



CITY PLANNING COMMISSION

February 16, 2011 / Calendar No. 9

C 110085 ZMX

Corrected

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 207th Street-Msg. John C. McCarthy Place and its westerly centerline prolongation, a line 150 feet easterly of Bainbridge Avenue, East 205th Street, a line 150 feet northeasterly of East 204th Street, a line 100 feet southeasterly of Decatur Avenue, a line 100 feet northeasterly of East 204th Street, Webster Avenue, a line 100 feet southwesterly of East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 150 feet southwesterly of East 204th Street, Bainbridge Avenue, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
 - d. Valentine Avenue, a line 150 feet northeasterly of East 198th Street, Bainbridge Avenue, and line 100 feet northeasterly of East 198th Street;
 - e. Valentine Avenue, a line 100 feet southwesterly of East 198th Street, a line 100 feet southeasterly of Bainbridge Avenue, East 198th Street, a line midway between Bainbridge Avenue and Pond Place, and a line 150 feet southwesterly of East 198th 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 East 194th Street, Marion Avenue, and a line 100 feet northeasterly of East 194th 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 194th Street, Bainbridge Avenue, a line midway between East 193rd Street and East 194th Street, Marion Avenue, Bainbridge Avenue, and a line 150 feet southwesterly of East 194th 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 207th 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 205th Street, Webster Avenue, and a line 100 feet northeasterly of East 204th Street;
 - c. a line 100 feet northwesterly of Webster Avenue, East 201st 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 197th Street; and
 - e. East 194th Street, Webster Avenue, a line 100 feet southwesterly of East 193rd 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 201st Street;
4. changing from an R7-1 District to an R4A District property bounded by East 193rd Street, a line 150 feet northwesterly of Decatur Avenue, a line 100 feet southwesterly of East 193rd 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 an R5A District property bounded by:

- a. East 210th Street, Bainbridge Avenue, a line 100 feet southwesterly of East 210th 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 210th Street, Reservoir Oval West, East 208th Street, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
- b. East 207th Street, a line perpendicular to East 206th Street distant 315 feet westerly (as measured along the street line) from the point of intersection of northerly street line of East 206th Street and the westerly street line of Perry Avenue, East 206th 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 207th 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 207th Street;
- d. Hull Avenue, a line 270 feet southwesterly of East 205th Street, a line midway between Hull Avenue and Decatur Avenue, a line 210 feet southwesterly of East 205th Street, Decatur Avenue, and a line 100 feet northeasterly of East 204th Street;
- e. East 201st 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 201st Street, and a line 70 feet southeasterly of Briggs Avenue;
- f. East 201st 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 201st Street, Decatur Avenue, a line 100 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 201st Street, and Decatur Avenue;

- g. East 198th Street, a line 100 feet northwesterly of Marion Avenue, East 196th Street, Bainbridge Avenue, a line 100 feet southwesterly of East 198th Street, and a line 100 feet southeasterly of Bainbridge Avenue; and
 - h. a line 260 feet northeasterly of East 194th Street, a line 150 feet northwesterly of Marion Avenue, a line 100 feet northeasterly of East 194th 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 201st Street, Perry Avenue, East 201st Street, a line 90 feet northwesterly of Bainbridge Avenue, a line 100 feet northeasterly of East 201st Street, and Bainbridge Avenue;
8. changing from an R7-1 District to an 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 209th 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 209th Street, a line 100 feet southeasterly of Decatur Avenue, East 207th Street, a line midway between Perry Avenue and Hull Avenue, a line 350 feet southwesterly of East 209th 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 209th Street, and Hull Avenue;
 - c. East 207th Street-Msgr. John C. McCarthy Place, Perry Avenue, a line 220 feet northeasterly of East 205th Street, a line midway between Perry Avenue and Hull Avenue, a line 55 feet northeasterly of East 205th Street, Hull Avenue, a line 100 feet northeasterly of East 204th Street, a line 100 feet easterly of Bainbridge Avenue, East 206th Street, and a line perpendicular to the northerly street line of East 206th Street distant 315 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 206th Street and the northwesterly street line of Perry Avenue;
 - d. a line 120 feet southwesterly of East 205th Street, a line 120 feet northwesterly of Webster Avenue, a line 100 feet northeasterly of East 204th Street, and Decatur Avenue;
 - e. Bainbridge Avenue, East 201st 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 201st 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 201st Street;

- f. Valentine Avenue, a line 100 feet southwesterly of East 199th 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 199th Street, Bainbridge Avenue, and a line 100 feet northeasterly of East 198th Street;
 - g. Marion Avenue, East 199th Street, a line 80 feet northwesterly of Decatur Avenue, Oliver Place, Decatur Avenue, East 198th Street, a line 100 feet southeasterly of Decatur Avenue, a line 130 feet northeasterly of East 197th Street, Decatur Avenue, a line 150 feet southwesterly of East 198th Street, a line 90 feet northwesterly of Decatur Avenue, East 197th Street, a line 60 feet northwesterly of Decatur Avenue, a line 75 feet southwesterly of East 197th Street, Marion Avenue, and East 197th Street, a line 100 feet westerly of Marion Avenue, and East 198th Street; and
 - h. a line 320 feet southwesterly of East 196th Street, a line 110 feet southeasterly of Bainbridge Avenue, a line 439 feet northeasterly of East 194th Street, Marion Avenue, East 195th Street, a line 175 feet southeasterly of Marion Avenue, a line 350 feet northeasterly of East 194th Street, a line 150 feet northwesterly of Marion Avenue, a line 260 feet northeasterly of East 194th Street, and a line midway between Briggs Avenue and Valentine Avenue;
9. changing from an R7-1 District to an R5D District property bounded by the westerly centerline prolongation of East 207th Street-Msg. John C. McCarthy Place, Bainbridge Avenue, East 205th Street, a line 100 feet northeasterly of East 204th Street, a line 120 feet northwesterly of Webster Avenue, East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204th 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 209th Street, Decatur Avenue, a line 250 feet northeasterly of East 209th Street, a line 100 feet southeasterly of Decatur Avenue, a line 50 feet northeasterly of East 209th Street, Decatur Avenue, a line 75 feet northeasterly of East 209th 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 204th 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 204th Street, Bainbridge Avenue, and East Mosholu Parkway North, a line 110 feet northwesterly of Bainbridge Avenue, and Rochambeau Avenue;
 - c. East 197th Street, Bainbridge Avenue, a line 150 feet southwesterly of East 197th Street, Briggs Avenue, a line 100 feet northeasterly of East 196th Street, and a line midway between Valentine Avenue and Briggs Avenue; and
 - d. East 193rd Street, Marion 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, Bainbridge Avenue, a line 100 feet northeasterly of Coles Lane, a line 85 feet northwesterly of Bainbridge Avenue, a line 125 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 an 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 Avenue East, Reservoir Oval East, a line 100 feet easterly of Bainbridge Avenue, East 205th Street, Bainbridge Avenue, the westerly centerline prolongation of East 207th Street-Msgr. 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 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 204th 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 East 201st Street, a line 100 feet southeasterly of 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 201st 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 198th Street, Bainbridge Avenue, and a line 100 feet southwesterly of Bedford Park Boulevard;

12. changing from an R7-1 District to an 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 209th Street, Decatur Avenue, a line 50 feet northeasterly of East 209th Street, a line 100 feet southeasterly of Decatur Avenue, a line 250 feet northeasterly of East 209th Street, Decatur Avenue, a line 305 feet northeasterly of East 209th 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 210th Street, Webster Avenue, a line 130 feet northeasterly of East 205th Street, a line 100 feet southeasterly of Decatur Avenue, East 205th Street, a line 120 feet northwesterly of Webster Avenue, a line 120 feet southwesterly of East 205th Street, Decatur Avenue, a line 210 feet southwesterly of East 205th Street, a line midway between Hull Avenue and Decatur Avenue, a line 270 feet southwesterly of East 205th Street, Hull Avenue, a line 55 feet northeasterly of East 205th Street, a line midway between Perry Avenue and Hull Avenue, a line 220 feet northeasterly of East 205th Street, Perry Avenue, East 207th 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 southwesterly of East 209th Street, a line midway between Perry Avenue and Hull Avenue, East 207th Street, a line 100 feet southeasterly of Decatur Avenue, a line 50 feet southwesterly of East 209th Street, Hull Avenue, a line 100 feet southwesterly of East 209th Street, Reservoir Oval East, a line 375 feet northeasterly of Holt Place, Perry Avenue, a line 200 feet northeasterly of East 209th 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 207th 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 207th 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 feet easterly of East Mosholu Parkway North;
- c. East 201st Street, a line 70 feet southeasterly of Briggs Avenue, a line 100 feet southwesterly of East 201st 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 East 199th Street, a line 125 feet southeasterly of Briggs Avenue, and a line 100 feet southwesterly of East 199th 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 201st Street, a line 110 feet northwesterly of Marion Avenue, East 201st Street, 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 204th 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 198th Street, Decatur Avenue, Oliver Place, a line 80 feet northeasterly of Decatur Avenue, and East 199th Street;
- g. Valentine Avenue, a line 100 feet northeasterly of East 198th Street,

Bainbridge Avenue, a line 190 feet northeasterly of East 198th Street, Marion Avenue, East 198th Street, a line 100 feet southeasterly of Bainbridge Avenue, a line 100 feet southwesterly of East 198th Street, Bainbridge Avenue, East 197th Street, a line midway between Valentine Avenue and Briggs Avenue, a line 100 feet northeasterly of East 196th Street, Briggs Avenue, a line 150 feet southwesterly of East 197th Street, Bainbridge Avenue, East 196th Street, a line 100 feet northwesterly of Marion Avenue, East 197th Street, Marion Avenue, a line 75 feet southwesterly of East 197th Street, a line 60 feet northwesterly of Decatur Avenue, East 197th Street, a line 90 feet northwesterly of Decatur Avenue, a line 150 feet southwesterly of East 198th Street, Decatur Avenue, a line 130 feet northeasterly of East 197th Street, a line 100 feet southeasterly of Decatur Avenue, East 197th Street, a line midway between Decatur Avenue and Webster Avenue, East 194th Street, Decatur Avenue, a line 100 feet southwesterly of East 193rd Street, a line 150 feet northwesterly of Decatur Avenue, East 193rd Street, Bainbridge Avenue, a line 470 feet northeasterly of Coles Lane, Briggs Avenue, a line 100 feet northeasterly of East 194th Street, a line 150 feet northwesterly of Marion Avenue, a line 350 feet northeasterly of East 194th Street, a line 175 feet southeasterly of Marion Avenue, East 195th Street, Marion Avenue, a line 439 feet northeasterly of East 194th Street, a line 110 feet southeasterly of Bainbridge Avenue, a line 320 feet southwesterly of East 196th Street, a line midway between Valentine Avenue and Briggs Avenue, and a line 100 feet northeasterly of East 194th Street; and

- h. a line 125 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 210th 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 205th Street, Webster Avenue, a line 100 feet southwesterly of East 204th Street, a line midway between Decatur Avenue and Webster Avenue, East 204th Street, a line 120 feet northwesterly of Webster Avenue, East 205th Street, and a line 100 feet southeasterly of Decatur Avenue;
 - b. East 201st Street, Webster Avenue, Botanical Square, Webster Avenue, East 197th Street, a line 100 feet southeasterly of Decatur Avenue, East 198th Street, and a line 120 feet northwesterly of Webster Avenue;
 - c. East 194th Street, Webster Avenue, a line 100 feet southwesterly of East 193rd 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 205th Street, the southeasterly boundary line of a Rail Road right-of-way (New York 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 204th 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 Rail Road), and Bedford Park Boulevard; and
 - c. a line midway between Decatur Avenue and Webster Avenue, East 197th Street, Webster Avenue, and East 194th 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 210th Street, Webster Avenue, a line 360 feet southwesterly of East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, East 211th 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 207th Street-Msgr. John C. McCarthy Place, Bainbridge Avenue, East 205th Street, a line 100 feet northeasterly of East 204th Street, a line 120 feet northwesterly of Webster Avenue, East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204th Street, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
20. establishing within a proposed R7A District a C1-4 District bounded by:
 - a. East 207th Street-Msgr. John C. McCarthy Place, a line 100 feet easterly of Bainbridge Avenue, East 205th 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, and 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 207th Street, the westerly centerline prolongation of East 207th Street-Msgr. John C. McCarthy Place, and 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 194th Street and East 193rd Street, Decatur Avenue, and a line 100 feet southwesterly of East 193rd 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 205th 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 204th 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 204th Street, a line 120 feet northwesterly of Webster Avenue, East 205th Street, a line 100 feet southeasterly of Decatur Avenue, a line 130 feet northeasterly of East 205th Street, and Webster Avenue; and
 - b. East 201st 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 193rd Street, Decatur Avenue, East 194th Street, a line midway between Decatur Avenue and Webster Avenue, East 197th Street, a line 100 feet southeasterly of Decatur Avenue, East 198th 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 201st 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 the conditions of CEQR Declaration E-249.

The application for an amendment to the Zoning Map was filed by the Department of City Planning on September 21, 2010 to rezone all or portions of 80 blocks in Community District 7 of the Bronx and portions of two lots in Community District 12. The rezoning seeks to promote mid-density residential and commercial uses on Webster Avenue and to preserve the existing character of the adjacent residential areas. In addition, a text amendment is proposed to make the Inclusionary Housing Program applicable in certain zoning districts within the rezoning area to incentivize the development of affordable housing.

RELATED ACTIONS

In addition to the amendment of the Zoning Map, which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 110086 ZRX	Zoning Text Amendment to modify Appendix F in the Zoning Resolution to make the Inclusionary Housing Program applicable in the proposed R7D and C4-5D district.
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BACKGROUND

The Department of City Planning proposes to amend the Zoning Map on all or portions of eighty blocks in Community District 7 of the Bronx and portions of two lots in

Community District 12. The rezoning seeks to promote mid-density residential and commercial uses on Webster Avenue and to preserve the existing character of the adjacent residential areas. In addition, a text amendment is proposed to make the Inclusionary Housing Program applicable in certain zoning districts within the rezoning area to incentivize the development of affordable housing.

The areas affected by the proposed action comprise (1) the Webster Avenue corridor rezoning area and (2) the Bedford Park and Norwood neighborhood areas to the west.

Webster Avenue is a major north-south arterial road, originating in the South Bronx neighborhood of Melrose and terminating in Woodlawn, north of the proposed rezoning area. The portion of Webster Avenue that passes through Bedford Park and Norwood runs parallel to the right-of-way of the Metro-North Railroad Harlem line, along the eastern boundary of the neighborhoods. Within the rezoning area, Webster Avenue is classified as a “wide street”, averaging approximately 100 feet in width for this 1.75-mile stretch. The Third Avenue elevated train ran above Webster Avenue from East 194th Street to East Gun Hill Road until the line’s demolition in 1973.

Predominately lined with one-to-three-story structures, surface parking and vacant lots, Webster Avenue can be classified as a low- to medium-density commercial district. Among the types of commercial uses present are automobile repair shops, car washes, auto tire and flat-fix shops, gas stations, and home furnishing and supply stores. The corridor also contains a limited number of neighborhood service stores including restaurants, beauty parlors, and small offices. At the northernmost end of this stretch is an automobile dealership. Webster Avenue also contains warehouses, storage facilities, and other light industrial commercial uses and a small number of residential buildings ranging from six-to-seven-story apartment buildings located near the major intersections to smaller, single-family detached homes interspersed among the commercial structures. The corridor also contains two primary schools, a police station, and a small post office.

Currently Webster Avenue lacks the development density of the adjoining neighborhoods. The low-scale nature of development results in a limited amount of pedestrian foot traffic flowing along the street, especially when compared to the intersecting Fordham Road corridor.

The neighborhoods of Bedford Park and Norwood today contain a mixture of detached one- to two-family homes, and five- to seven-story pre-World War II apartment buildings often found in the more densely populated areas of the Bronx. This area is near a number of sizable Bronx institutions, including Lehman College of the City University of New York, Fordham University, and the New York Botanical Garden. The area is served by one of the largest hospitals in the New York metropolitan area, Montefiore Medical Center in Norwood. Two of New York City's largest parks, Bronx Park and Van Cortland Park, are adjacent to the neighborhoods and are connected by Moshulu Parkway, which divides Bedford Park and Norwood, and provides additional open space for the residents.

Both Bedford Park and Norwood contain commercial corridors that transect the rezoning area. Fordham Road runs along the southern edge of Bedford Park and contains regional retail uses. The East 204th Street and East Gun Hill Road commercial corridors, which provide local retail and services, run through Norwood.

The rezoning area is predominantly zoned with either C8-2 or R7-1 districts. The C8-2 district covers much of the Webster Avenue corridor, and has contributed significantly to the corridor's existing development character. The neighborhoods of Bedford Park and Norwood are zoned R7-1, a medium-density residential district. Commercial uses in the R7-1 district are permitted where there is a C1-3 or C2-3 commercial overlay. The R8 district which permits high-density residential development applies to a portion of one block in the Webster Avenue Corridor and portions of two blocks in the Bedford Park neighborhood.

The majority of the Webster Avenue corridor is zoned C8-2. The C8-2 commercial district permits development with a maximum Floor Area Ratio (FAR) of 2.0 for commercial use and 4.80 for community facilities. C8-2 districts do not permit residential uses. Characterized as a heavy-commercial district, typical uses include automotive service shops and light industrial facilities. Parking for typical low-volume retail use is one space for every 400 square feet of developed commercial space, although lots utilized for automobile-related uses generally reserve more space for temporary auto storage and repair work. C8 zoning districts are often mapped along elevated train lines. The Third Avenue elevated line formerly ran above Webster Avenue until its demolition in 1973. Despite the dismantling of “the El,” no updates were made to the zoning map at the time. The development character of Webster Avenue can be attributed to C8 zoning that blankets much of the corridor.

Bedford Park, Norwood and portions of Webster Avenue are zoned R7-1. The R7-1 district permits residential uses, with a maximum residential FAR of 3.44 (4.0 on wide streets, 3.44 on narrow streets when Quality Housing rules are utilized). Building heights are determined by the sky exposure plane. Typical R7-1 buildings average five-to-six stories, although building heights can reach as high as 14 stories. Community facilities can be developed with a maximum FAR of 4.80. Buildings within R7-1 districts are required to provide parking for 60 percent of the dwelling units (50 percent when Quality Housing rules are applied).

The area adjacent to Mosholu Parkway is zoned R8. The R8 district covers only portions of three blocks in the rezoning area. The district has been mapped primarily along The Grand Concourse (west of the rezoning area) and south of Mosholu Parkway and extends into a few blocks within the rezoning area. While the high density R8 district serves well on these major corridors, the areas within the rezoning which fall under this district front on narrow streets and are primarily developed with detached and semi-detached row houses. The R8 district permits residential use only with a maximum residential FAR of

6.02 (Under the quality housing option, the maximum FAR allowed in R8 district on a wide street is 7.2). Under height factor regulations the building must fit into the sky-exposure plane. Parking is required for 40% of the dwelling units. In R8 districts, building can range from mid-rise eight - ten stories to much taller buildings that can be as high as 17 stories.

East Fordham Road is zoned C4-4; portions of two blocks that are part of the proposed rezoning are currently zoned C4-4. C4-4 districts are major commercial centers located outside of the central business districts. C4-4 districts allow department stores, theaters, and other commercial uses that serve a larger area. The maximum commercial FAR is 3.4. The residential equivalent is an R7-1 with FAR ranges from 0.87 to 3.4. The maximum community facility FAR is 6.5 (equivalent to R7). The building envelope is governed by the sky-exposure plane.

There are C1-3 commercial overlays generally located along 194th street, 198th street, Bedford Park Boulevard, 204th street and E Gun Hill road. C1-3 commercial overlay districts allow for local retail development within a residential district at a maximum FAR of 2.0. C2-3 overlays are found generally along portions of Webster Avenue. C2-3 districts permit a slightly wider range of retail and services with a maximum FAR of 2.0. Commercial uses in overlay districts must always be located below residential uses, and are limited to the first floor of a mixed-use building. Both C1-3 and C2-3 districts require one accessory parking space for every 400 square feet of general retail or service uses.

The proposal consists of two actions: a Zoning text amendment designating an Inclusionary Housing Area; and an amendment to the Zoning Map. These actions would facilitate new opportunities for housing; provide incentives for permanently affordable housing; expand the residential and retail potential along Webster Avenue and protect the neighborhood character of Bedford Park and Norwood from out-of-scale development.

The zoning along Webster Avenue and in Bedford Park and Norwood is outdated and needs to be updated to meet the changing needs of the community. The proposed zoning for the Webster Avenue Corridor and the neighborhoods of Bedford Park and Norwood is as follows:

Webster Avenue Corridor

R7D/C2-4 from (C8-2, R7-1, R7-1/C1-3 and R7-1/C2-3)

The proposed R7D/C2-4 district includes all or portions of 12 blocks generally located along the west side of Webster Avenue, north of East 193rd Street and south of East 205th street, and portions of six blocks generally located along the east side of Webster Avenue, north of Bedford Park Boulevard and south of East 205th Street.

Zoning changes would result in a change in permitted uses and would facilitate new residential development along the corridor. The R7D/C2-4 district permits residential, commercial, and community facility development with a maximum Floor Area Ratios (FAR) of 4.20, 2.00, and 4.20 respectively. The related application (N 110086 ZRX) would allow the Inclusionary Housing program to be applied to the area; maximum residential FAR in the R7D district can be increased to a maximum of 5.60 within the underlying contextual height and bulk regulations. New development must be built within a contextual envelope, requiring a 60- to 85-foot street wall before an allowable setback and having a maximum building height of 100-ft. Active ground-floor uses would be required.

C4-5D (from C8-2)

The proposed C4-5D includes portion of one block located along the east side of Webster Avenue, north of the East 195th Street intersection and south of Bedford Park Boulevard. Zoning changes would result in a change in permitted uses and would facilitate new commercial and/or residential development along the corridor. The C4-5D district would permit commercial and residential development, but would preclude the semi-industrial uses that commonly exist along the corridor. The C4-5D district permits residential,

commercial, and community facility development at a maximum FAR of 4.20 for each. The related application (N 110086 ZRX) would allow the Inclusionary Housing program to be applied to the area; maximum residential FAR in the C4-5D district can be increased to a maximum of 5.60 within the underlying contextual height and bulk regulations. New development must be built within a contextual envelope, requiring a 60- to 85-foot street wall before an allowable setback and having a maximum building height of 100 ft.

C4-4 (from C8-2)

The proposed C4-4 district includes portions of four blocks generally located along Webster Avenue, north of the prolongation of East 210th Street and south of the prolongation of East 211th Street. The C4-4 district permits commercial development at a maximum FAR of 3.40. Residential and community facility development is also permitted at a maximum FAR of 3.44 (4.00 on a wide street under Quality Housing rules) and 6.50, respectively. Given grade changes in the area, and the wide intersection as well as the proximity of Montefiore Medical Center to the west on East Gun Hill Road, a non-contextual height factor district was selected for this area. The height-factor zoning would permit taller floor-to-ceiling heights as are often needed by medical facilities.

Bedford Park and Norwood Neighborhoods

The proposed zoning in the neighborhood area of Bedford Park and Norwood aims to preserve the existing built character. Although zoning changes would not result in changes to permitted uses, changes to the permissible bulk and scale of development would take effect. The proposed R4A, R5A, R5B, R5D, R6B, R7A and R7B districts require that development adhere to contextual regulations.

R4A (from R7-1, C4-4)

R4A is proposed for parts of one block located south of E 194th Street between Decatur Avenue and Marion Ave. The proposed R4A district only permits detached single- and two-family residences. The maximum permitted residential FAR is 0.75 (0.9 with the attic allowance). The maximum community facility FAR is 2.0. The minimum lot size

would be 2,850 square feet, minimum lot width would be 30 feet and the front yard requirement would be 10 feet, but must be as deep as an adjacent yard. Two side yards totaling 10 feet would be required. The maximum building height would be 35 feet with a maximum 21-foot perimeter wall. One off-street parking space is required for each dwelling unit. The buildings in this portion of the rezoning area are predominantly one and two family residential buildings.

R5A (from R7-1 and R8)

R5A is proposed for parts of 15 blocks in eight locations throughout Bedford Park and Norwood. The proposed R5A district permits detached single- and two-family residences only. The maximum residential FAR would be 1.10 with a 300 square-foot floor area bonus for a detached garage. The maximum community facility FAR is 2.0. The minimum lot size would be 2,850 square feet. The minimum lot width would be 25 feet for a one-family and 30 feet for a two-family home. Front yards must be at least 10 feet deep and be as deep as an adjacent front yard. Two side yards with a total of 10 feet would be required. Maximum building height would be 35 feet with a 25-foot maximum perimeter wall. One off-street parking space is required for each dwelling unit. The current development in this area predominantly consists of one and two family detached buildings.

R5B (From R7-1)

R5B is proposed for parts of 24 blocks in eight locations throughout Bedford Park and Norwood. R5B allows all housing types. The maximum residential FAR is 1.35, and buildings are limited to 33 feet in height, with a 30-foot maximum perimeter wall. Front wall lineup is required. Parking must be provided for 66% of dwelling units. Front yard parking is prohibited, thereby protecting the planted front yards that are typical in the proposed R5B districts. This area is predominantly occupied by row houses and semi-detached residences.

R6B (from R7-1)

R6B is proposed for parts of 11 blocks in four locations throughout Bedford Park and Norwood. R6B is a typical row house district that includes height limits and street wall lineup provisions to ensure that new buildings are consistent with the scale of the existing

built context. R6B permits residential and community facility uses to a maximum FAR of 2.0. Building base heights must be between 30 and 40 feet, with a 50-foot maximum building height after a setback (10 feet on a wide street, 15 feet on a narrow street). New development in the proposed R6B district would be required to line up with adjacent structures to maintain the continuous street wall character. New multifamily residences must provide one off-street parking space for 50% of dwelling units, which may be waived if five or fewer spaces would be required. The existing development in this area consists predominantly of row houses and semi-detached houses.

R7B (from R7-1, C4-4 and C8-2)

R7B is proposed for parts of 41 blocks that front mainly on narrow streets throughout Norwood and Bedford Park. R7B permits residential and community facility uses with a maximum FAR of 3.0. Base heights are required to be between 40 and 60 feet, and the maximum building height is 75 feet after a setback from the street. This typically produces six- to seven-story buildings. One parking space is required for 50% of residential units.

A change from R7-1/C2-3 to R7B/C2-4 is proposed for portions of two blocks, generally located along Bainbridge Avenue, north of East 207th Street and south of Van Courtlandt Avenue East. The current development in the area predominantly consists of multi-family apartment buildings with neighborhood level retail in some portions.

R7A (from R7-1)

R7A is proposed for parts of 26 blocks that front on wide streets throughout Norwood and Bedford Park. R7A permits residential and community facility uses with a maximum FAR of 4.0. Base heights are required to be between 40 and 65 feet, and the maximum building height is 80 feet after a setback from the street. This typically produces six- to eight-story buildings. New buildings in R7A districts must be located no closer to the street than a neighboring building. One parking space is required for 50% of residential units. A change from R7-1/C1-3 to R7A/C1-4 portions of three blocks, generally located at the intersection of Bedford Park Boulevard and Decatur Avenue, and portions of two blocks generally located on the east side of Bainbridge Avenue, north of East 204th Street and south of East 207th Street. A change from R7-1/C2-3 to R7A/C2-4 portions of two

blocks, generally located on East 193rd Street, west of Decatur Avenue and east of Marion Avenue. The existing development in this area predominantly consists of multi-family apartment buildings with neighborhood retail in areas.

R5D/C1-4 (from R7-1/C1-3)

R5D/C1-4 is proposed for portions of eight blocks generally located along East 204th Street, west of Webster Avenue and east of Bainbridge Avenue, and portions of two blocks generally located along the west side of Bainbridge Avenue, north of East 204th Street and south of East 207th Street.

The proposed R5D/C1-4 district would preserve the unique lower-scale character of the East 204th Street/Bainbridge Avenue commercial corridor. The R5D/C1-4 district requires that development adhere to contextual regulations. The R5D/C1-4 district permits development with a maximum residential FAR of 2.0, commercial FAR of 1.0, and community facility FAR of 2.0. The maximum allowable building height is 40 feet. The C1-4 overlay district requires the provision of one parking space per 1,000 square feet of general retail and service uses. The current development in this area predominantly comprises of ground floor retail and service use with one or two story residential development in the upper floors.

Commercial Overlays

C1-3 overlay will remain on portions of four blocks along Gun Hill road between Putnam Place and Parkside Place, parts of four blocks along East 198th Street and parts of four blocks along East 194th Street. In these instances, the existing C1-3 overlay has been reduced in depth to match the existing depth of commercial use and to preserve the residential character of the neighborhood. A change from C1-3 to C1-4 is proposed for three blocks in the proposed R7A district and on portions of eight blocks in the proposed R5D district described above. When mapped within an R7B or R7A, the C1-3 commercial overlay allows commercial retail and office development with a maximum FAR of 2.0 and when mapped with R5D permitted commercial FAR is 1.0. The C1-4 overlay district requires the provision of one parking space per 1,000 square feet of general retail and service uses.

A change from C2-3 to C2-4 is proposed for portions of two blocks in the proposed R7A district and in portions of two blocks in the proposed R7B district as described above. The existing C2-3 commercial overlay is also proposed to be changed to C2-4 on portion of one block generally located along Webster Avenue, north of East 201st street, south of Mosholu Parkway and east of Decatur Avenue. The underlying R8 zoning would remain on this block. The change in the commercial overlay would ensure consistency in the commercial uses and the associated parking requirements. C2-4 overlay district requires the provision of one parking space per 1,000 square feet of general retail or service uses.

These zoning changes in the Bedford Park and Norwood would not result in a change to permissible uses. However, changes to the permissible bulk and scale of development and a change in commercial parking requirements are proposed.

Zoning Resolution Text Amendment

Inclusionary Housing Program Area

The proposed zoning text amendment would apply the Inclusionary Housing program within the R7D and C4-5D districts along Webster Avenue in Bronx Community District 7. For residential development that does not participate in the Inclusionary Housing program, the maximum FAR would be limited to a base FAR of 4.2. Under the Inclusionary Housing program, a development providing affordable housing is eligible for a floor area bonus within the underlying contextual height and bulk regulations. Developments could qualify for a maximum FAR of 5.6 by providing 20 percent of the residential floor area in the development as permanently affordable housing for income-limited households. Affordable units can be provided either on-site or off-site. Off-site affordable units must be located within Community District 7 or within a half-mile of the site receiving the floor-area bonus. Other city, state and federal housing finance programs may be used to provide further assistance in creation of affordable units. The combination of a zoning bonus with housing programs would establish a powerful incentive for the development and preservation of affordable housing in Bedford Park and Norwood.

ENVIRONMENTAL REVIEW

This application (C 110085 ZMX), in conjunction with the related application (N 110086 ZRX), 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 10DCP035X. The lead is the New York City Planning Commission.

It was determined that the proposed actions may have a significant effect on the environment. A Positive Declaration was issued on April 16, 2010, and distributed, published and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on April 16, 2010. A public scoping meeting was held on the Draft Scope of Work on May 19, 2010. A revised Positive Declaration was issued on July 30, 2010 and a second public scoping meeting held on September 1, 2010. The Draft Environmental Impact Statement was prepared and a Notice of Completion for the DEIS was issued on September 24, 2010.

On January 5, 2011 a public hearing was held on the DEIS pursuant to SEQRA and other relevant statutes. A Final Environmental Impact Statement (FEIS) was completed and a Notice of Completion for the FEIS was issued on February 4, 2011. The FEIS identified significant adverse impacts in the following area: transportation. Details of these impacts and measures to minimize or eliminate these impacts where feasible and predictable are described below.

Transportation

Significant adverse impacts were identified at two intersections, Webster Avenue with Bedford Park Boulevard and Webster Avenue with East Fordham Road, with five significantly impacted lane groups during each analysis peak hour.

Webster Avenue and East Fordham Road

Significant traffic impacts at this intersection are projected on the eastbound East Fordham Road left turn lane and southbound Webster Avenue through and right turn lane group for all peak hours analyzed, and on the southbound Webster Avenue left turn lane for the midday, PM and Saturday peak hours. The traffic mitigation measures for the impact to the southbound through and right turn lane group would encompass prohibiting parking on the west side of Webster Avenue for a distance of 150 feet north of East Fordham Road and restriping the approach for an exclusive right turn lane plus two through lanes and an exclusive left turn lane. In addition, one second of green traffic signal time would need to be shifted during the AM peak hour from the east-west phase to the north-south protected left turn phase to preclude a new impact from occurring on the northbound left turn lane after the southbound approach is reconfigured. The traffic mitigation measure for the impact to the eastbound left turn lane during the Saturday peak would encompass shifting one second of green time from the east-west phase to the east-west protected left turn phase. The impact to the eastbound left turn lane and the impact to the southbound left turn lane cannot be fully mitigated during the AM, midday and PM peak hours and the midday, PM and Saturday peak hours, respectively.

Webster Avenue and Bedford Park Boulevard

Significant traffic impacts at this intersection are projected on the eastbound Bedford Park Boulevard approach for all peak hours analyzed; on the westbound approach for the AM, midday and PM peak hours; on the westbound de facto left turn during the Saturday peak hour; and, on the southbound left turn lane during the AM peak hour. The traffic mitigation measures for the impact to the eastbound approach would encompass prohibiting parking on south side of Bedford Park Boulevard for a distance of 150 feet west of Webster Avenue and restriping the approach for an exclusive right turn lane, through lane and through and left turn lane. The traffic mitigation measures for the westbound approach would encompass similarly restriping the approach for an exclusive right turn lane, through lane and through and left turn lane. In addition, to mitigate the impact on the southbound left turn lane during the AM peak hour, one second of green time would be shifted from the east-west phase to the north-south phase; and, to mitigate the impact to the westbound de facto left turn lane during the Saturday peak hour, two seconds of green time would be shifted from the north-south phase to the east-west phase.

The Environmental Assessment Statement published on July 30, 2010 also included (E) designations relating to hazardous materials, stationary source air quality and noise.

The proposed (E) designations for hazardous materials would ensure that the proposed action would not result in significant adverse impacts due to hazardous materials and would be placed on the following private (i.e., not city-owned) properties:

Block 3273, Lots 100, 105, 109, 114, 118, 122, 128

Block 3276, Lot 1

Block 3277, Lots 28, 36, 40, 41, 45

Block 3278, Lots 31, 33

Block 3279, Lot 50

Block 3280, Lots 37, 39, 42, 45, 46, 48, 58, 61, 65, 67

Block 3330, Lots 40, 50, 51, 52, 55, 57, 68

Block 3331, Lot 57, 74, 75, 80

Block 3355, Lot 116

Block 3356, Lots 200, 206, 214

Block 3357, Lots 7, 12, 16, 18, 21, 23, 25, 28, 32, 33, 37, 52, 53, 54, 55

Block 3360, Lots 33, 38, 44, 50, 62

The applicable text for the hazardous materials (E) designations would be as follows:

Task 1

The fee owner of the lots restricted by this (E) designation will be required to prepare a scope of work for soil and groundwater sampling and testing to determine whether contamination exists and, if so, the extent of the contamination and the nature and extent of required remediation. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. The scope of work will be submitted to DEP for review and approval prior to implementation, to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis.

No sampling program may begin until written approval of a work plan and sampling protocol is received from DEP. The number and location of sampling sites should be selected to adequately characterize the type and extent of any contamination and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for the choice of sampling sites, sampling procedures, and tests to be performed will be provided by DEP upon request.

Task 2

A written report with findings and a summary of the data must be submitted to DEP after completion of the testing phase and laboratory analysis for review and

approval. After reviewing the test results, DEP will determine whether the results indicate that remediation is necessary.

If DEP determines that no remediation is necessary, the agency will give written notice.

If DEP determines that remediation is necessary, a proposed remediation plan will be prepared and submitted to DEP for its review and approval. The fee owner of the lots restricted by the (E) designation must perform such remediation as determined by DEP to be necessary. After completing the remediation, the fee owner should provide DEP with proof that the work has been completed satisfactorily. Once DEP determines that the required remediation has indeed been completed satisfactorily, the agency will give written notice.

A DEP-approved construction-related health and safety plan (HASP) would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. The HASP must be submitted to DEP for review and approval prior to implementation.

To preclude the potential for significant adverse air quality impacts related to HVAC emissions, an (E) designation would be incorporated into the rezoning proposal:

The applicable text for the air quality (E) designations would be as follows:

- Block 3273, Lots 105, 109 (Projected Development Site 2): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 28 feet for oil No.4/2 from the lot line facing Bedford Park Blvd for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3273, Lot 114 (Projected Development Site 3): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 22 feet for oil No.4/2 from the lot line facing Oliver Place and at least 20 feet from the lot line facing Bedford Park Blvd for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3278, Lot 88 (Projected Development Site 4): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 18 feet for oil No.4/2 from the lot line facing E 198 Street for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3278, Lots 84, 85 (Projected Development Site 5): Any new residential

and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 17 feet for oil No.4/2 from the lot line facing E 197 Street for fuel oil and at least 23 feet from the lot line facing E 198 Street or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

- Block 3278, Lots 80, 81, 82, 83 (Projected Development Site 6): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 22 feet for oil No.4/2 from the lot line facing E 197 Street for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3280, Lots 52, 55 (Projected Development Site 8): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 24 feet for oil No.4/2 from the lot line facing E 201 Street and 24 feet from the lot line facing Bedford Park Blvd for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3280, Lots 45, 46, 48, 49 (Projected Development Site 9): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 28 feet for oil No.4/2 from the lot line facing Bedford Park Blvd for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3330, Lots 40, 42, 43 (Projected Development Site 10): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 18 feet for oil No.4/2 from the lot line facing E 203 Street for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3330, Lots 50, 51 (Projected Development Site 11): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 11 feet for oil No.4/2 from the lot line facing E 202 Street and at least 18 feet from the lot line facing Metro-North Railroad for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3330, Lot 52 (Projected Development Site 12): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 17 feet for oil

No.4/2 from the lot line facing E 202 Street for fuel oil and at least 13 feet from the lot line facing Metro-North Railroad or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

- Block 3331, Lot 80 (Projected Development Site 14): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 22 feet for oil No.4/2 from the lot line facing E 204 Street for fuel oil and at least 15 feet from lot line facing Decatur Avenue or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3357, Lot 7 (Projected Development Site 17): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 26 feet for oil No.4/2 from the lot line facing E 205 Street and Webster Avenue for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3357, Lot 12 (Projected Development Site 18): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 20 feet for oil No.4/2 from the lot line facing E 204 Street for fuel oil and at least 25 feet from the lot line facing E 205 Street and Webster Avenue or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3357, Lot 16, 18, 21 (Projected Development Site 19): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 24 feet for oil No.4/2 from the lot line facing E 204 Street for fuel oil and at least 23 feet from the lot line facing E 205 Street and Webster Avenue or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3357, Lots 37, 52, 53, 54 (Projected Development Site 20): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 30 feet for oil No.4/2 from the lot line facing E 205 Street for fuel oil and or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3357, Lot 55 (Projected Development Site 21): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 17 feet for oil No.4/2 from the lot line facing E 204 Street for fuel oil and or use natural gas as

the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

- Block 3360, Lot 50 (Projected Development Site 22): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 12 feet for oil No.4/2 from the lot line facing E Gun Hill Road for fuel oil and or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3356, Lot 214 (Projected Development Site 23): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 20 feet for oil No.4/2 from the lot line facing Decatur Avenue for fuel oil and or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3277, Lots 41, 45 (Potential Development Site 102): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 25 feet for oil No.4/2 from the lot line facing E 195 Street for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3277, Lots 36, 40 (Potential Development Site 103): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 24 feet for oil No.4/2 from the lot line facing E 194 Street for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3278, Lot 31 (Potential Development Site 106): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 16 feet for oil No.4/2 from the lot line facing Webster Avenue for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3280, Lots 65, 67 (Potential Development Site 108): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 20 feet for oil No.4/2 from the lot line facing E 201 Street for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3280, Lots 58, 61 (Potential Development Site 109): Any new residential and/or commercial development on the above-referenced properties must ensure

that the heating, ventilating and air conditioning stack(s) are located at least 23 feet for oil No.4/2 from the lot line facing E 201 Street for fuel oil and at least 26 feet from the lot line facing Bedford Park Blvd or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

- Block 3280, Lot 42 (Potential Development Site 110): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 17 feet for oil No.4/2 from the lot line facing Bedford Park Blvd for fuel oil and at least 12 feet from the lot line facing E 201 Street or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3330, Lots 55, 57 (Potential Development Site 115): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 29 feet for oil No.4/2 from the lot line facing E 202 Street for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3357, Lot 23 (Potential Development Site 116): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 15 feet for oil No.4/2 from the lot line facing E 204 Street for fuel oil and at least 18 feet from the lot line facing E 205 Street and Webster Avenue or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3357, Lot 25 (Potential Development Site 117): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 19 feet for oil No.4/2 from the lot line facing E 204 Street for fuel oil and at least 22 feet from the lot line facing E 205 Street and Webster Avenue or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3357, Lot 28 (Potential Development Site 118): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 27 feet for oil No.4/2 from the lot line facing E 204 Street for fuel oil and at least 26 feet from the lot line facing E 205 Street and Webster Avenue or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3357, Lots 32, 33 (Potential Development Site 119): Any new residential and/or commercial development on the above-referenced properties must ensure

that the heating, ventilating and air conditioning stack(s) are located at least 17 feet for oil No.4/2 from the lot line facing E 204 Street for fuel oil or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

- Block 3356, Lot 206 (Potential Development Site 122): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 16 feet for oil No.4/2 from the lot line facing E Gun Hill Road for fuel oil and at least 16 feet from the lot line facing E 211 Street or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.
- Block 3273 Lot 100 (Potential Development Site 125): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 35 feet for oil No.4/2 from the lot line facing Webster Avenue for fuel oil and at least 16 ft feet from the lot line facing Decatur Avenue or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

With the placement of the (E) designations on the above blocks and lots, no significant adverse impacts related to stationary source air quality would occur.

To preclude the potential for significant adverse impacts related to noise, an (E) designation would be incorporated into the rezoning proposal for each of the following properties:

Block 3273, Lots 85, 105, 100, 109, 114, 118, 122, 128
Block 3276, Lot 1
Block 3277, Lots 28, 36, 40, 41, 45,
Block 3278, Lots 31, 33, 80, 81, 82, 83, 84, 85, 88
Block 3279, Lot 50
Block 3280, Lots 37, 39, 42, 45, 46, 48, 49, 52, 55, 58, 65, 67, 61
Block 3330, Lots 40, 42, 43, 50, 51, 52, 55, 57, 68
Block 3331, Lots 45, 48, 53, 57, 64, 74, 75, 80
Block 3355, Lots 116, 136
Block 3356, Lots 200, 206, 214
Block 3357, Lots 7, 12, 15, 16, 18, 21, 23, 25, 28, 32, 33, 37, 52, 53, 54, 55
Block 3360, Lots 33, 38, 44, 50, 62

The text of the (E) designation for noise for the above properties would be as follows:

Block 3273, Lot 122, 128

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 37.2 dB(A) window-wall attenuation on any building façade which fronts Bedford Park Boulevard as well as a minimum of 35 dB(A) window-wall

attenuation on any other building façade, in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

Block 3273, Lots 85, 105, 109, 114, 118, Block 3276, Lot 1, Block 3277, Lots 28, 36, 40, 41, 4, 5, Block 3278, Lots 31, 33, 80, 81, 82, 83, 84, 85, 88 Block 3279, Lot 50, Block 3280, Lots 37, 39, 42, 45, 46, 48, 49, 52, 55, 58, 65, 67, 61, Block 3330, Lots 40, 42, 43, 50, 51, 52, 55, 57, 68, Block 3331, Lots 45, 48, 53, 57, 64, 74, 75, 80, Block 3355, Lots 116, 136, Block 3356, Lot 200, 206, 214, Block 3357, Lots 7, 12, 15, 16, 18, 23, 21, 25, 28, 32, 33, 37, 52, 53, 54, 55 Block 3360, Lots 33, 38, 44, 50, 62.

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 35 dB(A) window-wall attenuation in all façades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

With the placement of the (E) designation for noise, no significant adverse impacts related to noise would occur and no further analysis is warranted.

UNIFORM LAND USE REVIEW

This application (C 110085 ZMX), in conjunction with the related application (N 110086 ZRX), was certified as complete by the Department of City Planning on September 27, 2010, and was duly referred to Bronx Community Board 7, Community Board 12 and the Bronx Borough President and the Bronx Borough Board 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 110085 ZMX) on October 28, 2010 and, on that day, by a vote of 29 in favor, 0 against, and 0 abstentions, adopted a resolution recommending approval of this application.

Community Board 12 held a public hearing on this application (C 110085 ZMX) on November 16, 2010 and on that day, by a vote of 25 in favor, 0 against, and 0 abstentions, adopted a resolution recommending approval of this application.

Borough President Recommendation

This application (C 110085 ZMX) was considered by the Borough President of the Bronx which issued a recommendation approving the application on January 4, 2010.

Borough Board Recommendation

The Borough Board held a public hearing on December 16, 2010, and on that day, by a vote of 8 in favor, 0 against, and 0 abstentions recommended approval of this application (C 110085 ZMX).

City Planning Commission Public Hearing

On December 15, 2011 (Calendar No. 1) the City Planning Commission scheduled January 5th, 2011 for a public hearing on this application (C 110085 ZMX). The hearing was duly held on January 5, 2011 (Calendar No. 29) in conjunction with the hearing on the related action (N 110086 ZRX).

There were three speakers in favor of the application, and none opposed.

The first speaker, a representative from the office of the Bronx Borough President noted that the Webster Avenue-Bedford Park-Norwood rezoning will allow for the vitalization of a dormant, and sometimes dangerous, stretch of Webster. The speaker noted three requests from the Office of the Borough President. Firstly, requesting that a study be conducted for adding a planted median along Webster Avenue. Secondly, the speaker noted that the Bronx President's office is concerned about overcrowding conditions in one of the City's most overcrowded school districts and called upon the Department of

Education to evaluate Bedford Park and Norwood for additional schools. Thirdly, requesting that the inclusionary housing provisions be revisited to allow bonuses for a mix of low income, middle income and market rate housing.

The second speaker also represented the office of the Bronx Borough President. The speaker commended the Department of City Planning for collaborative work with the Community Board and the Office of the Bronx Borough President for this rezoning.

The third speaker spoke on the behalf of the Four Bronx Institution Alliance (FBIA). The speaker expressed support of the FBIA for the rezoning proposal.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Plan Review

This application (C 110085 ZMX), in conjunction with those for the related action (N 110086 ZRX), was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 22, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 10-027. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that this application to amend the Zoning Map (C 110085 ZMX), along with the related application for a zoning text amendment (N 110086 ZRX),

is appropriate.

The Commission notes that the rezoning proposal is a city-sponsored initiative that has been formulated in close collaboration with Community Board 7, Community Board 12, the Bronx Borough President's office, and local stakeholders within the community, including local residents and businesses.

The Commission notes that Webster Avenue is a wide street, averaging about 100 feet in width along which an elevated train ran until 1973. The Commission also notes that the Webster Avenue Corridor currently has low scale heavy commercial uses that date back to the time when the elevated train ran along the corridor. The zoning that allowed for such uses remained in place after the elevated rail line was demolished. The existing zoning does not allow for residential development and limits the opportunities for commercial development. The Commission believes that the proposed R7D/C2-4, C4-5D and C4-4 district will allow for the revitalization of Webster Avenue Corridor by creating opportunity for residential development, expanding options for commercial office and retail development and by mandating active ground floor uses in portions of the corridor. The Commission notes that the building height limit of 100 feet proposed along most of Webster Avenue is appropriate and in good proportion to the width of the corridor.

The Commission notes that the Webster Avenue Corridor is an area suitable for redevelopment for residential and commercial uses due to its location on the periphery of a stable residential community, good transit connectivity and proximity to several major Bronx institutions including the New York Botanical Gardens, Bronx Park, Montefiore Medical Center and Lehman College. The Commission further believes that the proposed zoning would facilitate redevelopment of the underutilized properties along Webster Avenue Corridor including vacant land, open parking facilities and vacant buildings.

The Commission believes that the application for the Inclusionary Housing Program in this area is appropriate and will build upon the City's commitment to providing affordable housing throughout New York City. The Commission recognizes the

provision of affordable housing is an essential component of the proposal and represents an important benefit to the current residents of Community District 7. The Inclusionary Housing Program would maintain height limits for the new contextual districts while providing a floor area bonus of 33 percent in exchange for 20 percent of the floor area to households eligible under affordable housing criteria. The Commission believes that the proposed regulations establish an effective approach to promoting affordable housing development where city-owned land is limited and one that would work under a variety of market conditions and for different types of development.

The Commission notes that the neighborhood areas of Bedford Park and Norwood constitute a well-established residential community with a distinct built character, which has been built over the last century. The Commission also recognizes that the built form in the neighborhood areas varies widely throughout the Rezoning Area including detached houses, semi-detached houses, row houses and multi-family walkup and elevator buildings. The Commission noted that the existing zoning allows for buildings to be developed with no restriction on height and thus poses a threat of future development, which is out of scale to the existing development. The Commission believes that the proposed contextual zoning districts in the neighborhoods of Bedford Park and Norwood will preserve the existing built character by providing height limits and bulk regulations which match the current building envelopes. The Commission believes that the proposal to reduce the depth of commercial overlays from 150 ft to 100 ft will prevent intrusion of commercial uses on residential side streets.

The Commission believes that the proposed rezoning will shift the incentive of development from the neighborhood area to the Webster Avenue Corridor where future development is appropriate.

The Commission acknowledges the request of the Borough President regarding the need for a study of a planted median along Webster Avenue. The Commission notes that such a study is currently being conducted by the Department of City Planning and will be released after it is completed. The Commission acknowledges the Borough President's

concern regarding overcrowding in the Community School District 10 (CSD10). The Commission recognizes that the School Construction Authority (SCA) and the Department of Education are working to address the need for additional school seats in the CSD10, and that SCA released an amended Capital Plan in September 2010 that allocated more than 2,800 new school seats in CSD 10 to address the current need. With regards to the Borough President's comment on the inclusionary housing program, the Commission notes that level of affordability achieved in each Inclusionary Housing project depends on the funding sources that are available to the City at the time of development and market conditions, which vary widely across the city and over time.

The Commission believes that the proposed rezoning will represent a comprehensive zoning strategy which will help foster a vibrant mixed use community along Webster Avenue while preserving the existing scale of the neighborhood in Bedford Park and Norwood.

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion ratified herein was issued on February 4, 2011, with respect to this application (CEQR No. 10DCP035X), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that

1. Consistent with social, economic, and other essential considerations, from among the reasonable alternatives thereto, the action is the one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigation measures that were identified as practicable.

This report of the City Planning Commission, together with the FEIS, constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos.3c and 1d:

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 207th Street-Msgr. John C. McCarthy Place and its westerly centerline prolongation, a line 150 feet easterly of Bainbridge Avenue, East 205th Street, a line 150 feet northeasterly of East 204th Street, a line 100 feet southeasterly of Decatur Avenue, a line 100 feet northeasterly of East 204th Street, Webster Avenue, a line 100 feet southwesterly of East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 150 feet southwesterly of East 204th Street, Bainbridge Avenue, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
 - d. Valentine Avenue, a line 150 feet northeasterly of East 198th Street, Bainbridge Avenue, and line 100 feet northeasterly of East 198th Street;
 - e. Valentine Avenue, a line 100 feet southwesterly of East 198th Street, a line

100 feet southeasterly of Bainbridge Avenue, East 198th Street, a line midway between Bainbridge Avenue and Pond Place, and a line 150 feet southwesterly of East 198th 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 East 194th Street, Marion Avenue, and a line 100 feet northeasterly of East 194th 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 194th Street, Bainbridge Avenue, a line midway between East 193rd Street and East 194th Street, Marion Avenue, Bainbridge Avenue, and a line 150 feet southwesterly of East 194th 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 207th 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 205th Street, Webster Avenue, and a line 100 feet northeasterly of East 204th Street;
 - c. a line 100 feet northwesterly of Webster Avenue, East 201st 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 197th Street; and
 - e. East 194th Street, Webster Avenue, a line 100 feet southwesterly of East 193rd 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 201st Street;

4. changing from an R7-1 District to an R4A District property bounded by East 193rd Street, a line 150 feet northwesterly of Decatur Avenue, a line 100 feet southwesterly of East 193rd 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 an R5A District property bounded by:
 - a. East 210th Street, Bainbridge Avenue, a line 100 feet southwesterly of East 210th 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 210th Street, Reservoir Oval West, East 208th Street, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
 - b. East 207th Street, a line perpendicular to East 206th Street distant 315 feet westerly (as measured along the street line) from the point of intersection of northerly street line of East 206th Street and the westerly street line of Perry Avenue, East 206th 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 207th 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 207th Street;
 - d. Hull Avenue, a line 270 feet southwesterly of East 205th Street, a line midway between Hull Avenue and Decatur Avenue, a line 210 feet southwesterly of East 205th Street, Decatur Avenue, and a line 100 feet northeasterly of East 204th Street;
 - e. East 201st 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 201st Street, and a line 70 feet southeasterly of Briggs Avenue;

- f. East 201st 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 201st Street, Decatur Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, 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 201st Street, and Decatur Avenue;
 - g. East 198th Street, a line 100 feet northwesterly of Marion Avenue, East 196th Street, Bainbridge Avenue, a line 100 feet southwesterly of East 198th Street, and a line 100 feet southeasterly of Bainbridge Avenue; and
 - h. a line 260 feet northeasterly of East 194th Street, a line 150 feet northwesterly of Marion Avenue, a line 100 feet northeasterly of East 194th 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 201st Street, Perry Avenue, East 201st Street, a line 90 feet northwesterly of Bainbridge Avenue, a line 100 feet northeasterly of East 201st Street, and Bainbridge Avenue;
8. changing from an R7-1 District to an 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 209th 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 209th Street, a line 100 feet southeasterly of Decatur Avenue, East 207th Street, a line midway between Perry Avenue and Hull Avenue, a line 350 feet southwesterly of East 209th 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 209th Street, and Hull Avenue;
 - c. East 207th Street-Msgr. John C. McCarthy Place, Perry Avenue, a line 220

feet northeasterly of East 205th Street, a line midway between Perry Avenue and Hull Avenue, a line 55 feet northeasterly of East 205th Street, Hull Avenue, a line 100 feet northeasterly of East 204th Street, a line 100 feet easterly of Bainbridge Avenue, East 206th Street, and a line perpendicular to the northerly street line of East 206th Street distant 315 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 206th Street and the northwesterly street line of Perry Avenue;

- d. a line 120 feet southwesterly of East 205th Street, a line 120 feet northwesterly of Webster Avenue, a line 100 feet northeasterly of East 204th Street, and Decatur Avenue;
- e. Bainbridge Avenue, East 201st 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 201st 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 201st Street;
- f. Valentine Avenue, a line 100 feet southwesterly of East 199th 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 199th Street, Bainbridge Avenue, and a line 100 feet northeasterly of East 198th Street;
- g. Marion Avenue, East 199th Street, a line 80 feet northwesterly of Decatur Avenue, Oliver Place, Decatur Avenue, East 198th Street, a line 100 feet southeasterly of Decatur Avenue, a line 130 feet northeasterly of East 197th Street, Decatur Avenue, a line 150 feet southwesterly of East 198th Street, a line 90 feet northwesterly of Decatur Avenue, East 197th Street, a line 60 feet northwesterly of Decatur Avenue, a line 75 feet southwesterly of East 197th Street, Marion Avenue, and East 197th Street, a line 100 feet westerly of Marion Avenue, and East 198th Street; and
- h. a line 320 feet southwesterly of East 196th Street, a line 110 feet southeasterly of Bainbridge Avenue, a line 439 feet northeasterly of East 194th Street, Marion Avenue, East 195th Street, a line 175 feet southeasterly of Marion Avenue, a line 350 feet northeasterly of East 194th

Street, a line 150 feet northwesterly of Marion Avenue, a line 260 feet northeasterly of East 194th Street, and a line midway between Briggs Avenue and Valentine Avenue;

9. changing from an R7-1 District to an R5D District property bounded by the westerly centerline prolongation of East 207th Street-Msgr. John C. McCarthy Place, Bainbridge Avenue, East 205th Street, a line 100 feet northeasterly of East 204th Street, a line 120 feet northwesterly of Webster Avenue, East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204th 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 209th Street, Decatur Avenue, a line 250 feet northeasterly of East 209th Street, a line 100 feet southeasterly of Decatur Avenue, a line 50 feet northeasterly of East 209th Street, Decatur Avenue, a line 75 feet northeasterly of East 209th 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 204th 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 204th Street, Bainbridge Avenue, and East Mosholu Parkway North, a line 110 feet northwesterly of Bainbridge Avenue, and Rochambeau Avenue;
 - c. East 197th Street, Bainbridge Avenue, a line 150 feet southwesterly of East 197th Street, Briggs Avenue, a line 100 feet northeasterly of East 196th Street, and a line midway between Valentine Avenue and Briggs Avenue; and
 - d. East 193rd Street, Marion 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, Bainbridge Avenue, a line 100 feet northeasterly of Coles Lane, a line 85 feet northwesterly of Bainbridge Avenue, a line 125 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 an 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 Avenue East, Reservoir Oval East, a line 100 feet easterly of Bainbridge Avenue, East 205th Street, Bainbridge Avenue, the westerly centerline prolongation of East 207th Street-Msgr. 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 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 204th 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 East 201st Street, a line 100 feet southeasterly of 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 201st 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 198th Street, Bainbridge Avenue, and a line 100 feet southwesterly of Bedford Park Boulevard;
12. changing from an R7-1 District to an 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 209th Street, Decatur Avenue, a line 50 feet northeasterly of East 209th Street, a line 100 feet southeasterly of Decatur Avenue, a line 250 feet northeasterly of East 209th Street, Decatur Avenue, a line 305 feet northeasterly of East 209th 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 210th Street, Webster Avenue, a line 130 feet northeasterly of East 205th Street, a line 100 feet southeasterly of Decatur Avenue, East 205th Street, a line 120 feet

northwesterly of Webster Avenue, a line 120 feet southwesterly of East 205th Street, Decatur Avenue, a line 210 feet southwesterly of East 205th Street, a line midway between Hull Avenue and Decatur Avenue, a line 270 feet southwesterly of East 205th Street, Hull Avenue, a line 55 feet northeasterly of East 205th Street, a line midway between Perry Avenue and Hull Avenue, a line 220 feet northeasterly of East 205th Street, Perry Avenue, East 207th 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 southwesterly of East 209th Street, a line midway between Perry Avenue and Hull Avenue, East 207th Street, a line 100 feet southeasterly of Decatur Avenue, a line 50 feet southwesterly of East 209th Street, Hull Avenue, a line 100 feet southwesterly of East 209th Street, Reservoir Oval East, a line 375 feet northeasterly of Holt Place, Perry Avenue, a line 200 feet northeasterly of East 209th 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 207th 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 207th 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 feet easterly of East Mosholu Parkway North;
- c. East 201st Street, a line 70 feet southeasterly of Briggs Avenue, a line 100 feet southwesterly of East 201st 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 East 199th Street, a line 125 feet southeasterly of Briggs Avenue, and a line 100 feet southwesterly of East 199th 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 201st Street, a line 110 feet northwesterly of Marion Avenue, East 201st Street, 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 204th 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 198th Street, Decatur Avenue, Oliver Place, a line 80 feet northeasterly of Decatur Avenue, and East 199th Street;
- g. Valentine Avenue, a line 100 feet northeasterly of East 198th Street, Bainbridge Avenue, a line 190 feet northeasterly of East 198th Street, Marion Avenue, East 198th Street, a line 100 feet southeasterly of Bainbridge Avenue, a line 100 feet southwesterly of East 198th Street, Bainbridge Avenue, East 197th Street, a line midway between Valentine Avenue and Briggs Avenue, a line 100 feet northeasterly of East 196th Street, Briggs Avenue, a line 150 feet southwesterly of East 197th Street, Bainbridge Avenue, East 196th Street, a line 100 feet northwesterly of Marion Avenue, East 197th Street, Marion Avenue, a line 75 feet southwesterly of East 197th Street, a line 60 feet northwesterly of Decatur Avenue, East 197th Street, a line 90 feet northwesterly of Decatur Avenue, a line 150 feet southwesterly of East 198th Street, Decatur Avenue, a line 130 feet northeasterly of East 197th Street, a line 100 feet southeasterly of Decatur Avenue, East 197th Street, a line midway between Decatur Avenue and Webster Avenue, East 194th Street, Decatur Avenue, a line 100 feet southwesterly of East 193rd Street, a line 150 feet northwesterly of Decatur Avenue, East 193rd Street, Bainbridge Avenue, a line 470 feet northeasterly of Coles Lane, Briggs Avenue, a line 100 feet northeasterly of East 194th Street, a line 150 feet northwesterly of Marion Avenue, a line 350 feet northeasterly of East 194th Street, a line 175 feet southeasterly of Marion Avenue, East 195th Street, Marion Avenue, a line 439 feet northeasterly of East 194th Street, a line 110 feet southeasterly of Bainbridge Avenue, a line 320 feet southwesterly of East 196th Street, a line midway between Valentine Avenue and Briggs Avenue, and a line 100 feet northeasterly of East 194th Street; and
- h. a line 125 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 210th 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 205th Street, Webster Avenue, a line 100 feet southwesterly of East 204th Street, a line midway between Decatur Avenue and Webster Avenue, East 204th Street, a line 120 feet northwesterly of Webster Avenue, East 205th Street, and a line 100 feet southeasterly of Decatur Avenue;
 - b. East 201st Street, Webster Avenue, Botanical Square, Webster Avenue, East 197th Street, a line 100 feet southeasterly of Decatur Avenue, East 198th Street, and a line 120 feet northwesterly of Webster Avenue;
 - c. East 194th Street, Webster Avenue, a line 100 feet southwesterly of East 193rd 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 205th Street, the southeasterly boundary line of a Rail Road right-of-way (New York 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 204th 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 Rail Road), and Bedford Park Boulevard; and
 - c. a line midway between Decatur Avenue and Webster Avenue, East 197th Street, Webster Avenue, and East 194th Street;

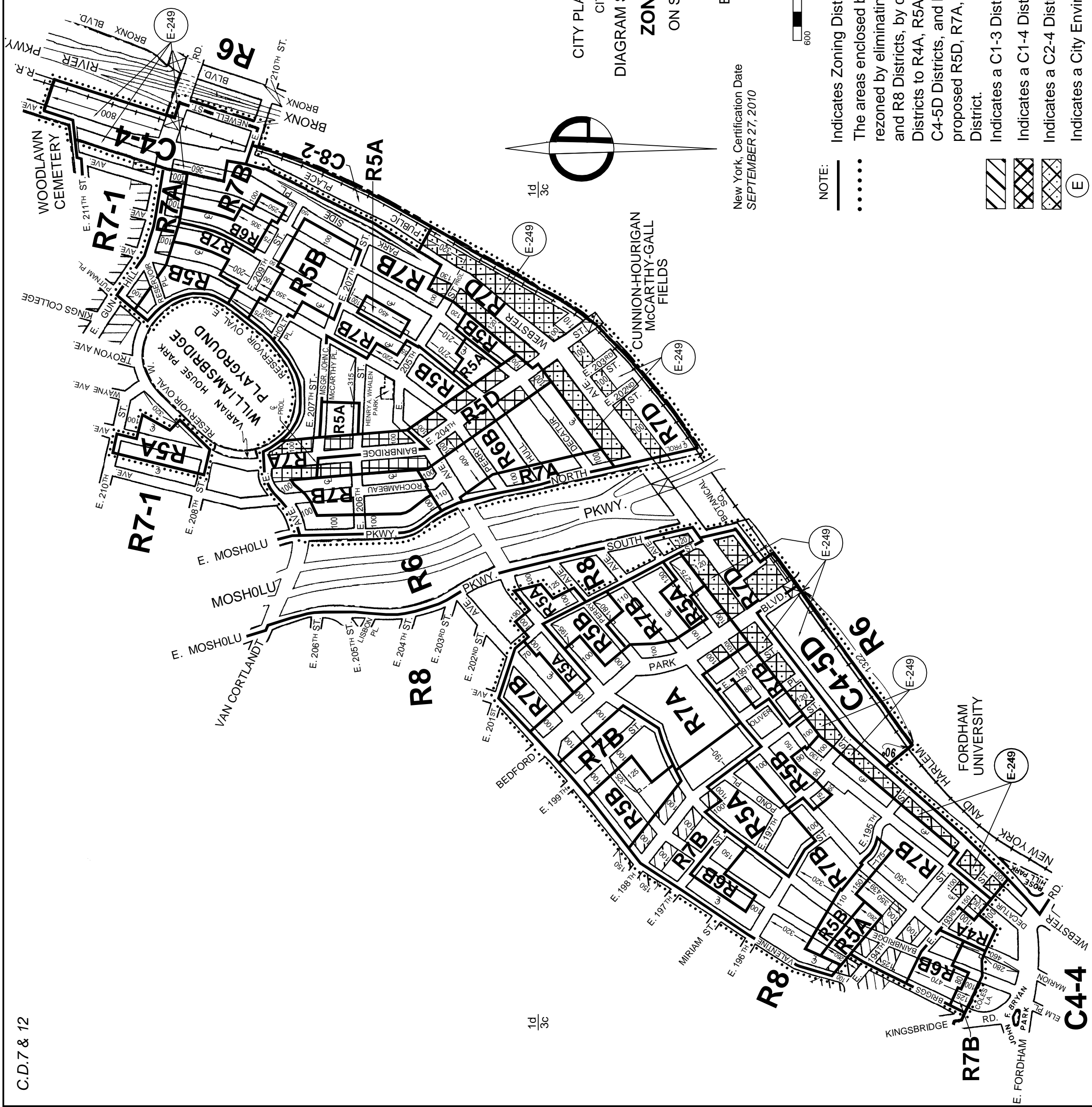
17. changing from a C8-2 District to a C4-4 District property bounded by a line 800 feet northeasterly of East Gun Hill Road, the southeasterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), East Gun Hill Road, Newell Street, East 210th Street, Webster Avenue, a line 360 feet southwesterly of East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, East 211th 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 207th Street-Msgr. John C. McCarthy Place, Bainbridge Avenue, East 205th Street, a line 100 feet northeasterly of East 204th Street, a line 120 feet northwesterly of Webster Avenue, East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204th Street, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
20. establishing within a proposed R7A District a C1-4 District bounded by:
 - a. East 207th Street-Msgr. John C. McCarthy Place, a line 100 feet easterly of Bainbridge Avenue, East 205th 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, and 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 207th Street, the westerly centerline prolongation of East 207th Street-Msgr. John C. McCarthy Place, and 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 194th Street and East 193rd Street, Decatur Avenue, and a line 100 feet southwesterly of East 193rd 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 205th 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 204th 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 204th Street, a line 120 feet northwesterly of Webster Avenue, East 205th Street, a line 100 feet southeasterly of Decatur Avenue, a line 130 feet northeasterly of East 205th Street, and Webster Avenue; and
 - b. East 201st 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 193rd Street, Decatur Avenue, East 194th Street, a line midway between Decatur Avenue and Webster Avenue, East 197th Street, a line 100 feet southeasterly of Decatur Avenue, East 198th 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 201st 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 the conditions of CEQR Declaration E-249.

The above resolution (C 110085 ZMX), duly adopted by the City Planning Commission on February 16, 2011 (Calendar No. 9), 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.

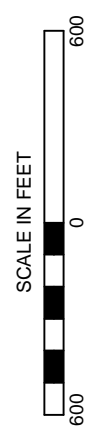
AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, ALFRED C. CERULLO, III,
BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,
NATHAN LEVENTHAL, ANNA HAYES LEVIN, SHIRLEY A. MCRAE,
KAREN A. PHILLIPS, Commissioners



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAPS
1d & 3c
BOROUGH OF
THE BRONX

S. Voyages, R.A. Director
Technical Review Division

New York, Certification Date
SEPTEMBER 27, 2010



- NOTE:**
- Indicates Zoning District Boundary.
 - The areas enclosed by the dotted lines are proposed to be rezoned by eliminating C1-3 and C2-3 Districts from existing R7-1 and R8 Districts, by changing from R7-1, R8, C4-4 and C8-2 Districts to R4A, R5A, R5B, R5D, R6B, R7A, R7B, R7D, C4-4 and C4-5D Districts, and by establishing C1-4 and C2-4 Districts within proposed R5D, R7A, R7B and R7D Districts, and an existing R8 District.
 - Indicates a C1-3 District.
 - Indicates a C1-4 District.
 - Indicates a C2-4 District.
 - Indicates a City Environmental Quality Review Declaration, refer to C.E.Q.R. sheet.

Community/Borough Board Recommendation

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

Application # C 110085 ZMX
CEQR # 10DCP035X
Community District No. 07 Borough: The Bronx
Community District No. 12 Borough: The Bronx
Project Name: Webster Avenue/Bedford Park/Norwood
Rezoning

INSTRUCTIONS

1. Complete this form and return one copy to the Calendar Information Office, City Planning Commission, Room 2E, at the above address.

2. 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.

Docket Description:

SEE ATTACHED

Applicant(s): NYC Department of City Planning
Bronx Borough Office
One Fordham Plaza
Bronx, NY 10458

Applicant's Representative: Carol Samol
NYC Department of City Planning
Bronx Borough Office
One Fordham Plaza
Bronx, NY 10458

Community Board No. 7 Borough: The Bronx

Borough Board

Date of public hearing: 11/4/10

Location: Bx. Library Center
310 East Kingsbridge Rd, Bx 10458

Was a quorum present? YES NO

A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Vote adopting recommendation taken: 11/16/10

Location: Kitay House, 2550 Webob Ave Bx 1044

RECOMMENDATION

Approve
 Disapprove

Approve With Modifications/Conditions
 Disapprove With Modifications/Conditions

Explanation of Recommendation-Modification/Conditions (Attach additional sheets if necessary)

See attached

Voting

In Favor: 25 Against: 0 Abstaining: 0 Total members appointed to the board: 36

Fabrizio P. Tundo District Manager
Community/Borough Board Officer Fernando P. Tundo Title

Date: Nov 17, 2010 v.012006w



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



PAUL FOSTER, CHAIRMAN

FERNANDO P. TIRADO, DISTRICT MANAGER

November 17, 2010

Resolution adopted by the General Board for the following ULURP applications: #110085ZMX and #N110086ZRX

WHEREAS, the Uniform Land Use Review Procedure (ULURP) is a standardized procedure whereby applications affecting the land use of the city are publicly reviewed; and

WHEREAS, the above listed applications were certified as complete by the Department of City Planning on Tuesday, September 21, 2010 and the review period for Bronx Community Board 7 (the Board) began on Wednesday, October 6, 2010 and must be completed by Monday, December 6, 2010; and

WHEREAS, the ULURP application process required the Board to conduct a public hearing, which was publicized on Tuesday, October 19, 2010 in local media and the City Record and held on Thursday, November 4, 2010; and

WHEREAS, the New York City Department of City Planning is the applicant and seeking the approval of the Board under the ULURP processes for:

1. Application# 110085ZMX, an amendment of the Zoning Map, Sections No. 1d and 3c, changing:
 - a. Zoning map amendment to change portions of 18 blocks currently zoned C8-2, R7-1, R7-1/C1-3, and R7-1/C2-3 to R7D/C2-4, generally located along Webster Avenue, north of East 193rd Street and South of East 205th Street.
 - b. A portion of one block currently zoned C8-2 to C4-5D, generally located along Webster Avenue, north of East 198th Street and south of Bedford Park Boulevard.
 - c. Portions of four blocks from C8-2 to C4-4 and R7B generally located along Webster Avenue, north of East 210th Street and south of East 213th Street.
 - d. Portions of 71 blocks from R7-1, R7-1/C1-3, R7-1/C2-3, R8, R8/C2-3, and C4-4 to contextual districts R4A, R5A, R5B, R5D/C1-4, R6B, R7B, R7B/C1-3, R7B/C2-4, R7A, R7A/C13, R7A/C1-4, R7A/C2-4, R8/C2-4 generally located northwest of Webster Avenue, north of Fordham Road, southeast of Valentine Avenue, east of Rochambeau Avenue, and south of East Gun Hill Road.
2. Application# N110086ZRX, a zoning text amendment to establish the Inclusionary Housing program in the R7D and C4-5D districts within the proposed rezoning area.

WHEREAS, the Board regards Webster Avenue as an area that is severely underdeveloped and zoning on this street has not been updated since the dismantling of the Third Avenue elevated train in 1973; and

WHEREAS the intent of this application is to shape Webster Avenue into a vibrant, inviting, and walk-able mixed use residential and commercial corridor with an inclusionary housing program to incentivize the development of permanent affordable housing; and

WHEREAS, the Board recognizes that overdevelopment in the neighborhoods of Bedford Park and Norwood has had a detrimental effect on the quality of life for area residents; and



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



PAUL FOSTER, CHAIRMAN

FERNANDO P. TIRADO, DISTRICT MANAGER

WHEREAS, To preserve existing low density character in the residential areas of Bedford Park and Norwood, it is necessary to institute zoning changes for the purposes of neighborhood preservation, and encourage new development to concentrate along Webster Avenue; and

WHEREAS, the Board believes that development should in the best interests of all stakeholders, with the surrounding community and its residents considered the primary stakeholders; and communities should have a voice in matters affecting the usage of land within the confines of their district that will directly impact upon their livelihood, for gain or for loss, on a long-term basis; and

WHEREAS, the Board is charged with representing the various interests in the community on all issues regarding land use issues within the district; and the Board has demonstrated due diligence in considering the needs and concerns of these interests throughout its role in the ULURP process;

NOW, THEREFORE BE IT RESOLVED, at the General Board meeting held on Tuesday, November 16, 2010 that Bronx Community Board 7 recommended approval of the aforementioned ULURP applications.

BE IT FURTHER RESOLVED, that Bronx Community Board 7 further recommends that a study be conducted in the areas east of the Grand Concourse, along East Mosholu Parkway South, including the blocks of East 202nd and East 203rd Streets between Briggs Avenue and Valentine Avenue. These areas of Bedford Park need to be similarly down-zoned in order to preserve the characteristics of the neighborhood and be consistent with the proposed zoning along East Mosholu Parkway North as part of a future 197c proposal.

BRONX CB7 VOTE RECORD (25 of 36 members present, quorum established)

1. Applications #110085ZMX and #N110086ZRX – Rezoning of Webster Avenue and portions of the neighborhoods of Bedford Park and Norwood and support for Inclusionary Housing in designated areas along Webster Avenue.
2. 25 in favor, 0 opposed, and 0 abstention(s)
3. In Favor – Mohammed S. Ali, Frank Benitez, Ischia Bravo, Ozzie Brown, Monique Casablanca*, Nelson Cruz, Sandra Erickson, Paul Foster*, William Francis, John Franco, Lowell Green, Helene Hartman-Kutnowsky, Joyce Hernandez-Lopez, Ezequiel Jiménez, Andrew Laiosa, Joseph Lee, Hector Lopez, Eleanor Lundeen, Yvette Page, Dilletta Pina, Charlesetta Rhett, Khadijaha Saeed, Jay Shuffield*, Dawn Stan*, Barbara Stronczer
4. Opposed – (N/A)
5. Abstention – (N/A)

Asterisk (*) indicates a board member who owns property in the proposed rezoning area and are required to publicly disclose prior to voting as per COIB rules.ba

Community/Borough Board Recommendation

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

Application # C 110085 ZMX
CEQR # 10DCP035X
Community District No. 07 Borough: The Bronx
Community District No. 12 Borough: The Bronx
Project Name: **Webster Avenue/Bedford Park/Norwood**
Rezoning

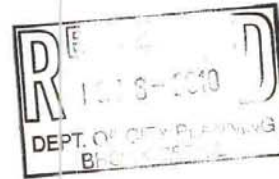
INSTRUCTIONS

1. Complete this form and return one copy to the Calendar Information Office, City Planning Commission, Room 2E, at the above address.

2. 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.

Docket Description:

SEE ATTACHED



Applicant(s):

NYC Department of City Planning
Bronx Borough Office
One Fordham Plaza
Bronx, NY 10458

Applicant's Representative:

Carol Samol
NYC Department of City Planning
Bronx Borough Office
One Fordham Plaza
Bronx, NY 10458

Community Board No. 12 Borough: **The Bronx**

Borough Board

Date of public hearing: Oct 28, 2010

Location: BRONX

Was a quorum present? YES NO

A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Vote adopting recommendation taken: _____

Location: Town Hall - 4101 White Plains Rd
The Bx NY 10466

RECOMMENDATION

Approve

Approve With Modifications/Conditions

Disapprove

Disapprove With Modifications/Conditions

Explanation of Recommendation-Modification/Conditions (Attach additional sheets if necessary)

Voting

In Favor: 29 Against: 0 Abstaining: 0

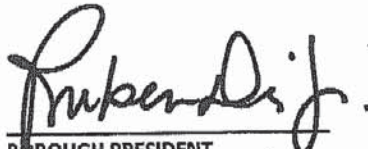
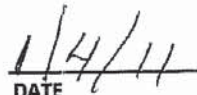
Total members appointed to the board: 43

Caemen Rosa
Community/Borough Board Officer

District Manager
Title

4 Nov 2010
Date

v.012006w

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 110085 ZMX DOCKET DESCRIPTION PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION	
COMMUNITY BOARD NOS. 7 and 12 BOROUGH: THE BRONX	
RECOMMENDATION <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH MODIFICATIONS/CONDITIONS (List below) <input type="checkbox"/> DISAPPROVE EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary) PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION	
 BOROUGH PRESIDENT	 DATE

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 207th Street-Msg. John C. McCarthy Place and its westerly centerline prolongation, a line 150 feet easterly of Bainbridge Avenue, East 205th Street, a line 150 feet northeasterly of East 204th Street, Webster Avenue, a line 100 feet southwesterly of East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 150 feet southwesterly of East 204th Street, Bainbridge Avenue, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
 - d. Valentine Avenue, a line 150 feet northeasterly of East 198th Street, Bainbridge Avenue, and a line 100 feet northeasterly of East 198th Street;
 - e. Valentine Avenue, a line 100 feet southwesterly of East 198th Street, a line 100 feet southeasterly of Bainbridge Avenue, East 198th Street, a line midway between Bainbridge Avenue and Pond Place, and a line 150 feet southwesterly of East 198th 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 194th Street, Marion Avenue, and a line 100 feet northeasterly of East 194th Street, and a line midway between Valentine Avenue and Briggs Avenue; and

6. changing from an R7-1 District to and R5A District property bounded by:
 - a. East 210th Street, Bainbridge Avenue, a line 100 feet southwesterly of East 210th 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 210th Street, Reservoir Oval West, East 208th Street, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
 - b. East 207th Street, a line perpendicular to East 206th Street distant 315 feet westerly (as measured along the street line), from the point of intersection of northerly street line of East 206th Street and the westerly street line of Perry Avenue, East 206th 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 207th 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 207th Street;
 - d. Hull Avenue, a line 270 feet southwesterly of East 205th Street, a line midway between Hull Avenue and Decatur Avenue, a line 210 feet southwesterly of East 205th Street, Decatur Avenue, and a line 100 feet northeasterly of East 204th Street;
 - e. East 201st 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 201st Street, and a line 70 feet southeasterly of Briggs Avenue;
 - f. East 201st 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 201st 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 201st Street, and Decatur Avenue;

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

h. a line 260 feet northeasterly of East 194th Street, a line 150 feet northwesterly of Marion Avenue, a line 100 feet northeasterly of East 194th 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 201st Street, Perry Avenue, East 201st Street, a line 90 feet northwesterly of Bainbridge Avenue, a line 100 feet northeasterly of East 201st 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 209th 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 209th Street, a line 100 feet southeasterly of Decatur Avenue, East 207th Street, a line midway between Perry Avenue and Hull Avenue, a line 350 feet southwesterly of East 209th 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 209th Street, and Hull Avenue;

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

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

e. Bainbridge Avenue, East 201st 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 201st 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 201st Street;

f. Valentine Avenue, a line 100 feet southwesterly of East 199th 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 199th Street, Bainbridge Avenue, and a line 100 feet northeasterly of East 198th Street;

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

h. a line 320 feet southwesterly of East 196th Street, a line 110 feet southeasterly of Bainbridge Avenue, a line 450 feet northeasterly of East 194th Street, Marion Avenue, East 195th Street, a line 175 feet southeasterly of Marion Avenue, a line 350 feet northeasterly of East 194th Street, a line 150 feet northwesterly of Marion Avenue, a line 260 feet northeasterly of 194th 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 207th Street-Msgr. John C. McCarthy Place, Bainbridge Avenue, East 205th Street, a line 100 feet northeasterly of East 204th Street, a line 120 feet northwesterly of Webster Avenue, East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204th 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 209th Street, a line 100 feet southeasterly of Decatur Avenue, a line 50 feet northeasterly of East 209th Street, Decatur Avenue, a line 75 feet northeasterly of East 209th 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 204th 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 204th Street, Bainbridge Avenue, and East Mosholu Parkway North, a line 110 feet northwesterly of Bainbridge Avenue, and Rochambeau Avenue;

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

d. East 193rd 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 205th Street, Bainbridge Avenue, the westerly centerline prolongation of East 207th Street-Msgr. 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 204th 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 201st Street, a line 100 feet southeasterly of Bainbridge Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, Bainbridge Avenue, a line 100 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 201st 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 198th Street, Bainbridge Avenue, and al 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 209th Street, Decatur Avenue, a line 50 feet northeasterly of East 209th Street, a line 100 feet southeasterly of Decatur Avenue a line 250 feet northeasterly of East 209th Street, Decatur Avenue, a line 305 feet northeasterly of East 209th 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 210th Street, Webster Avenue, a line 130 feet northeasterly of East 205th Street, a line 100 feet southeasterly of Decatur Avenue, East 205th Street, a line 120 feet northwesterly of Webster Avenue, a line 120 feet southwesterly of East 205th Street, Decatur Avenue,, a line 210 feet southwesterly of East 205th Street, a line midway between Hull Avenue, a line 55 feet northeasterly of East 205th Street, a line midway between Perry Avenue and Hull Avenue, a line 220 feet northeasterly of East 205th Street, Perry Avenue, East 207th 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 209th Street, a line midway between Perry Avenue and Hull Avenue, East 207th Street, a line 100 feet southeasterly of Decatur Avenue, a line 50 feet southwesterly of East 209th Street, Hull Avenue, a line 100 feet southwesterly of East 209th Street, Reservoir Oval East, a line 375 feet northeasterly of Holt Place, Perry Avenue a line 200 feet northeasterly of East 209th 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 207th 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 207th 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 201st Street, a line 70 feet southeasterly of Briggs Avenue, a line 100 feet southwesterly of East 201st 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 lien 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 199th Street, a line 125 feet southeasterly of Briggs Avenue and a line 100 feet southwesterly of East 199th 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 201st Street, a line 110 feet northwesterly of Marion Avenue, East 201st 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 204th 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 198th Street, Decatur Avenue, Oliver Place, a line 80 feet northeasterly of Decatur Avenue, and East 199th Street;

g. Valentine Avenue, a line 100 feet northeasterly of East 198th Street, Bainbridge Avenue, a line 190 feet northeasterly of East 198th Street, Marion Avenue, East 198th Street, a line 100 feet southeasterly of Bainbridge Avenue, a line 100 feet southwesterly of East 198th Street, Bainbridge Avenue East 197th Street, a line midway between Valentine Avenue and Briggs Avenue, a line 100 feet northeasterly of East 196th Street, Briggs Avenue, a line 150 feet southwesterly of East 197th Street, Bainbridge Avenue, East 196th Street, a line 100 feet northwesterly of Marion Avenue, East 197th Street, Marion Avenue, a line 75 feet southwesterly of East 197th Street, a line 60 feet northwesterly of Decatur Avenue, East 197th Street, a line 150 feet southwesterly of East 198th Street, Decatur Avenue, a line 130 feet northeasterly of East 197th Street, a line 100 feet southeasterly of Decatur Avenue, East 197th Street, a line midway between Decatur Avenue and Webster Avenue, East 194th Street, Decatur Avenue, a line 100 feet southwesterly of East 193rd Street, Bainbridge Avenue, a line 470 feet northeasterly of Coles Lane, Briggs Avenue, a line 100 feet northeasterly of East 194th Street, a line 175 feet southeasterly of Marion Avenue, East 195th Street, Marion Avenue, a line 450 feet northeasterly of East 194th Street, a line 110 feet southeasterly of Bainbridge Avenue, a line 320 feet southwesterly of East 196th Street, a line midway between Valentine Avenue and Briggs Avenue, and a line 100 feet northeasterly of East 194th 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 210th 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 205th Street, Webster Avenue, a line 100 feet southwesterly of East 204th Street, a line midway between Decatur Avenue and Webster Avenue, East 204th Street, a line 100 feet southeasterly of Decatur Avenue;

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

c. East 194th Street, Webster Avenue, a line 100 feet southwesterly of East 193rd 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 205th 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 104th 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 197th Street, Webster Avenue, and East 194th 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 210th Street, Webster Avenue, a line 360 feet southwesterly of East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, East 211th 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 207th Street-Msgr. John C. McCarthy Place, Bainbridge Avenue, East 205th Street, a line 100 feet northeasterly of East 204th Street, a line 120 feet northwesterly of Webster Avenue, East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204th 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 207th Street-Msgr. John C. McCarthy Place, a line 100 feet easterly of Bainbridge Avenue, East 205th 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 207th Street, the westerly centerline prolongation of East 207th 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 194th Street and East 193rd Street, Decatur Avenue, and a line 100 feet southwesterly of East 193rd 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 205th 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 204th 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 204th Street, a line 120 feet northwesterly of Webster Avenue, East 205th Street, a line 100 feet southeasterly of Decatur Avenue, a line 130 feet northeasterly of East 205th Street, and Webster Avenue; and

b. East 201st 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 193rd Street, Decatur Avenue, East 194th Street, a line midway between Decatur Avenue and Webster Avenue, East 197th Street, a line 100 southeasterly of Decatur Avenue, East 198th 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 201st 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 205th 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 195th 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 193rd Street
- Establishment of R5A districts along:
 - Pond Place, Bainbridge Avenue, East 197th and 198th Streets.
 - Bainbridge Avenue between East 201st Street and East Mosholu Parkway South, as well as East 201st Street from 90 feet west of Bainbridge Avenue and Perry Avenue.
 - Decatur Avenue between Bedford Park Boulevard and East 201st Street.
 - Hull and Decatur Avenues just immediately north of East 204th Street.
 - The eastern side of Hull Avenue between East 205th and 207th Streets.
 - The northern side of East 206th Street and southern side of 207th Street just immediately west of Bainbridge Avenue.
 - Bainbridge Avenue between East 208th and 210th Streets.
- Establishment of R5B districts along:
 - A portion of the southern side of East 195th Street, and mid-blocks of Marion, Bainbridge and Briggs Avenue between East 194th and 195th Streets.
 - Bainbridge Avenue between East 198th and 199th Streets.

- Perry Avenue between Bedford Park Boulevard and East 201st Street; and the southern side of East 201st Street from Bainbridge Avenue and just west of Marion Avenue.
- The eastern side of Decatur Avenue between East 204th and 205th Streets.
- Perry, Hull and Decatur Avenues between East 207th and 209th Streets.
- Perry Avenue between East 209th 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 204th Street shopping corridor between East 207th Street and Webster Avenue.
- