

OFFICE OF THE BRONX BOROUGH PRESIDENT

**The Bronx County Building
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**Adolfo Carrión, Jr.
Borough President**

**Comments of Bronx Borough President Adolfo Carrión, Jr.
City Council Land Use Committee, Subcommittee on Zoning and Franchises
ULURP Application No. C 070265 ZSX
Proposed Park Harding Park and Clason Point Map Change
May 2, 2007**

I am pleased to testify in favor of this proposed zoning map amendment that seeks to preserve the low density, low rise scale of development in the Harding Park and Clason Point neighborhoods.

Clason Point consists primarily of semi-detached single family homes. More recent construction there includes two-family attached houses. Existing development in Harding Park comprises former seasonal bungalows that have been fully weatherized.

My administration has sought to encourage home ownership throughout the Bronx. Clason Point and Harding Park are communities where owner occupied homes predominate. Harding Park's network of narrow unpaved streets and alleys lack sufficient capacity to service additional traffic volume that the higher density housing allowed by current zoning would generate. These contextual zoning amendments will help to ensure future development consistent with the area's present and appropriate profile.

I am pleased that City Councilmember Annabel Palma, the Harding Park Homeowners Association, the Waterfront Community Garden Association, and Bronx Community Board 9 collaborated with the Department of City Planning to propose these zoning map amendments. Their approval will help to preserve the existing scale of Harding Park and Clason Point and will preclude commercial development near Pugsley Creek Park and the Soundview Lagoon.

I recommend approval of this application.

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City Council Land Use Committee, Subcommittee on Zoning and Franchises
ULURP Application No. C 070264 ZMX
Proposed Park Stratton Zoning Map Change
May 2, 2007

I am pleased to testify in favor of this proposed zoning map amendment for the Park Stratton area.

Zoning changes proposed by the Department of City Planning for Park Stratton seek to reinforce the scale of development that defines this neighborhood. The current R6 zoning allows a broad range of housing. An R5 district would retain this area's profile of modest sized homes and low rise residential buildings that appeal to young families and senior citizens alike. With the 40 foot maximum residential height in R5 districts, future construction along the narrow avenues of Park Stratton would be less likely to block sunlight on the street or impose shadows on nearby homes. Modification of the commercial overlays should concentrate retail development on its main streets and limit the creation of parking lots.

Zoning laws can help protect neighborhoods against development that may change their built forms and accordingly affect their social fabrics. I commend the Bronx office of City Planning and Community Board 9 for recognizing that the current zoning of Park Stratton requires modification and for proposing these amendments.

I recommend approval of this application.