

BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: C 110384 ZMX  
WILLIAMSBRIDGE-BAYCHESTER REZONING  
8/10/11

DOCKET DESCRIPTION

CD 12-ULURP APPLICATION NO: C 110384 ZMX- 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, 2a, and 2b:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
  - a. a line midway between East 234<sup>th</sup> Street and East 233<sup>rd</sup> Street, Bussing Avenue, East 233<sup>rd</sup> Street, and Barnes Avenue;
  - b. a line 100 feet northeasterly of East 233<sup>rd</sup> Street, Digney Avenue, East 233<sup>rd</sup> Street, Paulding Avenue, a line midway between East 233<sup>rd</sup> Street and East 232<sup>nd</sup> Street, Bronxwood Avenue, East 233<sup>rd</sup> Street and Bronxwood Avenue;
  - c. East 228<sup>th</sup> Street, Bronxwood Avenue, East 226<sup>th</sup> Street, a line 150 feet southeasterly of Bronxwood Avenue, East 224<sup>th</sup> Street, a line 100 feet southeasterly of Bronxwood Avenue, a line 100 feet southwesterly of East 224<sup>th</sup> Street, Bronxwood Avenue East 224<sup>th</sup> Street, and a line 150 feet northwesterly of Bronxwood Avenue; and
  - d. a line 100 feet northeast of East Gun Hill Road, Laconia Avenue, East Gun Hill Road, and Bronxwood Avenue;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
  - a. a line midway between East 224<sup>th</sup> Street and East 233<sup>rd</sup> Street, Byron Avenue, East 233<sup>rd</sup> Street, a line 100 feet northwesterly of Barnes Avenue, a line midway between East 233<sup>rd</sup> Street and East 232<sup>nd</sup> Street, a line 150 feet southeasterly of White Plains Road, East 230<sup>th</sup> Street, a line 150 feet northwesterly of White Plains Road, East 233<sup>rd</sup> Street, and a line 150 feet southeasterly of White Plains Road;
  - b. East 226<sup>th</sup> Street, the southwesterly and northwesterly boundary line of a playground and its northeasterly prolongation, a line 150 feet southeasterly of White Plains Road, East 224<sup>th</sup> Street, and a line 150 feet northwesterly of White Plains Road;

- c. East 227<sup>th</sup> Street, Laconia Avenue, East 225<sup>th</sup> Street, a line 250 feet southeasterly of Laconia Avenue, East 224<sup>th</sup> Street, and a line 150 feet northwesterly of Laconia Avenue;
  - d. East Gun Hill Road, Lurting Avenue, a line 100 feet southwesterly of Gun Hill Road, and Bronxwood Avenue; and
  - e. a line 100 feet northeasterly of East Gun Hill Road, a line 100 feet northwesterly of Boston Road, East Gun Hill Road, and Laconia Avenue;
3. eliminating from within an existing R6 District a C1-2 District, bounded by:
- a. East 220<sup>th</sup> Street, a line 150 feet southwesterly of White Plains Road, East 218<sup>th</sup> Street and its northwesterly centerline prolongation, a line midway between Willett Avenue and White Plains Road, East 219<sup>th</sup> Street, and a line 150 feet northwesterly of White Plains Road;
  - b. a line midway between East 212<sup>th</sup> Street and East 211<sup>th</sup> Street, a line 150 feet southeasterly of White Plains Road, East Gun Hill Road and White Plains Road; and
  - c. Tilden Street, Barnes Avenue, a line 100 feet northeasterly of East Gun Hill Road, Bronxwood Avenue, and East Gun Hill Road;
4. eliminating from within an existing R5 District a C2-2 District bounded by:
- a. East 233<sup>rd</sup> Street, Bronxwood Avenue, a line midway between East 233<sup>rd</sup> Street and East 232<sup>nd</sup> Street, and Bussing Avenue;
  - b. East 230<sup>th</sup> Street, a line 150 feet southeasterly of White Plains Road, East 226<sup>th</sup> Street, and a line midway between Lowerre Place and White Plains Road; and
  - c. East 224<sup>th</sup> Street, a line 150 feet southeasterly of White Plains Road, East 222<sup>nd</sup> Street, and a line 100 feet northwesterly of White Plains Road; and
5. eliminating from within an existing R6 District a C2-2 District bounded by:
- a. East 224<sup>th</sup> Street, a line 100 feet northwesterly of White Plains Road, East 222<sup>nd</sup> Street, a line 150 feet southeasterly of White Plains Road, East 220<sup>th</sup> Street, and a line 150 feet northwesterly of White Plains Road; and
  - b. East 218<sup>th</sup> Street and its northwesterly centerline prolongation, a line 150 feet southeasterly of White Plains Road, a line midway between East 212<sup>th</sup> Street and East 211<sup>th</sup> Street, White Plains Road, East Gun Hill Road,

Willett Avenue, a line 400 feet southwesterly of East 213<sup>th</sup> Street, a line 100 feet southeasterly of Willett Avenue, East 213<sup>th</sup> Street, a line 100 feet northwesterly of White Plains Road, and a line midway between White Plains Road and Willett Avenue;

6. changing from an R5 District to and R4 District property bounded by:
  - a. a line midway between East 233<sup>rd</sup> Street and East 232<sup>nd</sup> Street, a line 100 feet northwesterly of Bronxwood Avenue, a line midway between East 229<sup>th</sup> Street and East 228<sup>th</sup> Street, a line 400 feet southeasterly of Barnes Avenue, East 227<sup>th</sup> Street, Barnes Avenue, a line midway between East 227<sup>th</sup> Street, a line 500 feet northwesterly of Barnes Avenue, a line midway between East 228<sup>th</sup> Street and East 227<sup>th</sup> Street, a line 400 feet northwesterly of Barnes Avenue, a line midway between East 229<sup>th</sup> Street and East 228<sup>th</sup> Street, a line 500 feet northwesterly of Barnes Avenue, East 229<sup>th</sup> Street, a line 200 feet southeasterly of Barnes Avenue, a line midway between East 230<sup>th</sup> Street and East 229<sup>th</sup> Street, a line 500 feet southeasterly of Barnes Avenue, East 230<sup>th</sup> Street, a line 150 feet southeasterly of White Plains Road, East 231<sup>st</sup> Street, Barnes Avenue, and Bussing Avenue; and excluding property bounded by East 231<sup>st</sup> Street, a line 250 feet southeasterly of Barnes Avenue, a line midway between East 230<sup>th</sup> Street and East 231<sup>st</sup> Street, and Barnes Avenue;
  - b. a line midway between East 226<sup>th</sup> Street and East 227<sup>th</sup> Street, a line 150 feet northwesterly of Bronxwood Avenue, East 224<sup>th</sup> Street, Bronxwood Avenue, East 223<sup>rd</sup> Street, a line 500 feet northwesterly of Bronxwood Avenue, East 224<sup>th</sup> Street, a line 100 feet northwesterly of Barnes Avenue, a line midway between East 223<sup>rd</sup> Street and East 224<sup>th</sup> Street, a line 150 feet southeasterly of White Plains Road, a line midway between East 224<sup>th</sup> Street and East 225<sup>th</sup> Street, a line 500 feet northwesterly of Bronxwood Avenue, East 225<sup>th</sup> Street, a line 200 feet southeasterly of Barnes Avenue, a line midway between East 226<sup>th</sup> Street and East 225<sup>th</sup> Street, Barnes Avenue, East 225<sup>th</sup> Street, a line 100 feet northwesterly of Barnes Avenue, East 226<sup>th</sup> Street, and a line 400 feet southeasterly of Barnes Avenue;
  - c. East 227<sup>th</sup> Street, a line 100 feet northwesterly of Laconia Avenue, East 224<sup>th</sup> Street; and a line 150 feet northwesterly of Laconia Avenue;
  - d. a line midway between East 225<sup>th</sup> Street and East 224<sup>th</sup> Street, a line 340 feet northwesterly of Needham Avenue, East 224<sup>th</sup> Street, a line 225 feet northwesterly of Needham Avenue, a line midway between East 224<sup>th</sup> Street and East 223<sup>rd</sup> Street, a line 100 feet northwesterly of Needham Avenue, East 223<sup>rd</sup> Street, a line 100 feet northwesterly of Boston Road, a line midway between East 223<sup>rd</sup> Street and East 222<sup>nd</sup> Street, Needham Avenue, East 222<sup>nd</sup> Street, Eastchester Road, a line midway between 224<sup>th</sup>

Street and East 223<sup>rd</sup> Street, and a line 675 feet northwesterly of Schieffelin Place; and

