

BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NOS: C 110085 ZMX N 110086 ZRX  
WEBSTER AVENUE-BEDFORD PARK-NORWOOD REZONING

January 4, 2011

DOCKET DESCRIPTION

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 1d and 3c:

1. eliminating from within an existing R7-1 District a C1-3 District bounded by:
  - a. a line 100 feet southwesterly of East Gun Hill Road, Reservoir Place a line 150 feet southwesterly of East Gun Hill Road, and Putnam Place;
  - b. a line 100 feet southerly of East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, a line 150 feet southerly of East Gun Hill Road, and Perry Avenue;
  - c. East 207<sup>th</sup> Street-Msg. John C. McCarthy Place and its westerly centerline prolongation, a line 150 feet easterly of Bainbridge Avenue, East 205<sup>th</sup> Street, a line 150 feet northeasterly of East 204<sup>th</sup> Street, Webster Avenue, a line 100 feet southwesterly of East 204<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, a line 150 feet southwesterly of East 204<sup>th</sup> Street, Bainbridge Avenue, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
  - d. Valentine Avenue, a line 150 feet northeasterly of East 198<sup>th</sup> Street, Bainbridge Avenue, and a line 100 feet northeasterly of East 198<sup>th</sup> Street;
  - e. Valentine Avenue, a line 100 feet southwesterly of East 198<sup>th</sup> Street, a line 100 feet southeasterly of Bainbridge Avenue, East 198<sup>th</sup> Street, a line midway between Bainbridge Avenue and Pond Place, and a line 150 feet southwesterly of East 198<sup>th</sup> Street;
  - f. a line 100 feet northwesterly of Decatur Avenue, Bedford Park Boulevard, Decatur Avenue, a line 150 feet northeasterly of Bedford Park Boulevard, Webster Avenue, and a line 100 feet southwesterly of Bedford Park Boulevard;
  - g. a line 150 feet northeasterly of 194<sup>th</sup> Street, Marion Avenue, and a line 100 feet northeasterly of East 194<sup>th</sup> Street, and a line midway between Valentine Avenue and Briggs Avenue; and

h. Briggs Avenue, a line perpendicular to the southeasterly street line of Briggs Avenue distant 125 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Briggs Avenue and the southwesterly street line of East 194<sup>th</sup> Street, Bainbridge Avenue, a line midway between East 193<sup>rd</sup> Street and East 194<sup>th</sup> Street, Marion Avenue, Bainbridge Avenue and a line 150 feet southwesterly of East 194<sup>th</sup> Street;

2. eliminating from within an existing R7-1 District a C2-3 District bounded by:

a. Van Courtlandt Avenue East and its northeasterly centerline prolongation, Reservoir Oval East, a line 150 feet easterly of Bainbridge Avenue, East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place and its westerly centerline prolongation, and a line midway between Rochambeau Avenue and Bainbridge Avenue;

b. a line 100 feet southeasterly of Decatur Avenue, East 205<sup>th</sup> Street, Webster Avenue, a line 100 feet northeasterly of East 204<sup>th</sup> Street;

c. a line 100 feet northwesterly of Webster Avenue, East 201<sup>st</sup> Street, Webster Avenue, and a line 150 feet northeasterly of Bedford Park Boulevard;

d. a line 100 feet northwesterly of Webster Avenue, a line 100 feet southwesterly of Bedford Park Boulevard, Webster Avenue, and East 197<sup>th</sup> Street; and

e. East 194<sup>th</sup> Street, Webster Avenue, a line 100 feet southwesterly of East 193<sup>rd</sup> Street, and a line 100 feet northwesterly of Decatur Avenue;

3. eliminating from within an existing R8 District a C2-3 District, bounded by a line 100 feet northwesterly of Webster Avenue, East Mosholu Parkway South, Webster Avenue, and East 201<sup>st</sup> Street;

4. changing from an R7-1 District to an R4A District, property bounded by East 193<sup>rd</sup> Street, a line 150 feet northwesterly of Decatur Avenue, a line 100 feet southwesterly of East 193<sup>rd</sup> Street, a line 300 feet northerly of East Fordham Road and its easterly prolongation, and Marion Avenue;

5. changing from an C4-4 District to an R4A District property bounded by a line 300 feet northwesterly of East Fordham Road and its easterly prolongation, a line 100 feet northwesterly of Decatur Avenue, a line perpendicular to the northwesterly street line of Marion Avenue distant 280 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Marion Avenue and the northerly street line of East Fordham Road, and Marion Avenue;

