



**IN THE MATTER OF** an application submitted by the New York City Department of Transportation and the New York City Department of Design and Construction, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of Library Lane between Briggs Avenue and Bainbridge Avenue; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in the Borough of The Bronx, Community District 7, in accordance with Map No. 13135 dated September 3, 2014 and signed by the Borough President.

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The application (C 140282 MMX) for an amendment to the City Map involving the establishment of Library Lane between Briggs Avenue and Bainbridge Avenue; and the adjustment of grades necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, was filed by the New York City Department of Transportation and the New York City Department of Design and Construction on February 14, 2014 in order to facilitate the construction of a new pedestrian connection to the Bronx Public Library.

### **BACKGROUND**

The proposed mapping action seeks the establishment on the City Map of an existing unmapped street known as Coles Lane. It is open and in use for both vehicle and pedestrian access. In addition to mapping the street, the proposed action would formally change the street name to Library Lane which would reflect its potential function, once improved, as an important pedestrian connection to the Bronx Public Library located on the west side of East Kingsbridge Road. In addition to formalizing the street as a mapped City street, the proposed action would allow for the acquisition of part of a lot that is currently privately-owned, but within the proposed mapped street bed.

Coles Lane is currently built to a width of approximately 35 feet. It is not a mapped City street,

however, is City-owned. The eastern section of Coles Lane is currently accessible to vehicles with two-way traffic that provides vehicular access to and from Poe Place, which is an unmapped private drive. The street functions more like an alley with a single, unmarked lane used by all vehicles. A sidewalk is provided on the south side of Coles Lane along the entire length of the street; on the north side, a sidewalk is provided east of Poe Place only. The western portion of Coles Lane is limited to pedestrian access via stairs and a sidewalk. The sidewalks along the project corridor are generally uneven and range from below street grade to several feet above. Moreover, the sidewalks on the western portion of the corridor are at a grade that does not conform to the Americans with Disability Act (ADA) requirements and the steps are a significant barrier. In addition, the overall corridor including the street, sidewalks, ramps and stairs are in need of repair and upgrade. Curbs are unevenly placed and are constructed of several different materials, including concrete and wood. In general, the quality of pedestrian facilities is low. Both vehicular and pedestrian usage of the street has been observed at low to moderate volumes.

The proposed city map amendment would facilitate the establishment of Library Lane at a 35 foot width on the City Map and would allow the proposed land acquisition and street improvements to proceed. The total area of the proposed street mapping is approximately 7,500 square feet.

Once the street is mapped, the total area of privately-owned land proposed to be acquired and incorporated into the street is approximately 1,500 square feet. This additional land would then be used in conjunction with the City-owned property to provide a fully redeveloped and ADA compliant pedestrian corridor designed with new ramps, steps, and an enhanced pedestrian access between Bainbridge Avenue and Briggs Avenue/East Kingsbridge Road. The proposed project calls for the reconstruction of the entire street with new curbs and sidewalks, replaced and relocated utilities, new paved surfaces and pavement markings, and new pedestrian facilities. With the proposed project, vehicular access would be maintained to Poe Place. West of Poe Place would be reserved for pedestrians only with new stairs, a landing and ADA-accessible ramps.

The project site lies within R7B and C4-4 zoning districts. Land uses surrounding the project site include a mix of residential, commercial and vacant land. To the south and east of the project site

the residential building types include a mix of multi-family walk up and elevator buildings. To the west of the project site commercial uses include office space with ground floor retail uses. Fordham University is located to the east of the project site.

Affected agencies and utilities were polled by email on April 25, 2014 regarding the proposed amendment to the City Map. Currently, no city agencies have any objections to the proposal.

### **ENVIRONMENTAL REVIEW**

This application (C 140282 MMX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.*, and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR Number is 14DOT002X. The lead agency is the Department of Transportation.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on January 2, 2014.