- e. A line 100 feet southeasterly of Boston Road, a line midway between Gunther Avenue and Tiemann Avenue, a line 70 feet northwesterly of Tillotson Avenue, Gunther Avenue, Tillotson Avenue, a line midway between Wickham Avenue and Gunther Avenue, Givan Avenue, Eastchester Road, a line 100 feet northwesterly of Burke Avenue, a line midway between Corsa Avenue and Fenton Avenue, Givan Avenue, Fenton Avenue, a line 440 feet northwesterly of Givan Avenue, Eastchester Road, a line 70 feet southeasterly of Tillotson Avenue, Mickle Avenue, Tillotson Avenue and Kingsland Avenue;
7. changing from an R4 District to an R4A District property bounded by:
- a. a line 100 feet southeasterly of Boston Road, Edson Avenue, the northwesterly boundary line of the MTA New York City Transit right-of-way, the northeasterly prolongation of a line 85 feet northwesterly of Tillotson Avenue, a line midway between Grace Avenue and Ely Avenue and its southeasterly prolongation, the northwesterly boundary line of the MTA New York City Transit right-of-way, East 222<sup>nd</sup> Street, a line midway between Ely Avenue and Bruner Avenue, the southwesterly prolongation of a line 170 feet northwesterly of Tillotson Avenue, Ely Avenue, a line 350 feet southeasterly of Boston Road, and a line midway between Grace Avenue and Ely Avenue;
  - b. the southeasterly boundary line of the MTA New York City Transit right-of-way, De Reimer Avenue and its northwesterly centerline prolongation, Tillotson Avenue, a line 100 feet southwesterly of Boller Avenue, a line 250 feet northwesterly of Tillotson Avenue, Boller Avenue, a line 400 feet northwesterly of Tillotson Avenue, a line midway between Boller Avenue and Hunter Avenue, a line perpendicular to the northeasterly street line of Boller Avenue distant 160 feet (as measured along the street line) from the point of intersection of the southeasterly street line of Tillotson Avenue and the northeasterly street line of Boller Avenue, Boller Avenue, a line perpendicular to the southwesterly street line Boller Avenue distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tillotson Avenue and the southwesterly street line of Boller Avenue, Palmer Avenue and De Reimer Avenue, a line 150 feet southeasterly of Tillotson Avenue, a line midway between De Reimer Avenue and Baychester Avenue, a line 100 feet southeasterly of Tillotson Avenue, Baychester Avenue, Tillotson Avenue, and a line midway between De Reimer Avenue and Baychester Avenue and its northwesterly prolongation;

8. changing from an R5 District to an R4A District property bounded by Burke Avenue, Edson Avenue, Hammersley Avenue, and Grace Avenue;
9. changing from an R4 District to an R5 District property bounded by East 228<sup>th</sup> Street, a line 100 feet northwesterly of Bronxwood Avenue, a line midway between East 226<sup>th</sup> Street and East 227<sup>th</sup> Street; and a line 150 feet northwesterly of Bronxwood Avenue;
10. changing from an R6 District to an R5 District property bounded by East 222<sup>nd</sup> Street, a line 100 feet northwesterly of Bronxwood Avenue, East 213<sup>th</sup> Street, Barnes Avenue, East 215<sup>th</sup> Street a line 125 feet southeasterly of Holland Avenue, a line midway between 215<sup>th</sup> Street and East 214<sup>th</sup> Street, Holland Avenue, East 215<sup>th</sup> Street, a line 350 feet southeasterly of White Plains Road, East 217<sup>th</sup> Street, a line 230 feet southeasterly of White Plains Road, a line midway between East 218<sup>th</sup> Street and East 217<sup>th</sup> Street, a line 100 feet southeasterly of White Plains Road;
11. changing from a C8-1 District to an R5 District property bounded by a line 100 feet southwestly of East Gun Hill Road, a line midway between Lurting Avenue and Laconia Avenue, s line 100 feet northwesterly of Boston Road, a line 100 feet northerly of Burke Avenue, and Lurting Avenue;
12. changing from an R5 District to an R5A District property bounded by East 226<sup>th</sup> Street, a line 100 feet northwesterly of White Plains Road, East 225<sup>th</sup> Street; and a line 150 feet northwesterly of White Plains Road;
13. changing from a R6 District to an R5A District property bounded by:
  - a. a line midway between East 232<sup>nd</sup> Street and East 231<sup>st</sup> Street, a line 180 feet northwesterly of White Plains Road, a line midway between East 231<sup>st</sup> Street and East 230<sup>th</sup> Street, a line 140 feet northwesterly of White Plains Road, East 230<sup>th</sup> Street, Lowerre Place, East 229<sup>th</sup> Street, a line 100 feet northwesterly of White Plains Road, East 226<sup>th</sup> Street, a line 150 feet northwesterly of White Plains Road, East 226<sup>th</sup> Street, a line 150 feet northwesterly of White Plains Road, East 225<sup>th</sup> Street, Carpenter Avenue, East 227<sup>th</sup> Street, a line 100 feet southeasterly of Carpenter Avenue, East 228<sup>th</sup> Street, a line 200 feet southeasterly of Carpenter Avenue, a line midway between East 229<sup>th</sup> Street and East 228<sup>th</sup> Street, a line 100 feet southeasterly of Carpenter Avenue, East 229<sup>th</sup> Street, a line 290 feet southeasterly of Carpenter Avenue, a line midway between East 230<sup>th</sup> Street and East 229<sup>th</sup> Street, a line 100 feet southeasterly of Carpenter Avenue, East 230<sup>th</sup> Street, a line 180 feet of Carpenter Avenue, a line midway between East 230<sup>th</sup> Street and Eat 231<sup>st</sup> Street, a line 350 feet southeasterly of Carpenter Avenue, East 231<sup>st</sup> Street, and a line 300 feet southeasterly of Carpenter Avenue; and