6. changing from an R7-1 District to and R5A District property bounded by:

a. East 210<sup>th</sup> Street, Bainbridge Avenue, a line 100 feet southwesterly of East 210<sup>th</sup> Street, a line midway between Bainbridge Avenue and Reservoir Oval West, a line perpendicular to the northwesterly street line of Reservoir Oval West distant 320 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Reservoir Oval West and the southwesterly street line of East 210<sup>th</sup> Street, Reservoir Oval West, East 208<sup>th</sup> Street, and a line midway between Rochambeau Avenue and Bainbridge Avenue;

b. East 207<sup>th</sup> Street, a line perpendicular to East 206<sup>th</sup> Street distant 315 feet westerly (as measured along the street line), from the point of intersection of northerly street line of East 206<sup>th</sup> Street and the westerly street line of Perry Avenue, East 206<sup>th</sup> Street, and a line 100 feet easterly of Bainbridge Avenue;

c. Hull Avenue, a line perpendicular to the southeasterly street line of Hull Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Hull Avenue and the southwesterly street line of East 207<sup>th</sup> Street, a line midway between Hull Avenue and Decatur Avenue, and a line perpendicular to the southeasterly street line of Hull Avenue distant 450 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Hull Avenue and the southwesterly street line of East 207<sup>th</sup> Street;

d. Hull Avenue, a line 270 feet southwesterly of East 205<sup>th</sup> Street, a line midway between Hull Avenue and Decatur Avenue, a line 210 feet southwesterly of East 205<sup>th</sup> Street, Decatur Avenue, and a line 100 feet northeasterly of East 204<sup>th</sup> Street;

e. East 201<sup>st</sup> Street, Bainbridge Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, a line midway between Briggs Avenue and Bainbridge Avenue, a line 100 feet southwesterly of East 201<sup>st</sup> Street, and a line 70 feet southeasterly of Briggs Avenue;

f. East 201<sup>st</sup> Street, a line 120 feet northwesterly of Webster Avenue, a line perpendicular to the southeasterly street line of Decatur Avenue distant 275 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Decatur Avenue and the southwesterly street line of East 201<sup>st</sup> Street, Decatur Avenue, a line 200 feet northeasterly of Bedford Park Boulevard, a line midway between Marion Avenue and Decatur Avenue, a line perpendicular to northwesterly street line of Decatur Avenue distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Decatur Avenue and the southwesterly street line of East 201<sup>st</sup> Street, and Decatur Avenue;

g. East 198<sup>th</sup> Street, a line 100 feet northwesterly of Marion Avenue, East 196<sup>th</sup> Street, Bainbridge Avenue, a line 100 feet southwesterly of East 198<sup>th</sup> Street, and a line 100 feet southeasterly of Bainbridge Avenue; and

h. a line 260 feet northeasterly of East 194<sup>th</sup> Street, a line 150 feet northwesterly of Marion Avenue, a line 100 feet northeasterly of East 194<sup>th</sup> Street, and a line midway between Briggs Avenue and Valentine Avenue;

7. changing from an R8 District to an R5A District property bounded by a line 100 feet southwesterly of east Mosholu Parkway South, a line 125 feet northwesterly of Perry Avenue, a line 100 feet northeasterly of East 201<sup>st</sup> Street, Perry Avenue, East 201<sup>st</sup> Street, a line 90 feet northwesterly of Bainbridge Avenue, a line 100 feet northeasterly of East 201<sup>st</sup> Street, and Bainbridge Avenue;

8. changing from an R7-1 District to and R5B District property bounded by:

a. a line 100 feet southwesterly and southerly of East Gun Hill Road, a line midway between Perry Avenue and Hull Avenue, a line 200 feet northeasterly of East 209<sup>th</sup> Street, Perry Avenue, a line 375 feet northeasterly of Holt Place, Reservoir Oval East, and Putnam Place;

b. a line 50 feet southwesterly of East 209<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, East 207<sup>th</sup> Street, a line midway between Perry Avenue and Hull Avenue, a line 350 feet southwesterly of East 209<sup>th</sup> Street, Perry Avenue, Holt Place, Reservoir Oval East, a line 200 feet northeasterly of Holt Place, Perry Avenue, a line 100 feet southwesterly of East 209<sup>th</sup> Street, and Hull Avenue;

c. East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place, Perry Avenue, a line 220 feet northeasterly of East 205<sup>th</sup> Street, a line midway between Perry Avenue and Hull Avenue, a line 55 feet northeasterly of East 205<sup>th</sup> Street, Hull Avenue, a line 100 feet northeasterly of East 204<sup>th</sup> Street, a line 100 feet easterly of Bainbridge Avenue, East 206<sup>th</sup> Street, and a line perpendicular to the northerly street line of East 206<sup>th</sup> Street distant 315 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 206<sup>th</sup> Street and the northwesterly street line of Perry Avenue;

d. a line 120 feet southwesterly of East 205<sup>th</sup> Street, a line 120 feet northwesterly of Webster Avenue, a line 100 feet northeasterly of East 204<sup>th</sup> Street, and Decatur Avenue;

e. Bainbridge Avenue, East 201<sup>st</sup> Street, a line 110 feet northwesterly of Marion Avenue, a line perpendicular to the southeasterly street line of Perry Avenue distant 180 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Perry Avenue and the southwesterly street line of East 201<sup>st</sup> Street, Perry Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, a line 100 feet southeasterly of Bainbridge Avenue, and a line perpendicular

to the southeasterly street line of Bainbridge Avenue distant 195 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Bainbridge Avenue and the southwesterly street line of East 201<sup>st</sup> Street;

f. Valentine Avenue, a line 100 feet southwesterly of East 199<sup>th</sup> Street, a line 125 feet southeasterly of Briggs Avenue, a line perpendicular to the southeasterly street line of Briggs Avenue distant 325 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Briggs Avenue and the southwesterly street line of East 199<sup>th</sup> Street, Bainbridge Avenue, and a line 100 feet northeasterly of East 198<sup>th</sup> Street;

g. Marion Avenue, East 199<sup>th</sup> Street, a line 80 feet northwesterly of Decatur Avenue, Oliver Place, Decatur Avenue, East 198<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, a line 130 feet northeasterly of East 197<sup>th</sup> Street, Decatur Avenue, a line 150 feet southwesterly of East 198<sup>th</sup> Street, a line 90 feet northwesterly of Decatur Avenue, East 197<sup>th</sup> Street, a line 60 feet northwesterly of Decatur Avenue, a line 75 feet southwesterly of East 197<sup>th</sup> Street, Marion Avenue, Marion Avenue, East 197<sup>th</sup> Street, a line 100 feet westerly of Marion Avenue, and East 198<sup>th</sup> Street; and

h. a line 320 feet southwesterly of East 196<sup>th</sup> Street, a line 110 feet southeasterly of Bainbridge Avenue, a line 450 feet northeasterly of East 194<sup>th</sup> Street, Marion Avenue, East 195<sup>th</sup> Street, a line 175 feet southeasterly of Marion Avenue, a line 350 feet northeasterly of East 194<sup>th</sup> Street, a line 150 feet northwesterly of Marion Avenue, a line 260 feet northeasterly of 194<sup>th</sup> Street, and line midway between Briggs Avenue and Valentine Avenue;

9. changing from an R71- District to an R5D District property bounded by the westerly centerline prolongation of East 207<sup>th</sup> Street-Msg. John C. McCarthy Place, Bainbridge Avenue, East 205<sup>th</sup> Street, a line 100 feet northeasterly of East 204<sup>th</sup> Street, a line 120 feet northwesterly of Webster Avenue, East 204<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204<sup>th</sup> Street, Bainbridge Avenue, and a line midway between Rochambeau Avenue and Bainbridge Avenue;

10. changing from an R7-1 District to an R6B District property bounded by:

a. a line 100 feet southerly of East Gun Hill Road, a line midway between Hull Avenue and Decatur Avenue, a line 305 feet northeasterly of East 209 Street, Decatur Avenue, a line 250 feet northeasterly of East 209<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, a line 50 feet northeasterly of East 209<sup>th</sup> Street, Decatur Avenue, a line 75 feet northeasterly of East 209<sup>th</sup> Street, and Hull Avenue;

b. a line 100 feet northwesterly of Bainbridge Avenue, a line midway between Rochambeau Avenue and Bainbridge Avenue, Bainbridge Avenue, a line 100 feet southwesterly of East 204<sup>th</sup> Street, a line midway between Decatur Avenue and

Webster Avenue, a line 100 feet northeasterly of East Mosholu Parkway North, a line 400 feet southwesterly of East 204<sup>th</sup> Street, Bainbridge Avenue, and East Mosholu Parkway North, a line 110 feet northwesterly of Bainbridge Avenue, and Rochambeau Avenue;

c. East 197<sup>th</sup> Street, Bainbridge Avenue, a line 150 feet southwesterly of East 197<sup>th</sup> Street, Briggs Avenue, a line 100 feet northeasterly of East 196<sup>th</sup> Street, a line midway between Valentine Avenue and Briggs Avenue; and

d. East 193<sup>rd</sup> Street, Marion Avenue, a line perpendicular to the northwesterly street line of Marion Avenue distant 400 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Marion Avenue and northerly street line of East Fordham Road, Bainbridge Avenue, a line 100 feet northeasterly of Coles lane, Briggs Avenue, a line 470 feet northeasterly of Coles Lane, and Bainbridge Avenue;

11. changing from an R7-1 District to and R7A District property bounded by:

a. East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southerly and southwesterly of East Gun Hill Road, and Putnam Place;

b. Van Courtlandt Park East, Reservoir Oval East, a line 100 feet easterly of Bainbridge Avenue, East 205<sup>th</sup> Street, Bainbridge Avenue, the westerly centerline prolongation of East 207<sup>th</sup> Street-Msg. John C. McCarthy Place, a line midway between Rochambeau Avenue and Bainbridge Avenue, a line 100 feet southeasterly of Van Courtlandt Avenue East, a line 100 feet easterly of easterly and northeasterly of East Mosholu Parkway North, a line 110 feet northwesterly of Bainbridge Avenue, and East Mosholu Parkway North;

c. Bainbridge Avenue, a line 400 feet southwesterly of East 204<sup>th</sup> Street, a line 100 feet northeasterly of East Mosholu Parkway North, a line midway between Decatur Avenue and Webster Avenue, and East Mosholu Parkway North; and

d. Valentine Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, Bainbridge Avenue, a line perpendicular to the southeasterly street line of Bainbridge Avenue distant 195 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Bainbridge Avenue and the southwesterly street line of 201<sup>st</sup> Street, a line 100 feet southeasterly of Bainbridge Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, Bainbridge Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, Decatur Avenue, a line perpendicular to the southeasterly street line of Decatur Avenue distant 275 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Decatur Avenue and the southwesterly street line of East 201<sup>st</sup> Street, a line 120 feet northwesterly of Webster Avenue, a line 100 feet southwesterly of Bedford Park Boulevard, Marion Avenue, a line 190 feet northeasterly of East 198<sup>th</sup> Street, Bainbridge Avenue, and a line 100 feet southwesterly of Bedford Park Boulevard;