### **UNIFORM LAND USE REVIEW**

This application (C 140282 MMX), was certified as complete by the Department of City Planning on September 15, 2014, and was duly referred to The Bronx Community Board 7 and The Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **COMMUNITY BOARD PUBLIC HEARING**

Community Board 7 held a public hearing on this application (C 140282 MMX) on November 5, 2014, and on November 18, 2014 by a vote of 22 to 0, with 0 abstentions, adopted a resolution recommending the application be approved.

### **BOROUGH PRESIDENT RECOMMENDATION**

This application (C 140282 MMX) was considered by the Borough President of The Bronx, who on December 22, 2014 issued a recommendation approving the application.

## **CITY PLANNING COMMISSION PUBLIC HEARING**

On December 17, 2014 (Calendar No. 1), the City Planning Commission scheduled January 7, 2015 for a public hearing on this application (C 140282 MMX). The hearing was duly held on January 7, 2015 (Calendar No. 13). There were four speakers in favor of the application and none opposed.

Representatives from the Department of Design and Construction along with their representative described the proposal and discussed how the proposal will be a benefit to the surrounding community.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The City Planning Commission believes that this amendment to the City Map is appropriate.

The Commission notes that the existing unmapped street, Coles Lane, is a substandard poorly maintained and unsafe pedestrian and vehicular access way. The Commission recognizes that establishing the street on the City Map would facilitate a much needed reconstruction of the street providing for a fully redeveloped and ADA compliant pedestrian corridor between Bainbridge Avenue and Briggs Avenue/East Kingsbridge Road. The Commission believes that the proposed street improvements, which include ADA compliant ramps, new steps with landings, street lighting and landscaping, will provide a significant benefit and enhancement for the community. The Commission further believes that the street renaming to Library Lane appropriately reflects its potential function as a pedestrian passage way to the Bronx Public Library, a vital resource for area residents and students.

## **RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition to be appropriate, adopts the following resolution:

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 140282 MMX) for the amendment to the City Map involving:

- the establishment of Library Lane between Briggs Avenue and Bainbridge Avenue; and
- the adjustment of grades necessitated thereby;

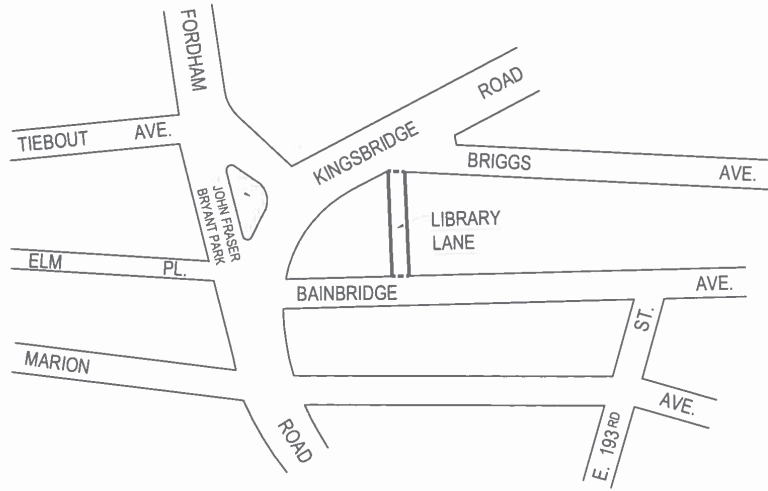
including authorization for any acquisition or disposition of real property related thereto, in the Borough of The Bronx, Community District 7, in accordance with Map No. 13135 dated September 3, 2014 and signed by the Borough President, is approved;

All such approvals being subject to the following conditions:

The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 13125 dated September 3, 2014 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter

The above resolution (C 140282 MMX), duly adopted by the City Planning Commission on July February 4, 2015 (Calendar No. 3), is filed with the Office of the Speaker, City Council and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

**CARL WEISBROD**, Chairman  
**KENNETH J. KNUCKLES**, *Esq.*, *Vice-Chairman*  
**IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**  
**MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,**  
**CHERYL COHEN EFFRON, ANNA HAYES LEVIN,**  
**ORLANDO MARIN, LARISA ORTIZ**, Commissioners



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**MAP CHANGE**  
ON SECTIONAL MAP  
**3**  
BOROUGH OF  
**BRONX**

New York, Certification Date  
SEPTEMBER 15, 2014

*I. Sadko, P.E.*  
I. Sadko, P.E.  
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
  - Indicates line of street proposed to be established.
  - Indicates line of street proposed to be eliminated.
  - Indicates Park line heretofore established and hereby retained.