- b. East 222<sup>nd</sup> Street, a line 180 feet northwesterly of White Plains Road, a line midway between East 222<sup>nd</sup> Street and East 221<sup>st</sup> Street, a line 130 feet northwesterly of White Plains Road, East 221<sup>st</sup> Street, a line 100 feet northwesterly of White Plains Road, a line midway between East 220<sup>th</sup> Street and East 219<sup>th</sup> Street and a line 100 feet southeasterly of Carpenter Avenue;
14. changing from an R7-1 District to an R5A District property bounded by East 228<sup>th</sup> Street, Carpenter Avenue, East 226<sup>th</sup> Street, Bronx Boulevard, a line 280 feet northeasterly of East 226<sup>th</sup> Street, a line midway between Bronx Boulevard and Carpenter Avenue;
15. changing from an R4 District to an R5D District property bounded by:
  - a. a line midway between East 234<sup>th</sup> Street and East 233<sup>rd</sup> Street, Bronxwood Avenue, East 233<sup>rd</sup> Street, and Barnes Avenue;
  - b. East 233<sup>rd</sup> Street, Paulding Avenue, A line midway between East 233<sup>rd</sup> Street and East 232<sup>nd</sup> Street, a line 100 feet southeasterly of Bronxwood Avenue, a line 130 feet northeasterly of East Gun Hill Road, Bronxwood Avenue, East 224<sup>th</sup> Street, a line 100 feet northwesterly of Bronxwood Avenue, East 228<sup>th</sup> Street, and Bronxwood Avenue;
  - c. East 233<sup>rd</sup> Street, Laconia Avenue, East 227<sup>th</sup> Street, and a line 100 northwesterly of Laconia Avenue; and
  - d. East 224<sup>th</sup> Street, Laconia Avenue, a line 130 feet northeasterly of East Gun Hill Road, and a line 100 feet northwesterly of Laconia Avenue;
16. changing from an R5 District to an R5D District property bounded by:
  - a. East 233<sup>rd</sup> Street, Bronxwood Avenue, East 228<sup>th</sup> Street, a line 100 feet northwesterly of Bronxwood Avenue, a line midway between East 233<sup>rd</sup> Street and East 232<sup>nd</sup> Street, and Barnes Avenue;
  - b. East 223<sup>rd</sup> Street, Bronxwood Avenue, East 222<sup>nd</sup> Street, and a line 100 feet northwesterly of Bronxwood Avenue;
  - c. East 233<sup>rd</sup> Street, a line 100 feet southeasterly of Laconia Avenue, East 231<sup>st</sup> Street, Grenada Place, and Laconia Avenue; and
17. changing from an R6 District to an R5D District property bounded by East 222<sup>nd</sup> Street, Bronxwood Avenue, East 213<sup>th</sup> Street, and a line 100 feet northwesterly of Bronxwood Avenue;