12. changing from an R7-1 District to and R7B District property bounded by:

a. a line 100 feet southwesterly of East Gun Hill Road, Hull Avenue, a line 75 feet northeasterly of East 209<sup>th</sup> Street, Decatur Avenue, a line 50 feet northeasterly of East 209<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue a line 250 feet northeasterly of East 209<sup>th</sup> Street, Decatur Avenue, a line 305 feet northeasterly of East 209<sup>th</sup> Street, a line midway between Hull Avenue and Decatur Avenue, a line 100 feet southerly of East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, the northwesterly centerline prolongation of East 210<sup>th</sup> Street, Webster Avenue, a line 130 feet northeasterly of East 205<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, East 205<sup>th</sup> Street, a line 120 feet northwesterly of Webster Avenue, a line 120 feet southwesterly of East 205<sup>th</sup> Street, Decatur Avenue,, a line 210 feet southwesterly of East 205<sup>th</sup> Street, a line midway between Hull Avenue, a line 55 feet northeasterly of East 205<sup>th</sup> Street, a line midway between Perry Avenue and Hull Avenue, a line 220 feet northeasterly of East 205<sup>th</sup> Street, Perry Avenue, East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place, a line 100 feet easterly of Bainbridge Avenue, Reservoir Oval East, Holt Place, Perry Avenue, a line 350 feet of East 209<sup>th</sup> Street, a line midway between Perry Avenue and Hull Avenue, East 207<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, a line 50 feet southwesterly of East 209<sup>th</sup> Street, Hull Avenue, a line 100 feet southwesterly of East 209<sup>th</sup> Street, Reservoir Oval East, a line 375 feet northeasterly of Holt Place, Perry Avenue a line 200 feet northeasterly of East 209<sup>th</sup> Street, and a line midway between Hull Avenue and Perry Avenue; and excluding the area bounded by Hull Avenue, a line perpendicular to the southeasterly street line of Hull Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Hull Avenue and the southwesterly street line of East 207<sup>th</sup> Street, a line midway between Hull Avenue and Decatur Avenue, and a line perpendicular to the southeasterly street line of Hull Avenue distant 450 feet southwesterly (as measured along the street line ) from the point of intersection of the southeasterly street line of Hull Avenue and the southwesterly street line of East 207<sup>th</sup> Street;

b. a line 100 feet southerly of Van Courtlandt Avenue, a line midway between Bainbridge Avenue and Rochambeau Avenue, a line 100 feet northwesterly of Bainbridge Avenue, and a line 100 easterly of East Mosholu Parkway North;

c. East 201<sup>st</sup> Street, a line 70 feet southeasterly of Briggs Avenue, a line 100 feet southwesterly of East 201<sup>st</sup> street, a line midway between Briggs Avenue, and Bainbridge Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, and Valentine Avenue;

d. Valentine Avenue, a line 100 feet southwesterly of Bedford Park Boulevard, Bainbridge Avenue, a line perpendicular to the southeasterly street line of Briggs Avenue distant 325 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Briggs Avenue and the southwesterly street line of 199<sup>th</sup> Street, a line 125 feet southeasterly of Briggs Avenue and a line 100 feet southwesterly of East 199<sup>th</sup> Street;

e. Perry Avenue, a line perpendicular to the southeasterly street line of Perry Avenue distant 180 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Perry Avenue and the southwesterly street line of East 201<sup>st</sup> Street, a line 110 feet northwesterly of Marion Avenue, East 201<sup>st</sup> Street, Decatur Avenue, a line perpendicular to the northwesterly street line of Decatur Avenue distant 130 feet southwesterly (as measured along the street one) from the point of intersection of the northwesterly street line of Decatur Avenue and the southwesterly street line of East 204<sup>th</sup> Street, a line midway between Marion Avenue and Decatur Avenue, and a line 100 feet northeasterly and easterly of Bedford Park Boulevard;

f. Marion Avenue, a line 100 feet southwesterly of Bedford Park Boulevard, a line 120 feet northwesterly of Webster Avenue, East 198<sup>th</sup> Street, Decatur Avenue, Oliver Place, a line 80 feet northeasterly of Decatur Avenue, and East 199<sup>th</sup> Street;

g. Valentine Avenue, a line 100 feet northeasterly of East 198<sup>th</sup> Street, Bainbridge Avenue, a line 190 feet northeasterly of East 198<sup>th</sup> Street, Marion Avenue, East 198<sup>th</sup> Street, a line 100 feet southeasterly of Bainbridge Avenue, a line 100 feet southwesterly of East 198<sup>th</sup> Street, Bainbridge Avenue East 197<sup>th</sup> Street, a line midway between Valentine Avenue and Briggs Avenue, a line 100 feet northeasterly of East 196<sup>th</sup> Street, Briggs Avenue, a line 150 feet southwesterly of East 197<sup>th</sup> Street, Bainbridge Avenue, East 196<sup>th</sup> Street, a line 100 feet northwesterly of Marion Avenue, East 197<sup>th</sup> Street, Marion Avenue, a line 75 feet southwesterly of East 197<sup>th</sup> Street, a line 60 feet northwesterly of Decatur Avenue, East 197<sup>th</sup> Street, a line 150 feet southwesterly of East 198<sup>th</sup> Street, Decatur Avenue, a line 130 feet northeasterly of East 197<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, East 197<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, East 194<sup>th</sup> Street, Decatur Avenue, a line 100 feet southwesterly of East 193<sup>rd</sup> Street, Bainbridge Avenue, a line 470 feet northeasterly of Coles Lane, Briggs Avenue, a line 100 feet northeasterly of East 194<sup>th</sup> Street, a line 175 feet southeasterly of Marion Avenue, East 195<sup>th</sup> Street, Marion Avenue, a line 450 feet northeasterly of East 194<sup>th</sup> Street, a line 110 feet southeasterly of Bainbridge Avenue, a line 320 feet southwesterly of East 196<sup>th</sup> Street, a line midway between Valentine Avenue and Briggs Avenue, and a line 100 feet northeasterly of East 194<sup>th</sup> Street;