Application # <b>C 140282 MMX</b>	Project Title: <b>LIBRARY LANE CITY MAP CHANGE</b>
CEBUK Number: <b>14DOT002X</b>	Borough: <b>THE BRONX</b> Community District: <b>PHILADELPHIA, 07</b>

Please use the above application number on all correspondence concerning this application

**SUBMISSION INSTRUCTIONS**



- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C1000025Q"
  - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

*Under Description:*  
**IN THE MATTER OF** an application, submitted by the Department of Transportation and the Department of Design and Construction, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of Library Lane between Briggs Avenue and Bainbridge Avenue; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 7, Borough of The Bronx, in accordance with Map No. 13135 dated September 3, 2014 and signed by the Borough President.

Applicant: Department of Transportation 55 Water Street New York, New York 10041	Applicant's Representative: Narayana Venugopalan Department of Design and Construction 30-30 Thomson Avenue Long Island City, New York 11101 718-391-2283
Borough: <b>Bronx</b> Community Board: <b>Community Board 7</b>	
Date of public hearing: <b>11/5/14</b>	Location: <b>Community Board 7 229 E. 204th Street Bronx, NY 10458</b>
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>
Date of vote: <b>11/18/14</b>	Location: <b>Sister Annunciata Senior Center 243 E. 204th Street Bronx, NY 10458</b>
<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions Please attach any further explanation of the recommendation on additional sheets, as necessary.	
<b>Voting</b> # in Favor: <b>22</b> # Oppose: <b>0</b> # Absent: <b>0</b> Total number of votes cast: <b>40</b>	
Name of Borough Board representative who signed: <i>x Adalene Welker Sandez</i>	Title: <b>Chair CB 7</b>
Date: <b>11/21/14</b>	

<b>BOROUGH PRESIDENT RECOMMENDATION</b>	CITY PLANNING COMMISSION <b>2014 DEC 22 PM 3:11</b> EPT. OF CITY PLANNING	<b>CITY PLANNING COMMISSION</b> 22 Reade Street, New York, NY 10007 Fax # (212)720-3356
<b>INSTRUCTIONS</b>  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.		
<b>APPLICATION # C 140282 MMX</b>  <b>DOCKET DESCRIPTION</b>  <b>PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION</b>		
<b>COMMUNITY BOARD NO. 7</b>		
<b>BOROUGH: BRONX</b>		
<b>RECOMMENDATION</b>  <input checked="" type="checkbox"/> <b>APPROVE</b>  <input type="checkbox"/> <b>APPROVE WITH MODIFICATIONS/CONDITIONS (List below)</b>  <input type="checkbox"/> <b>DISAPPROVE</b>		
<b>EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)</b>  <b>PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION</b>		
 <hr style="width: 20%; margin: auto;"/> <b>BOROUGH PRESIDENT</b>		 <hr style="width: 20%; margin: auto;"/> <b>DATE</b>



CITY PLANNING COMMISSION  
2014 DEC 22 PM 3:12  
DEPT. OF CITY PLANNING

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**  
**ULURP APPLICATION NO: C 140282 MMX**  
**Library Lane City Map Change**  
**December 20, 2014**

### DOCKET DESCRIPTION

**IN THE MATTER OF** an application submitted by the Department of Transportation and the Department of Design and Construction, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- The establishment of Library Lane between Briggs Avenue and Bainbridge Avenue; and
- The adjustment of grades necessitated thereby;

Including authorization for any acquisition or disposition of real property related thereto, in Community District #7, Borough of The Bronx, in accordance with Map No. 13135 dated September 3, 2014, and signed by the Borough President.