18. changing from an R5 District to an R6 District property bounded by East 233<sup>rd</sup> Street, a line 100 feet southeasterly of White Plains Road, East 231<sup>st</sup> Street, and line 150 feet southeasterly of White Plains Road, East 229<sup>th</sup> Street, a line 100 feet southeasterly of White Plains Road, East 225<sup>th</sup> Street, a line 150 feet southeasterly of White Plains Road, East 22<sup>rd</sup> Street, a line 100 feet southeasterly of White Plains Road, East 222<sup>nd</sup> Street, a line 100 feet northwesterly of White Plains Road, East 230<sup>th</sup> street, and a line 150 feet northwesterly of White Plains Road;
19. changing from an R4 District to an R6A District property bounded by a line 130 feet northeasterly of East Gun Hill Road, Laconia Avenue, East Gun Hill Road, and Bronxwood Avenue;
20. changing from an R5 District to an R6A District property bounded by:
  - a. a line midway between East 233<sup>rd</sup> Street and East 234<sup>th</sup> Street, Barnes Avenue, East 232<sup>nd</sup> Street, a line 140 feet northwesterly of Barnes Avenue, a line midway between East 233<sup>rd</sup> Street and East 232<sup>nd</sup> Street, a line 100 feet southwesterly of White Plains Road, East 233<sup>rd</sup> Street, and a line 150 feet southeasterly of White Plains Road,; and excluding property bounded by a line 100 northeasterly of East 233<sup>rd</sup> Street, a line 70 feet southeasterly of Byron Avenue, East 233<sup>rd</sup> Street, and Byron Avenue;
  - b. East 225<sup>th</sup> Street, a line 150 feet northwesterly of White Plains Road, East 224<sup>th</sup> Street, a line 100 feet northwesterly of White Plains Road, East 222<sup>nd</sup> Street, a line 100 feet southeasterly of Carpenter Avenue and its southwesterly prolongation, a line 125 feet southwesterly of East 219<sup>th</sup> Street, a line midway between Olinville Avenue and Bronx Boulevard, a line 100 feet southwesterly of East 213<sup>th</sup> Street, Olinville Avenue, a line 100 feet northeasterly of East 213<sup>th</sup> Street, a line midway between Olinville Avenue, and Willet Avenue, a line 350 feet southwesterly of East 213<sup>th</sup> Street, Willet Avenue, East 213<sup>th</sup> Street, a line 100 feet southeasterly of Willet Avenue, a line 100 northwesterly of White Plains Road, a line 400 feet southwesterly of East 214<sup>th</sup> Street, Willet Avenue, East Gun Hill Road, Olinville Avenue, East 211<sup>th</sup> Street, Bronx Boulevard, and Carpenter Avenue; and
  - c. East 215<sup>th</sup> Street, Barnes Avenue, East 213<sup>th</sup> Street, Bronxwood Avenue, East Gun Hill Road, Holland Avenue, a line 100 feet southwesterly of East 213<sup>th</sup> Street, Carlisle Place, East 213<sup>th</sup> Street, a line 100 feet southeasterly of Holland Avenue, East 214<sup>th</sup> Street, a line 275 feet southeasterly of Holland Avenue, a line midway between East 215<sup>th</sup> Street and East 214<sup>th</sup> Street, and a line 125 feet southeasterly of Holland Avenue;
22. changing from an C8-1 District to an R6A District property bounded by East Gun Hill Road, Yates Avenue, a line 100 feet southwesterly of East Gun Hill Road, and Lurting Avenue;

23. changing from an R6 District to an R7A District property bounded by East 218<sup>th</sup> Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of White Plains Road, a line midway between East 218<sup>th</sup> Street and East 217<sup>th</sup> Street, a line 230 feet southeasterly of White Plains Road, East 217<sup>th</sup> Street, a line 350 feet southeasterly of White Plains Road, East 215<sup>th</sup> Street, Holland Avenue, a line midway between East 215<sup>th</sup> Street and East 214<sup>th</sup> Street, a line 275 feet southeasterly of Holland Avenue, East 214<sup>th</sup> Street, a line 100 feet southeasterly of Holland Avenue, East 213<sup>th</sup> Street, Carlisle Place, a line 100 feet southwesterly of East 213<sup>th</sup> Street, Holland Avenue, East Gun Hill Road, Willet Avenue, line 400 feet southwesterly of Willet Avenue, East 213<sup>th</sup> Street, a line 100 feet northwesterly of White Plains Road, and a line 150 feet northwesterly of White Plains Road and its southwesterly prolongation (East East 217<sup>th</sup> Street);
24. establishing within an existing R4 District a C1-4 District bounded by a line 100 feet northeasterly of East 233<sup>rd</sup> Street, Digney Avenue, East 233<sup>rd</sup> Street and Bronxwood Avenue;
25. establishing within a proposed R5D District a C1-4 District bounded by:
  - a. a line midway between East 23th Street and East 233<sup>rd</sup> Street, Bussing Avenue, East 233<sup>rd</sup> Street, and Barnes Avenue;
  - b. East 233<sup>rd</sup> Street, Paulding Avenue, a line midway between East 233<sup>rd</sup> Street and East 232<sup>nd</sup> Street, and Bronxwood Avenue;
  - c. East 228<sup>th</sup> Street, Bronxwood Avenue, East 226<sup>th</sup> Street, a line 100 feet southeasterly of Bronxwood Avenue, a line 100 feet southwesterly of East 224<sup>th</sup> Street, Bronxwood Avenue, East 224<sup>th</sup> Street, and a line 100 feet northwesterly of Bronxwood Avenue;
  - d. East 231<sup>st</sup> Street, Laconia Avenue, East 230<sup>th</sup> Street, and a line 100 feet northwesterly of Laconia Avenue; and
  - e. East 228<sup>th</sup> Street, Laconia Avenue, East 225<sup>th</sup> Street, a line 100 feet southeasterly of Laconia Avenue, East 224<sup>th</sup> Street, and a line 100 northwesterly of Laconia Avenue;
26. establishing within existing and proposed R6 Districts a C1-4 District bounded by:
  - a. East 233<sup>rd</sup> Street, a line 100 feet southeasterly of White Plains Road, East 231<sup>st</sup> Street, a line 150 feet southeasterly of White Plains Road, East 230<sup>th</sup> Street, and a line 100 feet northwesterly of White Plains Road;

