



***THREE PARKS INDEPENDENT DEMOCRATS***

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***President***

Lorraine Zamora

***District Leaders***

Bob Botfeld & Cynthia Doty

***State Committee***

Lynn Thomas & Daniel Marks Cohen

**Statement of the Board of Three Parks  
Before Community Board 7  
May 19, 2021**

We are entirely opposed to up-zoning the two areas in Board 7 on Broadway between 109<sup>th</sup> and 110<sup>th</sup> Streets where a change from R9a to 10A is proposed.

We support our Morningside Heights neighbors in their effort to get protective zoning in their community within the Board 9 area. We won for our area the protection they seek for theirs. We will not stand to lose it. Our goal was and is to preserve what affordable housing remains and to protect the character of our community from irresponsible development.

We are in favor of affordable housing and would be delighted if the City would take the threatened sites by eminent domain and build 100% affordable housing there. But, of course, that is not the plan. Instead, there will be 23-story luxury apartment towers, and if the developer can find buildings to rehab a half mile over into Harlem, he can rent apartments there to families with an income just under \$70,000 a year and meet the mandatory inclusionary housing requirements.

The plan sets a dangerous precedent for spot zoning in our area and violates the sound principle of contextual zoning for an entire neighborhood that we currently enjoy. Spot zoning is no zoning at all. It exists only until

a developer wants a specific lot, say the Metro Diner, and then that particular lot is rezoned to maximize profits with great hand wringing over affordable housing which has very little to do with it. It is very hard to mobilize community opposition to a rezoning when only one lot at a time is involved. With spot zoning the whole neighborhood gets picked off a block at a time.

In closing, we want Board 7's members to know that the large portion of this report claiming extensive community involvement is fraudulent. There are pretty pictures of community meetings, but none were held in the Board 7 area to discuss the up-zoning here. We only learned of it at the end of last year after the planning was complete. There has been no input from us and we cannot understand why it was not brought to us sooner.

If this plan ever comes to a ULURP, we urge Board 7 to reject this spot up-zoning. We are, however, open to the plan suggested by Dan Cohen to increase the density of these sites while limiting the height to R9A.