

Testimony on behalf of ZP Realty to  
New York City Council Subcommittee on Zoning and Franchises  
July 9, 2024

Chair Riley and Members of the Committee,

We are land use counsel for ZP Realty LLP, the owner of 1880 East Tremont Avenue (the “Site”), a full city block (Bronx Block 3952) bordered by East Tremont Avenue, Unionport Road, White Plains Road and Guerlain Street (which is proposed for demapping and improvement as public open space). The site is diagonally across from the proposed Metro North Parkchester station. Ownership strongly supports the Bronx Metro-North rezoning initiative, with a request for a modification of the height limit applicable to the Site from 175 feet to 215 feet, for the reasons discussed below which supplement the testimony of owner’s architect, Dan Kaplan of FX Collaborative, at the May 15, 2024 public hearing.

Simply put, our design concept responds to the fact that the Parkchester neighborhood lacks a town center. It offers the opportunity to stage buildings around an inviting, open public space that allows for circulation between the new Metro North station and the existing community to its south, while creating an opportunity for much-needed neighborhood retail. Our proposed design concept would create a sense of place benefiting the existing community and the new residents and visitors that improved transit will attract.

Our request is informed by the very positive feedback received at a well-attended community visioning event on May 2 to which we were invited by Majority Leader Farias, in whose district the Site is located. Participants at the event were shown physical models of potential development of the Site with both a 175-foot and a 215-foot height limit. Many members of the public appreciated that a modest increase in height from 175 feet to 215 feet would result in superior urban design by creating additional distance between two of the proposed buildings above the first floor, providing for a more open public space with more access to light and air. The additional height also allows us to break down what would otherwise be a block-long street wall along White Plains Road and creates flexibility to address participating residents’ requests for more shopping options and community facility space at the Site.

Attached please find a brief presentation that illustrates the significance of the Site’s location, the design philosophy, and, most importantly, a comparison of the schemes differentiated only by the modest change in the maximum permitted building height. You may recall that Mr. Kaplan shared the models with the Commission at the public hearing. The modification we are seeking would result in the same number of units, the same number of parking spaces and the same courtyard.

We appreciate the thoughtful plan developed by DCP and easement by Majority Leader Farias, her staff, and the Land Use Division staff to work with us regarding the Site’s potential.

