

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

ULURP APPLICATION NO: C 160065 ZMX

WOODLAWN REZONING

2/8/16

DOCKET DESCRIPTION

**IN THE MATTER OF** an application submitted by the New York City 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 No. 2a, changing an R7A District to an R4A District property bounded by a line midway between Vireo Avenue and Webster Avenue, a line perpendicular to the northerly street line of East 236<sup>th</sup> Street distant 115 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 236<sup>th</sup> Street and the northwesterly street line of Webster Avenue, East 236<sup>th</sup> Street, a line perpendicular to the southerly street line of East 236<sup>th</sup> Street distant 140 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of East 236<sup>th</sup> Street and the northwesterly street line of Webster Avenue, a line midway between East 236<sup>th</sup> Street and East 235<sup>th</sup> Street, a line perpendicular to the northerly street line of East 235<sup>th</sup> Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 235<sup>th</sup> Street and the northwesterly street line of Webster Avenue, a line midway between East 235<sup>th</sup> Street and East 234<sup>th</sup> Street, a line perpendicular to the northerly street line of East 234<sup>th</sup> Street distant 130 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 234<sup>th</sup> Street and the northwesterly street line of Webster Avenue, East 234<sup>th</sup> Street, Borough of The Bronx, Community District #12, as shown on a diagram (for illustrative purposes only) dated November 2, 2015.

BACKGROUND

This application by the New York City Department of City Planning aims preserve the low-density character prevalent in the Woodlawn neighborhood of Bronx Community

District #12 by correcting the zoning boundaries from the 2005 Woodlawn rezoning that, in part or in whole, led 19 properties on East 234<sup>th</sup>, 235<sup>th</sup> and 236<sup>th</sup> Streets between Vireo more appropriately designated for a R4A District to wind up a R7A.

The immediate surrounding area is comprised of primarily one to three-family houses of various sizes to the north, south and west of the affected properties, and primarily six to ten-story buildings along Webster Avenue to the east. The homes housed on the impacted properties face extremely narrow, 50' wide streets.

The area enjoys excellent automobile access with the Bronx River Parkway located at the eastern end of the neighborhood and the Major Deegan Expressway located just west of Van Cortlandt Park. The area is well-served by bus mass transit with the BX16 running along East 233<sup>rd</sup> Street and Webster Avenues from Norwood to Eastchester, BX31 terminating on Webster Avenue and running to Westchester Square, and BX34 running along East 233<sup>rd</sup> Street and Katonah Avenue from East 242<sup>nd</sup> Street in Woodlawn to Fordham Road. Moreover, the Westchester Bee-Line 4, 20, 20x and 21 buses near the Major Deegan Expressway, and Westchester Bee-Line 25 and 26 buses along Nereid and McLean Avenues near the New York City border serve Woodlawn. Commuter rail also serves the area, with the Metro-North Woodlawn station near Webster Avenue. It is underserved by subway mass transit, as the closest subway stations are the IRT 2 and 5 at East 233<sup>rd</sup> Street and Nereid Avenue-East 238<sup>th</sup> Street, approximately ½ mile walk over the Bronx River Parkway at the eastern end. The BX31 provides bus connection to the East 233<sup>rd</sup> Street station, the BX16 to Nereid Avenue-East 238<sup>th</sup> Street, the IRT 4 Woodlawn station, and the IND D 205<sup>th</sup> Street stations, and the BX34 to Woodlawn and 205<sup>th</sup> Street stations.

#### 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 November 2, 2015.

#### COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #12 held a public hearing on this application on December 3, 2015. A vote recommending approval of this application had 23 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 22, 2015. A representative of the applicant was present and spoke in favor of this application. No other members of the public were present and the hearing was closed.

#### BRONX BOROUGH PRESIDENT'S RECOMMENDATION

This rezoning will correct an unfortunate happenstance of the 2005 Woodlawn rezoning. As Woodlawn is characterized by narrow, hilly streets with many old growth trees lining a diverse set of detached one and two-family homes, the rezoning intended to preserve the small-town character of the neighborhood, while also recognizing the medium-density character of Webster Avenue and allow for potential new development along East 233<sup>rd</sup> Street. Under threat of medium to high-rise development in the last decade, these 19 lots will now remain safe and reflect the character of their neighbors to the north, south and east. It will also prevent overburdening of both sidewalks and streets with traffic in this small, tightly-packed community.

I recommend approval of this application.

**BOROUGH PRESIDENT  
RECOMMENDATION**

**CITY PLANNING COMMISSION  
22 Reade Street, New York, NY 10007  
Fax # (212)720-3356**

**INSTRUCTIONS**

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

**APPLICATION # C 160065 ZMX**

**DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION**

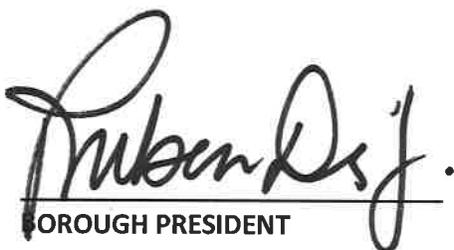
**COMMUNITY BOARD NO. 12**

**BOROUGH: BRONX**

**RECOMMENDATION**

- APPROVE**
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- DISAPPROVE**

**EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary): PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION**

  
**BOROUGH PRESIDENT**

  
**DATE**