h. a line 12 feet northeasterly of Coles Lane, Poe Place, a line 100 feet northeasterly of Coles Lane, Bainbridge Avenue, a line perpendicular to the northwesterly street line of Marion Avenue distant 460 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Marion Avenue and the northerly street line of East Fordham Road, Marion Avenue, the westerly prolongation of a line 300 feet northerly of East Fordham Road, Bainbridge Avenue, Coles Lane, and Briggs Avenue;

13. changing from an C4-4 District to an R7B District property bounded by the westerly prolongation of a line 300 feet northerly of Fordham Road, Marion Avenue, and a line perpendicular to the northwesterly street line of Marion Avenue distant 280 feet northeasterly (as measured along the street line) from the point of intersection of the

northwesterly street line of Marion Avenue and the northerly street line of East Fordham Road;

14. changing from an C8-2 District to an R7B District property bounded by a line 360 feet southerly of East Gun Hill Road, Webster Avenue, the westerly centerline prolongation of East 210<sup>th</sup> Street, and a line midway between Decatur Avenue and Webster Avenue;

15. changing from an R7-1 District to an R7D District property bounded by:

a. a line 130 feet northeasterly of East 205<sup>th</sup> Street, Webster Avenue, a line 100 feet southwesterly of East 204<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, East 204<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue;

b. East 201<sup>st</sup> Street, Webster Avenue, Botanical Square, Webster Avenue, East 197<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue East 198<sup>th</sup> Street, and a line 120 feet northwesterly of Webster Avenue;

c. East 194<sup>th</sup> Street, Webster Avenue, a line 100 feet southwesterly of East 193<sup>rd</sup> Street, and Decatur Avenue;

16. changing from an C8-2 District to an R7D District property bounded by:

a. a line 320 feet northeasterly of the southeasterly prolongation of the northeasterly street line of East 205<sup>th</sup> Street, the southeasterly boundary line of a Rail Road right-of-way (New York New Haven and Harlem Rail Road), East Mosholu Parkway North and its southerly centerline prolongation, a line midway between Decatur Avenue and Webster Avenue a line 100 feet southwesterly of East 104<sup>th</sup> Street, and Webster Avenue;

b. Webster Avenue, Botanical Square and its southeasterly centerline prolongation, the southeasterly boundary line of a Rail Road right-of-way (New York and Harlem Railroad), and Bedford Park Boulevard; and

c. a line midway between Decatur Avenue and Webster Avenue, East 197<sup>th</sup> Street, Webster Avenue, and East 194<sup>th</sup> Street;

17. changing from a C8-2 District to a C4-4 District property bounded by a line 800 feet northeasterly of East Gun Hill Road, the southeasterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), East Gun Hill Road, Newell Street, East 210<sup>th</sup> Street, Webster Avenue, a line 360 feet southwesterly of East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, East 211<sup>th</sup> Street, and Webster Avenue;

18. changing from a C8-2 District to a C4-5D District property bounded by Bedford Park Boulevard, the southeasterly boundary line of a Rail Road right-of-way (New York

and Harlem Rail Road), a line perpendicular to the centerline of a Rail Road right-of-way (New York and Harlem Rail Road) distant 1322 feet southwesterly (as measured along the Rail Road right-of-way) from the point of intersection of the centerline of a Rail Road right-of-way (New York and Harlem Rail Road) and the southwesterly street line of Bedford Park Boulevard, and Webster Avenue;

19. establishing within a proposed R5D District a C1-4 District bounded by the westerly centerline prolongation of East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place, Bainbridge Avenue, East 205<sup>th</sup> Street, a line 100 feet northeasterly of East 204<sup>th</sup> Street, a line 120 feet northwesterly of Webster Avenue, East 204<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204<sup>th</sup> Street, a line midway between Rochambeau Avenue and Bainbridge Avenue;

20. establishing within a proposed R7A District a C1-4 District bounded by:

a. East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place, a line 100 feet easterly of Bainbridge Avenue, East 205<sup>th</sup> Street, and Bainbridge Avenue; and

b. a line midway between Marion Avenue and Decatur Avenue, Bedford Park Boulevard, Decatur Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, a line 120 feet northwesterly of Webster Avenue, a line 100 feet southwesterly of Bedford Park Boulevard;

21. establishing within a proposed R7A District a C2-4 District bounded by Van Courtlandt Avenue East, Reservoir oval East, a line 100 feet easterly of Bainbridge Avenue, East 207<sup>th</sup> Street, the westerly centerline prolongation of East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place, a line midway between Rochambeau Avenue and Bainbridge Avenue;

22. establishing within a proposed R7B District a C2-4 District bounded by a line 100 feet northwesterly of Decatur Avenue, a line midway between East 194<sup>th</sup> Street and East 193<sup>rd</sup> Street, Decatur Avenue, and a line 100 feet southwesterly of East 193<sup>rd</sup> Street;

23. establishing within a proposed R7D District a C2-4 District bounded by

a. a line 320 feet northeasterly of the southeasterly prolongation of the northeasterly street line of East 205<sup>th</sup> Street, the northwesterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road) a line 110 feet northeasterly of East 204<sup>th</sup> Street, a line 100 feet southeasterly of Webster Avenue, East Mosholu Parkway North and its southeasterly centerline prolongation, a line midway between Decatur Avenue and Webster Avenue, East 204<sup>th</sup> Street, a line 120 feet northwesterly of Webster Avenue, East 205<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, a line 130 feet northeasterly of East 205<sup>th</sup> Street, and Webster Avenue; and

b. East 201<sup>st</sup> Street, Webster Avenue, Botanical Square and its southeasterly centerline prolongation, the northwesterly boundary line of a Rail Road right-of-way

(New York and Harlem Rail Road), Bedford Park Boulevard, Webster Avenue, a line 100 feet southwesterly of East 193<sup>rd</sup> Street, Decatur Avenue, East 194<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, East 197<sup>th</sup> Street, a line 100 southeasterly of Decatur Avenue, East 198<sup>th</sup> Street, and a line 120 feet northwesterly of Webster Avenue; and

24. establishing within an existing R8 District a C2-4 District bounded by East Mosholu Parkway South, Webster Avenue, East 201<sup>st</sup> Street, and a line 120 feet northwesterly of Webster Avenue;

Borough of the Bronx, Community Districts 7 and 12, as shown on a diagram (for illustrative purposes only) dated September 27, 2010 and subject to conditions of CEQR Declaration E-249.

## BACKGROUND

This rezoning seeks to change the character of Webster Avenue, currently a hodge-podge of auto-body shops, vacant land, small retail uses, and the occasional clapboard home, from just north of East Gun Hill Road to East Fordham Road, while preserving the lower density character of side streets in the Bedford Park and Norwood neighborhoods west of Webster Avenue.

The rezoning area consists of all or parts of 94 blocks. The description as follows will be broken up into two sections: Webster Avenue and Bedford Park/Norwood.

### Webster Avenue

The proposed rezoning would allow for medium-density and regional commercial uses along Webster Avenue between 800 feet north of East Gun Hill and East Fordham Road. Currently the entire eastern side of Webster Avenue is zoned C8-2 and is characterized by auto body shops, vacant land, land owned by the Metro-North Railroad, a Con Edison facility and the occasional retail store and small home. The western side of Webster Avenue is a mix of primarily R7-1, with some C8-2 just north of East Fordham Road. The land use is a mix of apartment buildings, small-scale retail, restaurants, wholesale suppliers and auto-body shops.

The proposed rezoning would zone Webster Avenue from Bedford Park Boulevard to just north of East 205<sup>th</sup> Street to R7D/C2-4 on both sides of the street, and R7D/C2-4 along the western side of the street from Bedford Park Boulevard south to East Fordham Road. The entire stretch of Webster Avenue would be rezoned to allow inclusionary housing. The R7D district is a contextual district that would allow for a residential FAR of 4.2, with a FAR of 5.6 under inclusionary housing. Community Facility FAR would stand at 4.2. The maximum height is 100 feet, with an allowable streetwall between 60-85 feet. Parking is required for 50% of the units. FAR for the C2-4 overlay is 2.0. This rezoning would require an active ground-floor commercial use.

The eastern portion of Webster Avenue between Bedford Park Boulevard and just north of East 195<sup>th</sup> Street would be rezoned C4-5D. This would allow for large commercial and office development, with such uses as department stores and theaters. Parking is minimized due to its proximity to transit. The residential potential in this district matches the R7D zone.

A C4-4 zone is proposed around East Gun Hill Road, extending a maximum of 800 feet north and approximately 400 feet south of East Gun Hill Road. This district would allow for large commercial and office development with height guided by the sky exposure plan, as opposed to a contextually determined height. Commercial FAR is 3.4, Residential FAR is between 3.4-4.0, and Community Facility FAR is 6.5.

There will also be a small R7B zone lying immediately south of the C4-4 district on the western side of Webster Avenue to contextually fit with the proposed zoning for Parkside Place and other Norwood side streets that will be discussed later. A C8-2 zone will remain between the C4-4 and R7D districts on the eastern side of Webster Avenue to preserve the existing automobile and infrastructure uses along that particular stretch.

### **Bedford Park-Norwood**

This rezoning calls for the significant downzoning of a number of side streets, and medium-density contextual zoning on major streets in the Bedford Park and Norwood neighborhoods. Most of both neighborhoods are zoned R7-1, with various commercial overlays.