### BACKGROUND

Approving this application will facilitate the mapping, acquisition and name change of a street currently known as Coles Lane, a portion of which is privately owned (Block 3293, Lot 16 and part of Lot 18) to a city-owned street to be known as Library Lane. This location is zoned R7B, C4 and is in the Fordham community of The Bronx. It is situated between Briggs Avenue on the west and Bainbridge Avenue to the east. The total amount of area associated with this application consists of 7,500 square feet. Coles Lane is 35-feet wide and 230 feet in length. It provides the only two-way vehicular access to Poe Place, a privately owned drive which intersects Coles Lane from the north, approximately 50 feet west of Bainbridge Avenue. West of Poe Place, the north side of Coles Lane is characterized by a step street providing pedestrian access to a privately owned "sidewalk landing." This landing offers secondary access to a five story, multi-unit residential building which fronts on Briggs Avenue. Pedestrian passage on the south side of Coles Lane includes a sidewalk in poor condition and one set of four-steps. As a consequence of these steps the current configuration of Coles Lane fails ADA-mandated standards. In addition, as this area is not owned by the City of New York it lacks adequate lighting, offers no street trees or other amenities that otherwise would provide the surrounding community an appealing and safe passage.

Upon the successful purchase of this property, the New York City Department of Transportation (DOT) and the Department of Design and Construction (DDC) (the applicants) will reconstruct the entire site and as such, this public passage will comply with ADA standards. Highlights of this plan include:

- New curbs
- New sidewalks
- Restored and reconstructed street bed
- Reconstructed step-streets designed pursuant to current standards

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- A series of ramps for wheelchair accessibility
- Relocated and upgraded utilities
- New pavement markings
- New street lights
- Benches
- Street trees

To date, no specific acquisition or construction costs have been projected. Federal funds however, have been committed to this project's fruition.

Development of the surrounding community is dominated by the presence of the recently constructed main branch of the New York Public Library in The Bronx, which is located on west side of East Kingsbridge Road and from which is an unobstructed view of what will be Library Lane. Residential development is typified by five and six story buildings. Retail activity and access to bus transportation are located on East Fordham Road and on East Kingsbridge Road, both of which are within one block of Library Lane. Fordham Road boasts the highest pedestrian traffic in The Bronx and one of the busiest commercial corridors in New York City. Subway access is available within a four block radius of the proposed mapped street and found on the Grand Concourse at either Fordham Road or Kingsbridge Road via the "D" Concourse Line.

#### **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application has been reviewed pursuant to CEQR and SEQRA and received a Negative Declaration meaning that this action poses no threat to the environment. The City Planning Commission certified this application as complete on September 15, 2014.

#### **BRONX COMMUNITY BOARD PUBLIC HEARING**

Bronx Community Board #7 held a public hearing on this application on November 18, 2014. A unanimous vote recommending approval of this application was 22 in favor, zero opposed and zero abstaining.

#### **BOROUGH PRESIDENT'S PUBLIC HEARING**

A public hearing was convened by the Bronx Borough President on December 9, 2014. Those representing the applicant were present and spoke in favor of this application. There being no members of the public in attendance, the hearing was closed.

#### **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

As it is currently configured, Coles Lane is a dark, foreboding and poorly maintained public passage, a portion of which is privately owned. Coles Lane is located near Fordham Road, the busiest retail venue in The Bronx, and the borough's recently constructed main branch of the New York Public Library. Approving this application will allow the City of New York to purchase the entirety of Coles Lane, make substantial improvements to this location that include

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the construction of ramps for wheel chair access, and change the name to the more appropriate "Library Lane." I am especially pleased to note that new streetlights and the planting of trees will enhance both the visual profile of Library Lane but also reduce the potential for injury and crime.

I concur with the unanimous vote of support this application has gotten from Community Board #7. I look forward to the opportunity of reviewing the proposed redesign plans for this location.

I recommend approval of this application.