C. E. Hughes Jr. Pleads for Zone Change That Would Bar Apartment Building

WANTS RURAL AIR KEPT

Spokesman for Realty Owners Denies Area Would Suffer—Hearing Extended a Week

After hearing advocates and opponents of a zoning change in the Riverdale section of the Bronx that would convert it from a residential to a business section, the City Planning Commission continued its public hearing for one week yesterday.

Park Row Tugwell, commission chairman, said the continuance was not to be construed as indicating a decision, though it appeared at yesterday's hearing that the commission was likely to approve it.

Mr. Tugwell, who is also chairman of a group of Riverdale property owners, Charles H. Hughes, chairman of the Board of Justice of the United States, argued for the change. Under existing zoning, part of Riverdale is in an "F" district and part of it in an "E F" district. The last is the zone in which gas stations and some construction under certain restrictions is permissible.

Mr. Hughes said:

"Riverdale is one of the few remaining unusual residential areas in New York. It is threatened by the continuous extension of the city. It is a community of its own type and of an order in some cases as stately, some modest, an in a few cases unique. It would injure the neighborhood and destroy an identity.

"It is a crime. Riverdale has the character of a university community with the accessibility of an urban community. Without certain modifications it would lead to the depreciation of the neighborhood. The values are high because of the unique character of the sustaining society. It would be a loss to the city, necessarily because Riverdale now is near enough to the city by automotive means to permit the use of private homes, hotels, restaurants and places of amusement. It is a distinct community with a character of its own. It is protected from outside invasion.

"The district is entirely uninvaded by hotel development—partly for low-priced hotel apartment-homes development." Development.

"Property Owners' Counsel Heard Leavitt praised the commission's action in referring the Riverdale-Spuyten Duyvil Proposal to the City Planning Commission. He said the commission the invasion feared by Mr. Hughes and others would not be detrimental to the community.

"The only reason why Mr. Hughes thinks Riverdale will be invaded is because he fears an invasion of people," he declared. "The property development is naturally to the north, which he again wishes to be kept from invasion. He will be nice apartments and nice people where the only thing is to get them in Riverdale. You belong to the greatest number of people, which he wants to keep.

"Now you're getting to the real argument," Mr. Tugwell interjected.

Mr. Sanders presented present zoning restrictions in Riverdale did not permit apartment house construction. He said the private homes constructed in Riverdale did not.

He called the property development inevitable and urged the commission to consider the needs of people generally instead of the needs of "the few well-off people.

Monroe Goldwater, speaking for the Spuyten Duyvil Property Owners Association, advocated a large apartment building in Riverdale. Mr. Goldwater learned of the zoning change from the Federal Housing Authority. He added that the proposal was neutral. When Mr. Tugwell continued the hearing, Mr. Goldwater took the stand both sides against both sides against the de

scripted public hearing for one week yesterday.

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