

Protect Bronx Neighborhoods from Overdevelopment
Testimony BP Public Hearing June 17, 2024

Good afternoon. My name is Laura Spalter. I am speaking on behalf of Protect Bronx Neighborhoods from Overdevelopment, a coalition of over 30 neighborhood associations.

We have an affordable housing crisis. Yet COY overwhelmingly promotes luxury and market rate housing. Like **current zoning**, developers receive a 20% bonus in density if they **voluntarily** add a small number of affordable units.

“A little bit of housing in every neighborhood” is a clever PR jingle, but a fantasy. There is no quota system. A **free market** will govern the impacts. We may get a little bit of housing in some neighborhoods, and **A LOT** in others.

It is outrageous that City of Yes, is absent a full-scale environmental review. The Draft Environmental Impact Statement lowballs the anticipated number of units to **1 unit per acre over 15 years**, to avoid triggering the threshold for “significant adverse impacts” in many categories including Land Use, Infrastructure (including sewer and water lines) and neighborhood character.

We oppose Transit Oriented Development. It will incentivize **As of Right** demolition of one and two family homes to be replaced with 3 to 5 story apartment buildings in low- density neighborhoods where they are currently **prohibited**.

We oppose Town Center Zoning. Commercial leases offer no protection for current mom and pop businesses, that will be put out of business as buildings are demolished **As of Right** to construct the new commercial apartment model.

We oppose eliminating parking requirements for new development, which ignores basic needs and requirements of outer borough residents. Likewise, a proposed process allowing a path to **eliminate existing parking must go**.

We oppose Increasing As of Right Development and greatly reducing community review through ULURP.

We oppose Increasing density, impervious surfaces, and building envelopes, while **decreasing** open space, light, and air, which will destroy neighborhood character, stress infrastructure, exacerbate flooding, and reduce our quality of life.

OPPOSE CITY OF CEMENT!