The rezoning would call for the following actions:

- Establishment of a R4B district along Marion Avenue and East 193<sup>rd</sup> Street
- Establishment of R5A districts along:
  - Pond Place, Bainbridge Avenue, East 197<sup>th</sup> and 198<sup>th</sup> Streets.
  - Bainbridge Avenue between East 201<sup>st</sup> Street and East Mosholu Parkway South, as well as East 201<sup>st</sup> Street from 90 feet west of Bainbridge Avenue and Perry Avenue.
  - Decatur Avenue between Bedford Park Boulevard and East 201<sup>st</sup> Street.
  - Hull and Decatur Avenues just immediately north of East 204<sup>th</sup> Street.
  - The eastern side of Hull Avenue between East 205<sup>th</sup> and 207<sup>th</sup> Streets.
  - The northern side of East 206<sup>th</sup> Street and southern side of 207<sup>th</sup> Street just immediately west of Bainbridge Avenue.
  - Bainbridge Avenue between East 208<sup>th</sup> and 210<sup>th</sup> Streets.
- Establishment of R5B districts along:
  - A portion of the southern side of East 195<sup>th</sup> Street, and mid-blocks of Marion, Bainbridge and Briggs Avenue between East 194<sup>th</sup> and 195<sup>th</sup> Streets.
  - Bainbridge Avenue between East 198<sup>th</sup> and 199<sup>th</sup> Streets.

- Perry Avenue between Bedford Park Boulevard and East 201<sup>st</sup> Street; and the southern side of East 201<sup>st</sup> Street from Bainbridge Avenue and just west of Marion Avenue.
- The eastern side of Decatur Avenue between East 204<sup>th</sup> and 205<sup>th</sup> Streets.
- Perry, Hull and Decatur Avenues between East 207<sup>th</sup> and 209<sup>th</sup> Streets.
- Perry Avenue between East 209<sup>th</sup> Street and East Gun Hill Road, as well as portions of Reservoir Oval East, Reservoir Place and Putnam Place.
- Establishment of a R5D/C1-4 district along the Bainbridge Avenue-East 204<sup>th</sup> Street shopping corridor between East 207<sup>th</sup> Street and Webster Avenue.
- Establishment of R6B districts along:
  - Bainbridge Avenue and Poe Place between Coles Lane and East 193<sup>rd</sup> Street.
  - Briggs Avenue between East 196<sup>th</sup> and 197<sup>th</sup> Streets; and East 197<sup>th</sup> Street between Valentine and Bainbridge Avenues.
  - Bainbridge, Perry, Hull and Decatur Avenues between East Mosholu Parkway North and East 204<sup>th</sup> Streets.
  - The eastern side of Marion Avenue, and small portions of Decatur Avenue between East 209<sup>th</sup> Street and East Gun Hill Road.
- Establishment of R7A districts (with some C1-4 overlays) along East Gun Hill Road and Bedford Park Boulevard.
- Establishment of R7B as infill for areas not previously identified in any of the above districts.

The particulars of the aforementioned districts are as follows:

- R4A
  - Detached homes
  - .75 FAR
  - 35-foot maximum height (3 stories)
  - Front, side and rear yards required
  - Minimum front yard depth of 10 feet
- R5A
  - Detached homes
  - 1.1 FAR
  - 35-foot maximum height (3 stories)
  - Front, side and rear yards required
  - 10-foot minimum front yard depth
- R5B
  - All housing types (focus on row houses)
  - 1.35 FAR
  - 33-foot maximum height (3 stories)
  - Front and rear yards required
  - 5-foot minimum front yard depth
- R5D
  - All housing types
  - 2.0 FAR

- 40-foot maximum height (4 stories)
- No parking permitted in front
- Parking required for 66% of units (no waiver)
- R6B
  - All housing types (focus on row houses)
  - 2.0 FAR
  - 50-foot maximum height (5 stories)
  - Rear yard requirement
  - If adjacent to a building with a front yard, must match depth of adjacent building up to 15 feet.
- R7A
  - 4.0 FAR
  - 80-foot maximum height, with a streetwall between 40-65 feet
  - Parking required for 50% of units
- R7B
  - 3.0 FAR
  - 75-foot maximum height, with a streetwall between 40-60 feet
  - Parking required for 50% of units
- C1-4
  - 1.0 FAR
  - One parking space per 1,000 square feet

Compliance ranges from 56% in the proposed R7B to 87% in the proposed R4A district.

The proposed rezoning is extremely well-served by transportation. The IRT 4 train runs along Jerome Avenue with stations at Fordham Road, Kingsbridge Road, Bedford Park Boulevard, Mosholu Parkway and Woodlawn ranging two to five blocks west of the western boundary of the rezoning. The IRT 2 and 5 trains run along White Plains Road stopping at East Gun Hill Road station four blocks east of the eastern boundary of the rezoning. The IND B and D trains run along the Grand Concourse with stations at Fordham Road, Kingsbridge Road and Bedford Park Boulevard ranging one to three blocks west of the western boundary of the rezoning, with the D train terminating at East 205<sup>th</sup> Street in Norwood at the center of the rezoned area.

The proposed rezoning is also well-served by commuter rail with the Metro-North Railroad forming much of the eastern boundary of the rezoning with stations at Fordham, Botanical Garden and Williamsbridge. Every year Fordham station is one of the three most-used stations in the Metro-North system.

The area is also well-served by bus, with the BX10, 16, 25, 26, 28, 30, 34, 38, 41 and 55 traversing the proposed rezoned area. The BX1, 2, 9, 12, 12 Select Bus Service, 15, 17 and 22 are all within walking distance of the proposed rezoned area. The Westchester Bee-Line Bus Service also serves the area via the BL4, 20, 21, 60, 61 and 62. The BXM4A and 4B express buses also serve the area.

## ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQRA and CEQR. An Environmental Assessment Statement was prepared for this application and designated as a Type I action, meaning there would be no adverse impact. The City Planning Commission certified this application as complete on September 24<sup>th</sup>, 2010.

## COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board 7 held a public hearing and approved this application on November 17<sup>th</sup>, 2010 with a vote of 25 in favor, 0 against, and 0 abstaining. Bronx Community Board 12 held a public hearing and approved this application on November 4<sup>th</sup>, 2010 with a vote of 29 in favor, 0 against, and 0 abstaining.

## BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President held a public hearing on this application on December 2<sup>nd</sup>, 2010. Representatives of the applicants were present and spoke in favor of this application. Representatives from the community, including Fordham University, the New York Botanical Garden and the Bronx Zoo, were also present and spoke in favor of the application.

## BRONX BOROUGH PRESIDENT'S RECOMMENDATION

I welcome the rezoning of one of my borough's most diverse and economically viable collection of neighborhoods. The Webster Avenue-Bedford Park-Norwood rezoning will allow for the vitalization of a dormant, and sometimes dangerous, stretch of Webster Avenue, turning it into a destination point for living and local shopping that will enhance usage of the three Metro-North stations running alongside it. Also, this rezoning will preserve unique side streets scattered throughout what is otherwise two dense neighborhoods. At first glance, Bedford Park and Norwood seem like any other neighborhood near the Grand Concourse, comprised of five to forty-one story apartment buildings. But if you walk streets such as Perry Avenue, Pond Place, and East 201<sup>st</sup> Street, you find wonderful detached homes and townhomes that really add a special character to both neighborhoods. I am especially pleased at the downzoning of Bainbridge Avenue between East 208<sup>th</sup> and 210<sup>th</sup> Streets, with its collection of stately, architecturally important homes that echo a time when Norwood was just burgeoning as a neighborhood.

I would like to applaud and specifically note the efforts of the Bronx Borough Office of the New York City Department of City Planning for closely working with the community and my office on this rezoning. This truly was a collaborative effort. I want to especially thank them for including our recommendations that the Bainbridge Avenue-East 204<sup>th</sup>

Street shopping corridor be rezoned to R5D to preserve the existing character of the strip, as well as the downzoning of homes along Bainbridge, Perry, Hull and Decatur Avenues to R6B to maintain the character of Norwood's core.

I do want to address three things. First, I request the study of adding a planted median along Webster Avenue. Webster Avenue has historically been notorious for drag racing that has resulted in the deaths of a number of young people. Introducing such a great number of people living along the corridor creates a grave risk without any traffic calming measures. The proposed rezoning as a whole projects 738 new units, most housed along Webster Avenue. It is critical that this potentially dangerous situation be addressed.

Second, I am concerned about overcrowding conditions in one of the City's most overcrowded school districts. The FEIS identified no significant adverse impact. That reasoning is flawed, as the basis of solely using the student increase as allowed by the CEQR manual to determine impact is flawed. The FEIS identifies that 26 of the 33 elementary schools and annexes are over 100 percent capacity, with one school at 224 percent. The average for the study area is 116 percent utilization, or a dearth of 1,362 seats to meet current need. I do not blame the New York Department of City Planning for their analysis, as they followed procedure, but the CEQR manual needs to be re-written to address real life school and day care needs throughout the City. I strongly call upon the Department of Education to seriously evaluate Bedford Park and Norwood for additional schools.

Finally, I would like to address the inclusionary housing provision. Inclusionary housing gives neighborhoods the opportunity to maintain a level of affordability for all New Yorkers, yet it must be tailored to address the needs of different communities. Bedford Park and Norwood are diverse communities that range from low-income to upper middle-income households. Recent applications in the Lower Concourse rezoning have called for development of low-income housing developments that receive the inclusionary FAR bonus, without any provision of middle-income or market rate housing. In neighborhoods like Williamsburg, Atlantic Yards and the West Side of Manhattan, there is a dire need to maintain low-income units in increasingly gentrifying neighborhoods. The Bronx has seen little of this gentrification at the middle and upper-income strata. We have received the bulk of low-income units built throughout the City. This made sense at a time when The Bronx was rebuilding from almost nothing, but we have rebuilt, and we need opportunities for our moderate and middle-income residents. Allowing low-income developments to attain a FAR bonus without providing middle-income or market rate housing expands the stereotype of The Bronx as a borough of low income housing without opportunities for advancement, and encourages residents to move to where such opportunities exist. I seriously request that the New York City Departments of City Planning, and Housing Preservation and Development revisit inclusionary housing to allow bonuses in situations where both low-income, and middle-income or market rate housing is provided, to assure the diversity and stability of our neighborhoods.

I recommend approval of this application.