Respectfully submitted,

*Ken Fisher*

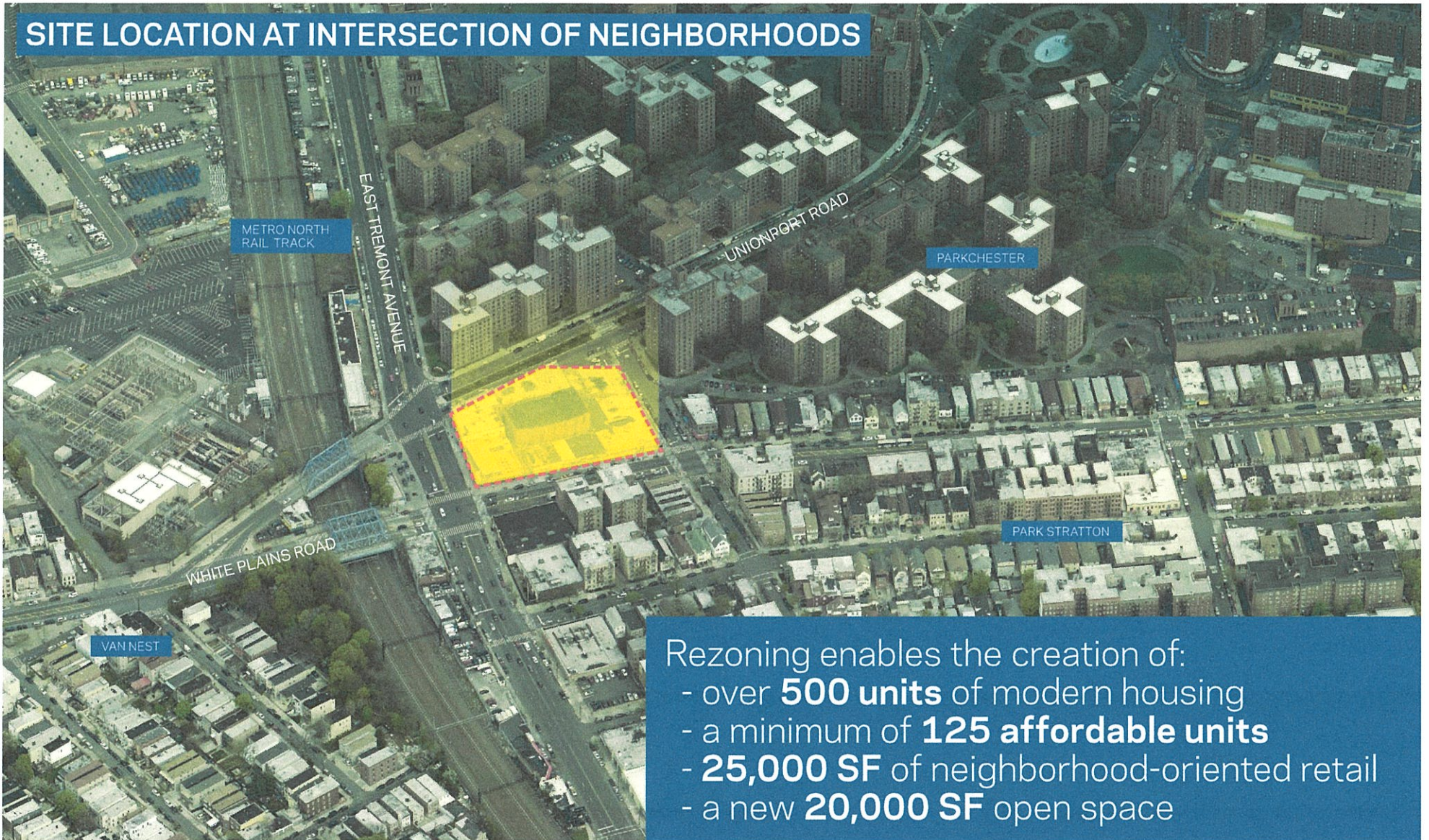
Cozen O’Connor

**PARKCHESTER DEVELOPMENT**  
**DESIGN VISION**  
**&**  
**PROPOSED DEVELOPMENT SCENARIOS**

MAY 2024

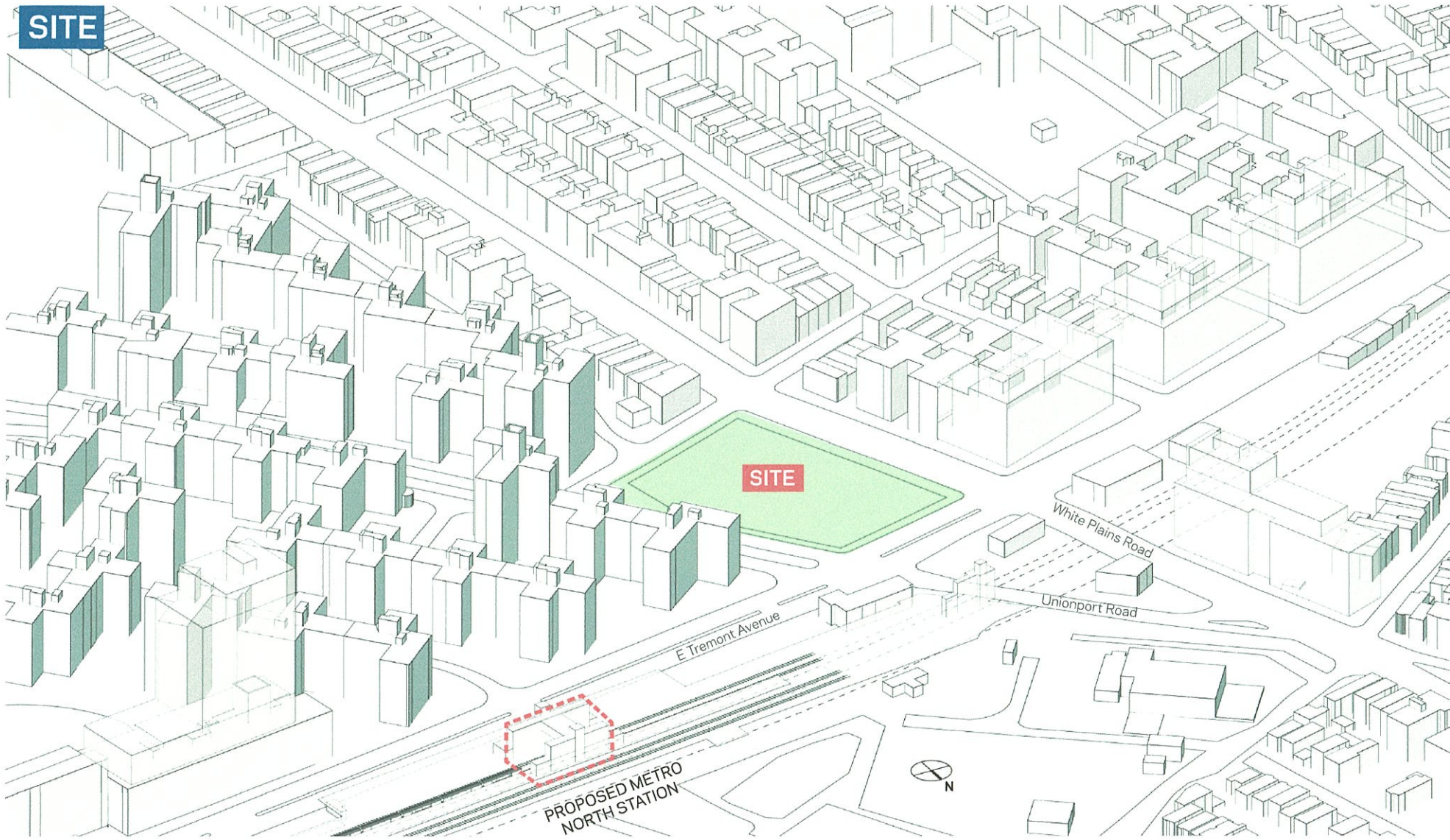
**fx**collaborative

## SITE LOCATION AT INTERSECTION OF NEIGHBORHOODS



Rezoning enables the creation of:

- over **500 units** of modern housing
- a minimum of **125 affordable units**
- **25,000 SF** of neighborhood-oriented retail
- a new **20,000 SF** open space



