



**Ruben Diaz, Jr.**  
*Borough President*

## **BRONX COMMUNITY BOARD No. 10**

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**Peter J. Sullivan**  
*Chairperson*

**Matthew Cruz**  
*District Manager*

January 22, 2019

Carol J. Samol, AICP  
Bronx Borough Director  
NYC Department of City Planning  
1775 Grand Concourse, Suite 503  
Bronx, NY 10453

### **RE: Blondell Commons**

Dear Director Samol:

I write to you today to inform you and the City Planning Commission of the resolution rendered by Bronx Community Board #10 at the January 17, 2019 Public Hearing in opposition to Uniform Land Use Review Procedure C 170438 ZMX, N 170439 ZRX, and C 170353 MMX which is commonly referred to as Blondell Commons which is located in the Westchester Square section of our community district.

Firstly, I thank your agency for adhering to the New York City Charter which paved the way for Bronx Community Board #10 to render an opinion on a project our community feels strongly will impact it. As you know, Westchester Square is shared by Bronx Community Boards #10 and #11.

However, Community Board #10 represents the majority of the neighborhood. For this reason, we felt compelled to hold a public hearing and relay the determination to you.

With that said, Bronx Community Board #10 voted to oppose the Blondell Commons project. The majority of Board Members cited the following reasons:

- The project is much too tall and dense for the area
- The future of Blondell Avenue and what this development will bring over-crowding at current zoned public school and much larger issue of lack of adequate local infrastructure
- Not enough outreach done to businesses and property owners
- Concerns of how successful remediation efforts will be at the site
- The narrowness of Blondell Avenue
- Fear of site becoming homeless housing
- Is the current amount of parking spaces enough
- Bronx Community Board #11 voted in opposition.

Aside from these reasons, Bronx Community Board #10 is particularly concerned with the lack of outreach by the Department of City Planning and the applicant to the surrounding community. If we, as a Community Board, are to make informed decisions then we certainly need to hear from adjacent property owners and not just applicant. As always, we stand ready to assist in any future outreach effort. Please see the official resolution below:

“**Resolved** at the recommendation of Bronx Community Board #10 that the following ULURP matters be forwarded to the Full Board for approval:

C 170438 ZMX PUBLIC HEARING: IN THE MATTER OF an application submitted by Blondell Equities LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b: 1. changing from an M1-1 District to an R7A District property bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue; and 2. establishing within the proposed R7A District a C2-4 District bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue;

N 170439 ZRX PUBLIC HEARING: IN THE MATTER OF an application submitted by Blondell Equities LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area;

C 170353 MMX PUBLIC HEARING: IN THE MATTER OF an application submitted by Blondell Equities LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: • the elimination, discontinuance and closing of Fink Avenue between Blondell Avenue and Waters Avenue; and • the adjustment of grades necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13141 dated December 13, 2017 and signed by the Borough President.”

A motion to accept the Resolution was made by Mr. Bieder, seconded by Mr. Accomando and voted on as follows: (12) twelve in favor, (18) against, (1) abstention. **The Resolution did not pass.**

Sincerely,



Peter Sullivan  
Chairperson, CB #10

C: T. Lucania, Office of Bronx Borough President