and then furnish it for all community boards upon request. The Bruckner Sites Rezoning application is a poor example of planning especially when one considers that the Department of City Planning, the City Planning Commission, and the New York City Council have historically acknowledged the challenges and unique differences of communities like ours. We kindly ask that the City Planning Commission continue to honor the diversity of our city's housing stock and disapprove of this plan.

Sincerely,

Joseph Russo, Chairperson