

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 160332 ZMX
1614 Williamsbridge Road
August 31, 2016

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Dominick Calderoni, Fred T. Santucci, Jr. & Jeffrey D. Klein pursuant to Section 197- c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4b:

1. Establishing within an existing R4 District a C2-2 District bounded by Pierce Avenue, a line 150 feet southwesterly of Yates Avenue, a line 75 feet southeasterly of Pierce Avenue, Williamsbridge Road, a line 50 feet southeasterly of Pierce Avenue, and a line 50 feet northeasterly of Tomlinson Avenue; and
2. Establishing within an existing R4A District, a C2-2 District bounded by a line 100 feet northwesterly of Pierce Avenue, Williamsbridge Road, a line 225 feet northwesterly of Pierce Avenue, a line 110 feet southwesterly of Yates Avenue, Pierce Avenue, and a line 50 feet northeasterly of Tomlinson Avenue;

Borough of The Bronx, Community District #11, as shown on a diagram (for illustrative purposes only) dated May 23, 2016.

BACKGROUND

Approving this application will amend the Zoning Map by creating in an existing R4 and R4A Districts, a C2-2 commercial overlay. This application is being submitted on behalf of Dominick Calderoni, Fred T. Santucci, Jr. and Jeffrey D. Klein (the applicants) The applicants own property located at 1614 Williamsbridge Road (Block 4111, Lot 47). In addition to the applicants' property, this application will extend the proposed commercial overlay to include a total of 12 (11 additional) properties situated on the following four blocks and include:

Block 4111, Lots 38, 41-45 & 47
Block 4107, Lots 31 & 34
Block 4087, Lot 23
Block 4088, Lots 15-17

The proposed C2-2 overlay will include sites at the following addresses:

On Williamsbridge Road: 1586, 1588, 1590, 1603, 1604, 1606, 1607, 1610, 1614*
On Pierce Avenue: 1147, 1149 1151

*1614 is the applicants' property

The current use-profile of Block 4111 is typified by two-story, brick buildings on modest size landscaped lots. These structures, a majority of which were built between 1900-1930 as residences, average between 3,000 to 5,000 square feet, with frontage on Willisambridge Road approximating 50 feet. The subject property, 1614 Williamsbridge Road, occupies a lot of 6,597 square feet, on which is constructed a two-story brick building offering 3,054 square feet. Accessory parking accommodates two vehicles in the rear of the property.

Development of the surrounding community is predominately composed of two-story, well maintained brick buildings. A house of worship is located directly across Williamsbridge Road from the subject property. Additional residential development does include mid-rise residential buildings averaging six stories. Commercial activity pursuant to an existing C2-2 overlay is found at the intersection of Sacket Avenue and Williamsbridge Road, approximately 1 ½ blocks south of the subject property (1614 Williamsbridge Road). Bus transportation is available on Williamsbridge Road. The nearest subway access via the #6 train is approximately one mile from the subject property.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to SEQR and CEQR and received a Negative Declaration, meaning the proposed use poses no threat to the environment. The City Planning Commission certified this application as complete on May 23, 2016.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #11 conducted a public hearing on this matter on July 18, 2016. A unanimous vote recommending approval of this application was 28 in favor, zero opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on July 26, 2016. Representatives of the applicant were present and spoke in favor of this application. There being no other members of the public speaking to this matter, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Having reviewed this matter I am pleased to note that approval will not in any significant way alter the existing "built-profile" of this Morris Park community. Rather, approval will allow many existing professional offices located on Williamsbridge Road and Pierce Avenue to conform to the proposed C2-2 commercial overlay. Mindful that Bronx Community Board #11 has unanimously approved this application, I too recommend approval.