SITE

SITE

PROPOSED METRO  
NORTH STATION

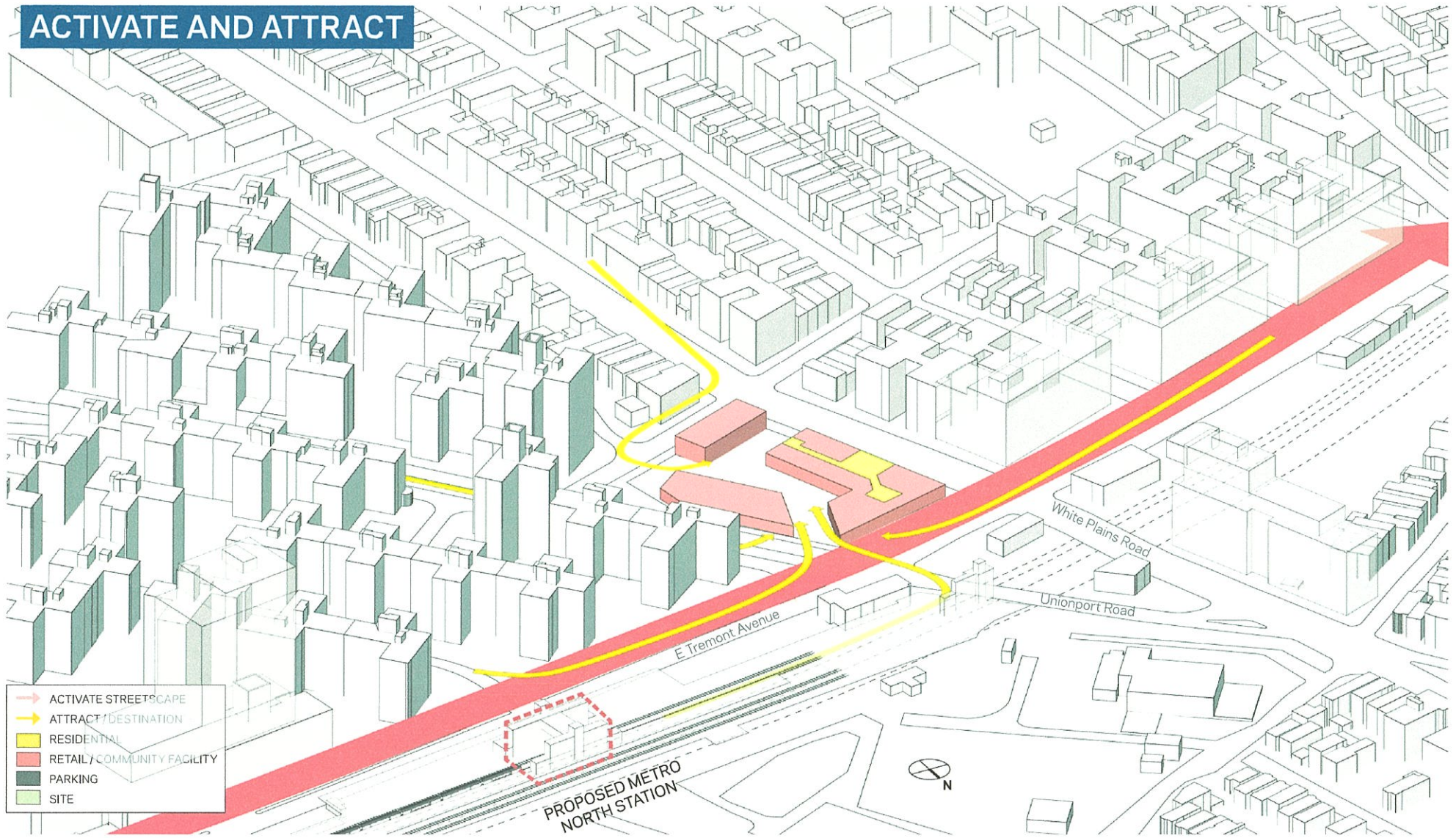
E Tremont Avenue

White Plains Road

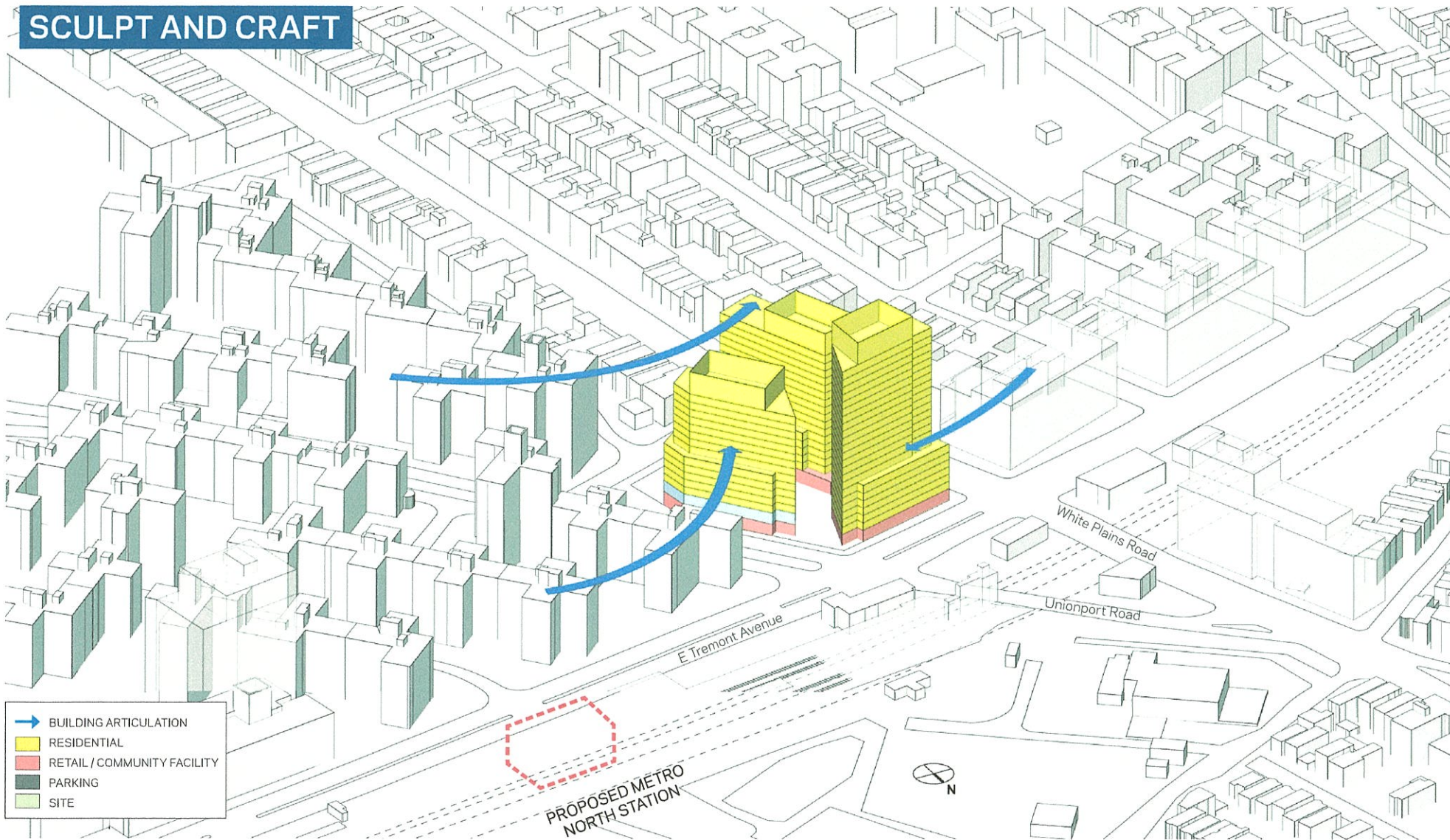
Unionport Road



# ACTIVATE AND ATTRACT



# SCULPT AND CRAFT



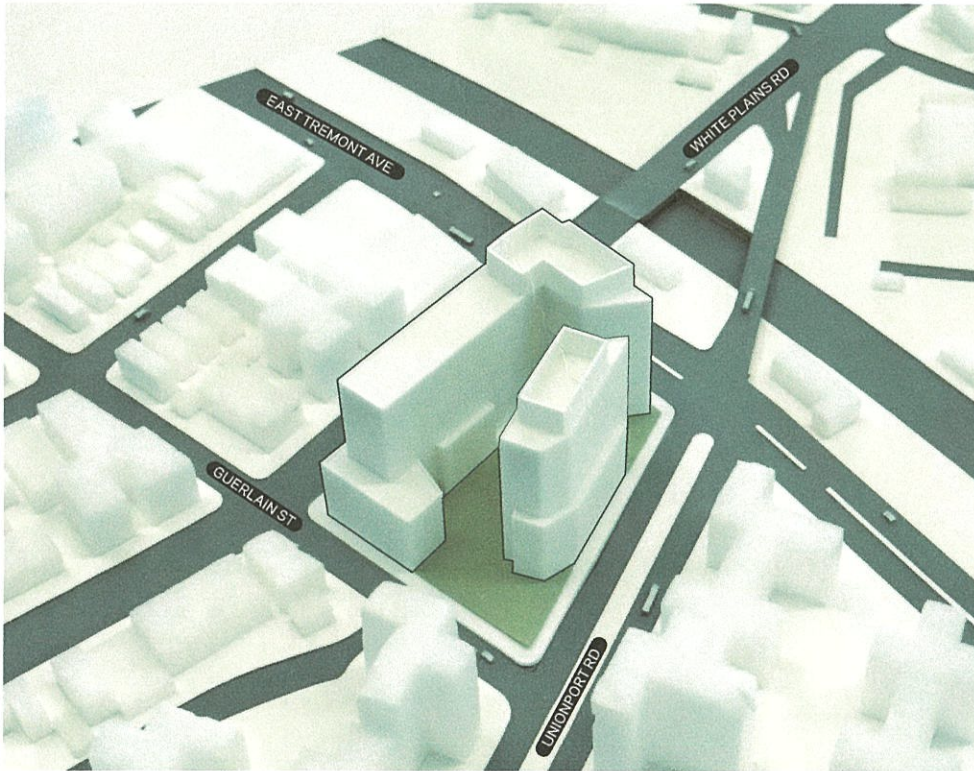
# VIEW FROM NEW STATION



# VIEW OF RETAIL COURT

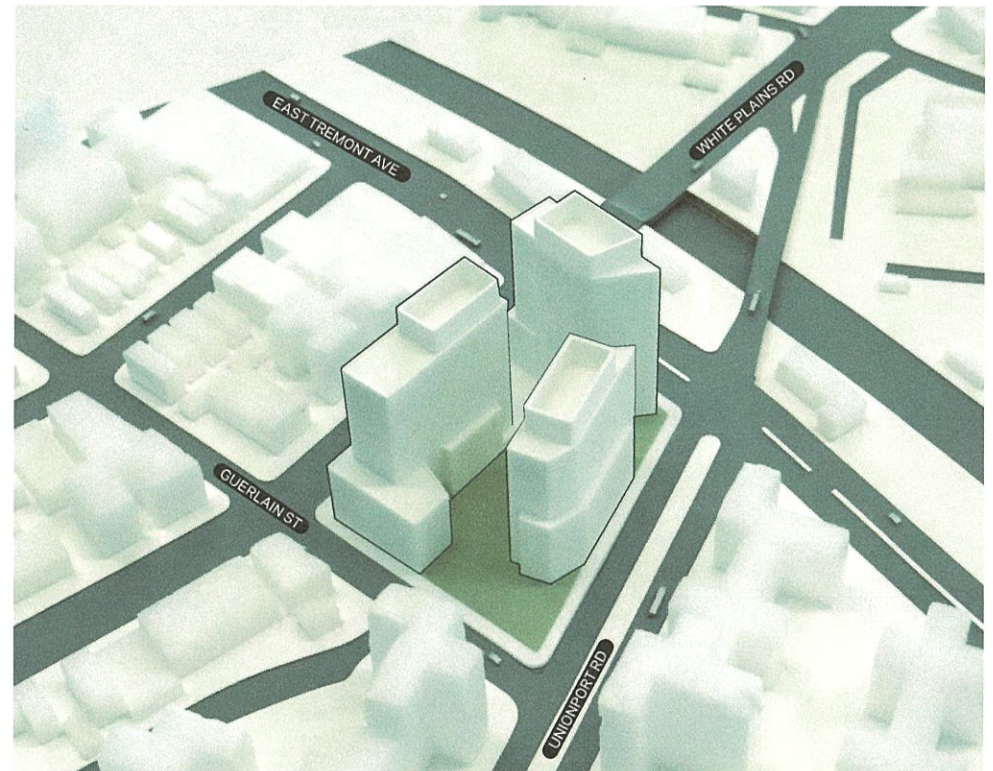






## 17 FLOORS (AS OF RIGHT)

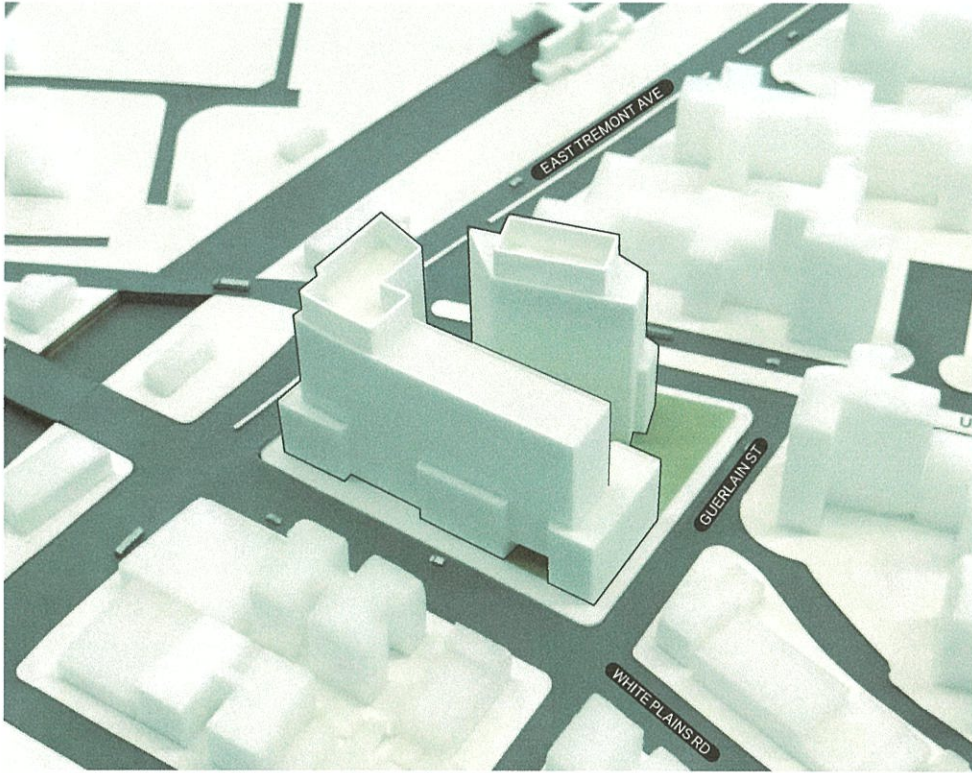
WITH OPEN SPACE



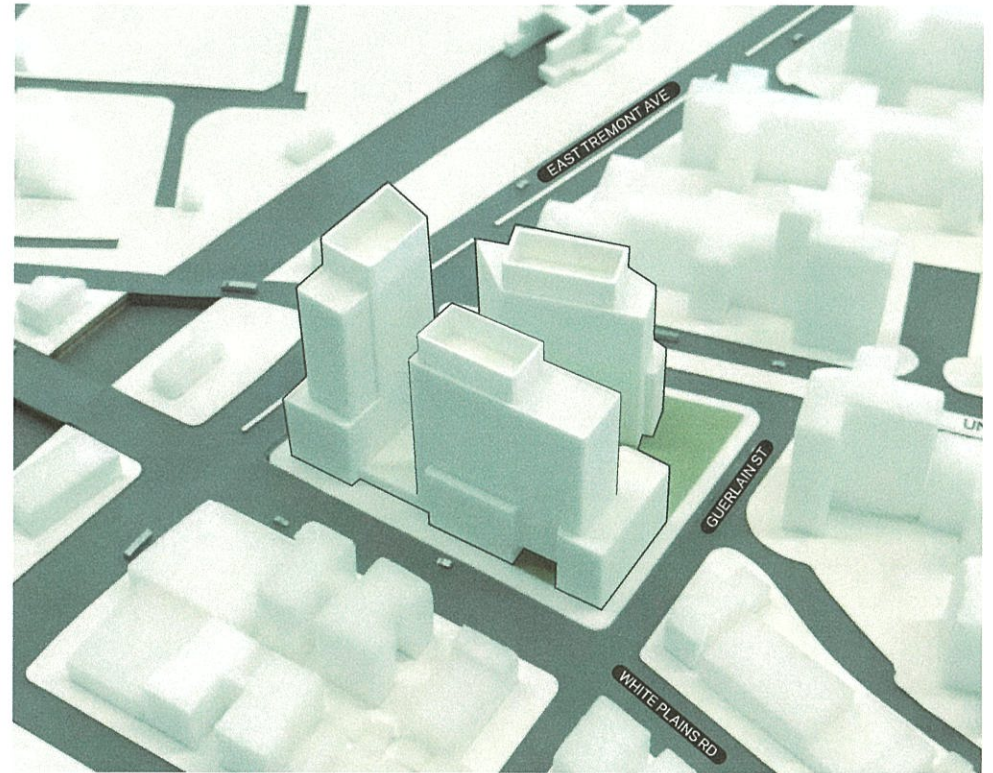
## 21 FLOORS

WITH OPEN SPACE





**17 FLOORS (AS OF RIGHT)**  
WITH OPEN SPACE



**21 FLOORS**  
WITH OPEN SPACE