- b. East 226<sup>th</sup> Street, a line 100 feet southeasterly of White Plains Road, East 225<sup>th</sup> Street, a line 150 feet southeasterly of White Plains Road, East 224<sup>th</sup> Street, and a line 100 feet northwesterly of White Plains Road; and
  - c. East 220<sup>th</sup> Street, a line 100 feet southeasterly of White Plains Road, East 218<sup>th</sup> Street, and its northwesterly centerline prolongation, a line 150 feet northwesterly of White Plains Road, East 219<sup>th</sup> Street, and a line 100 feet northwesterly of White Plains Road;
- 27. establishing within a proposed R6A District a C1-4 District bounded by Tilden Street, Barnes Avenue, a line 100 feet northeasterly of East Gun Hill Road, Bronxwood Avenue, a line 130 feet northeasterly of East Gun Hill Road, a line 100 feet northwesterly of Boston Road, East Gun Hill Road, Yates Avenue, a line 100 feet southwesterly of East Gun Hill Road, Bronxwood Avenue, and East Gun Hill Road;
- 28. establishing within a proposed R7A District a C1-4 District bounded by a line midway between East 212<sup>th</sup> Street and East 211<sup>th</sup> Street, a line 100 feet southeasterly of White Plains Road, East Gun Hill Road, and White Plains Road;
- 29. establishing within a proposed R5D District a C2-4 District bounded by East 233<sup>rd</sup> Street, Bronxwood Avenue, a line midway between East 233<sup>rd</sup> Street and East 232<sup>nd</sup> Street, and Bussing Avenue;
- 30. establishing within existing and proposed R6 Districts a C2-4 District bounded by:
  - a. East 230<sup>th</sup> Street, a line 150 feet southeasterly of White Plains Road, East 229<sup>th</sup> Street, a line 100 feet southeasterly of White Plains Road, East 226<sup>th</sup> Street, and a line 100 feet northwesterly of White Plains Road; and
  - b. East 224<sup>th</sup> Street, a line 150 feet southeasterly of White Plains Road, East 223<sup>rd</sup> Street, a line 100 feet southeasterly of White Plains Road, East 220<sup>th</sup> Street, and a line 100 feet northwesterly of White Plains Road;
- 31. establishing within a proposed R6A District a C2-4 District bounded by a line midway between East 233<sup>rd</sup> Street and East 234<sup>th</sup> Street, Byron Avenue, East 233<sup>rd</sup> Street, a line 70 feet southeasterly of Byron Avenue, a line midway between East 233<sup>rd</sup> Street and East 232<sup>nd</sup> Street, a line 100 feet southeasterly of White Plains Road, East 233<sup>rd</sup> Street; and a line 150 feet southeasterly of White Plains Road; and
- 32. establishing within a proposed R7A District a C2-4 District bounded by East 218<sup>th</sup> Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of White Plains Road, a line midway between East 212<sup>th</sup> Street and East 211<sup>th</sup> Street, White Plains Road, East Gun Hill Road, Willet Avenue, a line 400 feet

southwesterly of East 213<sup>th</sup> Street, a line 100 feet northwesterly of White Plains Road, a line 100 feet southeasterly of Willet Avenue, East 213<sup>th</sup> Street, a line 100 feet northwesterly of White Plains Road, and a line 150 feet northwesterly of White Plains Road and its southwesterly prolongation at East 217<sup>th</sup> Street;

Borough of The Bronx, Community District #12, as shown in a diagram (for illustrative purposes only) dated June 20, 2011, and subject to the conditions of CEQR Declaration E-279

## BACKGROUND

This rezoning seeks to preserve the remaining lower density character in the Williamsbridge and Baychester neighborhoods while allowing for upzonings along the area's major nodes and corridors. The rezoning area consists of 181 blocks, 130 in Williamsbridge and 29 in Baychester. The general boundaries of the rezoning are roughly East 233<sup>rd</sup> Street to the north, Bronx Boulevard to the west, East Gun Hill Road to the south, Givan and Hammersley Avenues to the southeast, and an area that curves around Edenwald and Baychester Houses to the New England Thruway to the east.

The rezoning calls for the following actions centered around three principles:

### **Lower Density Rezoning**

- Establish four R4 districts in existing R5 districts
  - Bound by East 222<sup>nd</sup> and 225<sup>th</sup> Streets, Boston and Eastchester Roads, and Needham Avenue
  - Bound by Givan, Corsa, Gunther, Burke and Fenton Avenues, and Boston Road
  - Bound by Bronxwood Avenue, White Plains Road, and East 223<sup>rd</sup> and 227<sup>th</sup> Streets
  - Bound by Bronxwood Avenue, White Plains Road, East 227<sup>th</sup> and 233<sup>rd</sup> Streets
- Establish a R4A district in an existing R5 district
  - Along Boston Road and Tillotson Avenue bound by Burke, Hammersley, Grave and Edison Avenues.
- Establish two R5 districts in existing R6 and C8-1 districts
  - Along Barnes Avenue between White Plains Road and Bronxwood Avenue
  - Along Lurting Avenue
- Establish two R5A districts in existing R6 districts.
  - West of White Plains Road bound by Carpenter Avenue between East 219<sup>th</sup> and 222<sup>nd</sup> Streets, and East 225<sup>th</sup> and 231<sup>st</sup> Streets

### **Contextual Rezoning**

- Establish two R5D districts in existing R4, R5 and R6 districts
  - Along Laconia and Bronxwood Avenues between East Gun Hill Road and East 233<sup>rd</sup> Street

- Along East 223<sup>rd</sup> Street between Barnes and Paulding Avenues
- Establish two R6A districts in existing R6 districts
  - Along Carpenter Avenue and White Plains Road between East 219<sup>th</sup> and 225<sup>th</sup> Streets
  - Along Carpenter Avenue and White Plains Road between East 227<sup>th</sup> Street and East 233<sup>rd</sup> Street

**Growth Opportunities and Contextual Rezoning**

- Establish a R6 district in an existing R5 district
  - Along White Plains Road between East 222<sup>nd</sup> and 233<sup>rd</sup> Streets
- Establish two R6A districts in existing R4 and R5 districts
  - Along East Gun Hill Road between Holland Avenue and Boston Road/East 215<sup>th</sup> Street
  - Along East 233<sup>rd</sup> Street between White Plains Road and Barnes Avenue
- Establish a R7A district in an existing R6 district
  - Along White Plains Road between East Gun Hill Road and East 218<sup>th</sup> Street
  - Along Holland Avenue between East Gun Hill Road and East 215<sup>th</sup> Street
- Replace all C1-2 and C2-2 overlays with C1-4 and C2-4

R4 districts allow detached, semi-detached, and attached homes, as well as small apartment buildings at a maximum FAR of .75 plus a .15 attic allowance. Minimum lot area is 3,800 square feet for detached homes, and 1,700 for all other housing types. Minimum lot width must be either 40 feet for detached homes or 18 feet for all other housing types. Front yards must be either exactly 10 feet or at least 18 feet. Two side yards are required for detached homes totaling 13 feet, with at least 5 feet each. Maximum building height is 35 feet with a maximum 25-foot street wall. Parking must be provided for 100 percent of the dwelling units.

R4A districts allow one and two family detached homes with a maximum FAR of .75 plus a .15 attic allowance. Minimum lot area is 2,850 square feet with a minimum lot width of 30 feet, and minimum front yard width of 10 feet. Two side yards are required totaling at least 10 feet. Maximum building height is 35 feet with a maximum 21-foot street wall. Parking must be provided for 100 percent of the dwelling units.

R5 districts allow for detached, semi-detached, and attached homes, as well as small apartment buildings at a maximum FAR of 1.25. Minimum lot area is 3,800 square feet for detached homes, 1,700 all other housing types, with minimum lot width of 40 feet for detached homes and 18 feet for all other housing types. Front yards are either 10 feet or at least 18 feet. Two side yards are required for detached homes totaling 13 feet, with a 5-foot minimum. Maximum building height is 40 feet with a maximum 30-foot street wall. Parking must equal 85 percent of total dwelling units. R5 districts with a C1-3 overlay allow for retail and personal service shops found in Use Group 6 with a maximum commercial FAR of 2.0.

R5A districts limit development to larger, detached one and two family homes built on narrow lots that characterize the area proposed for this designation. FAR is 1.1, but a 300 square foot garage bonus is allowed in the backyard. The minimum lot area will measure 2,850 square feet with a minimum lot width of 30 feet. Front yards must be at least 10 feet from the front lot line. Two side yards are required with a minimum distance of 2 feet from the side lot line, and a minimum of 8 feet between buildings. Minimum total side yard distance is 10 feet. Maximum building height is 35 feet with a maximum 25-foot street wall. Parking must be provided to 100 percent of the dwelling units.

R5D districts permit small multiple dwellings, detached, semi-detached and attached houses with a maximum FAR of 2.0. The minimum lot area would measure 3,800 square feet for detached structures and 1,700 square feet for all other housing types. The minimum lot width would measure 40 feet for detached homes and 18 feet for all other housing types. The minimum front yard requirement would be 5 feet. No side yards are required. The maximum building height would be 40 feet. Parking is required for 66 percent of the total number of dwelling units.

R6 districts allow all housing types with a maximum FAR of 2.43 (3.0 on wide streets if the Quality Housing Option is utilized). The maximum building height is based on the sky exposure plane beginning at a height of 60 feet. Parking is required for 70 percent of the dwelling units.

R6A districts allow all housing types with a maximum FAR of 3.0. The minimum lot area is based on a formula of 227 square feet per dwelling unit. The minimum lot width measures 40 feet for detached structures and 18 feet for all other housing types. There is no minimum front yard requirement. One side yard with a minimum width of 8 feet is required for detached, while one side yard with a minimum width of 4 feet, and a minimum of 8 feet between buildings, is required for semi-detached structures. The maximum building height would be based on the building height factor. Parking is required for 50 percent of the total number dwelling units.

R7A allow for all housing types focused on medium density multifamily apartment buildings at a maximum FAR of 4.0. The maximum building height is 80-foot, with a streetwall between 40-65 feet. Parking must be provided for 50 percent of units.

The area is well-served by transportation. White Plains Road, the major north-south commercial artery, contains the White Plains Road IRT 2 and 5 trains which have stations at 233<sup>rd</sup> Street, 225<sup>th</sup> Street, 219<sup>th</sup> Street, and Gun Hill Road; the Dyre Avenue IRT 5 train which has stations at Dyre Avenue, Baychester Avenue and Gun Hill Road. Metro-North commuter rail service is provided at the Williamsbridge and Woodlawn stations near the southwest and northwest corners of the rezoning, respectively.

The neighborhoods are very well-served by bus transit. The BX8, 28, 30, 31, 38, 39, 41, and 55 directly serve the area with access to Norwood, Co-op City, Westchester Square, Woodlawn, Wakefield, Soundview and Melrose. The BXM10 and 11 express buses provide access to Manhattan. The Bee Line 42, 60, 61, and 62 provide service to

Westchester County. The BX16 and 23, as well as the Bee Line 52 buses are within walking distance from the rezoned areas.

The area is very well-served by highways, abutting both the Bronx River Parkway, with ramps at East Gun Hill Road and East 233<sup>rd</sup> Street; and the New England Thruway with ramps at Baychester Avenue, Connor Street and East Gun Hill Road. Access to both the Major Deegan Expressway and Hutchison River Parkway are about a mile away.

## 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 June 20, 2011.

## COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #12 held a public hearing and approved this application on June 23, 2011 with a vote of 32 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 July 21, 2011. Representatives of the applicants were present and spoke in favor of this application. No members of the public attended and the hearing was closed.

## BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The Williamsbridge-Baychester rezoning is long overdue. Williamsbridge, while historically a community of one-to-three family homes, has developed into a hodge-podge of housing over the last couple of decades due to antiquated zoning. As a result, many side streets have been overdeveloped and negatively changed the character of many blocks. A lot that had a stately stone house now has 4 four-story boxes with small rental apartments. Group homes have taken over the homes on many blocks, because existing zoning allows a greater number of unrelated people to live in a structure. Maintaining homeownership opportunities in the borough is critical, and preserving neighborhoods like Williamsbridge and Baychester will help do that.

At the same time we must encourage development in the borough. This is why I favor appropriate upzonings along the main corridors. East Gun Hill Road at White Plains Road is a major node for the IRT 2 and 5 trains, a number of bus lines, as well for its location near the Bronx River Parkway and the Williamsbridge Metro-North Station.

The intersection sees a lot of foot traffic, but mostly for people looking to transfer to another mode of transportation. Given its role as a gateway into the Northeast Bronx, this intersection and the surrounding blocks can serve as a vibrant mixed-use destination, not only for the residents of Williamsbridge, but Norwood and Wakefield. Upzoning along Laconia and Bronxwood Avenues to R5D allows for the R4 Infill development that has taken place along the side streets to be shifted to the wide avenues. The Infill provision has negatively impacted some of these blocks by allowing homes to be built at a higher FAR. This thinking may have been useful in the 1960's and 1970's when these areas of The Bronx were undeveloped, but is inappropriate for today. Placing the R5D zone along these streets removes the provisions from most of these blocks. I applaud the New York City Department of City Planning for their creativity here.

I am pleased that the areas of Baychester not covered by the Pelham Gardens rezoning were revisited, helping preserve one of the Bronx' more attractive and stable neighborhoods.

Finally, I fully acknowledge this was a difficult rezoning for the New York City Department of City Planning, given potential compliance issues. I commend their ability to service community concerns about overdevelopment in the neighborhood despite these obstacles, while allowing for appropriate growth, by developing a rezoning plan that ranges from 68-100 percent compliance, well within rezoning standards. I thank them for their hard work.

I recommend approval of this application.