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Mon Hobum

Address: [Redacted] Bronxdale Avenue

I represent: [Redacted] Bronxdale Avenue

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Sharlene Jackson Mendez

Address: [Redacted]

I represent: Individual

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Leslie Hummel

Address: \_\_\_\_\_

I represent: Hummel & Meringoff

Address: 30 W. 26<sup>th</sup> St 10610

NY, NY  
Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: July 9, 2024

(PLEASE PRINT)

Name: NORA MARTINS

Address: AKERMAN LLP

I represent: BAKER DEVELOPMENT LLC

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: ANIYAA

Address: \_\_\_\_\_

I represent: FSG Management LLC

Address: 125 W 125th St.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Metron Res. No. \_\_\_\_\_

in favor  in opposition

Date: 7/9/2024

(PLEASE PRINT)

Name: Ken Fisher

Address: Seamus O'Connor 175 Greenwich Ln NY NY

I represent: ZP Realty

Address: 1 Penn Plaza NY NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 2024- Res. No. \_\_\_\_\_

in favor  in opposition 2239-40

Date: July 9

(PLEASE PRINT)

Name: Ruben Diaz Jr.

Address: \_\_\_\_\_

I represent: Montefiore

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition Brown + GAO - NCP

Date: 7/9

(PLEASE PRINT)

Name: David Kinnorsy

Address: 1NY Plaza

I represent: 1001 Bronxdale

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 2023-2239-40 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 7/9

(PLEASE PRINT)

Name: Jack Connors

Address: \_\_\_\_\_

I represent: Permanent Citizens Advisory Committee to the MTA

Address: 2 Broadway, Suite 16C New York, NY 10004

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Zachary Bernstein

Address: \_\_\_\_\_

I represent: Council for Parkchester Preservation

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Brett Buehrer

Address: \_\_\_\_\_

I represent: Parkchester Preservation Corporation

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 7-9-2024

(PLEASE PRINT)

Name: Bashek Grimes

Address: \_\_\_\_\_

I represent: SPED IN STEM LLC CEO & Founder

Address: Woodside NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 7/9/2024

Name: Michael Kaess (PLEASE PRINT)

Address: \_\_\_\_\_

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 7/9/2024

Name: Robert Press (PLEASE PRINT)

Address: \_\_\_\_\_ NY 10463

I represent: myself

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms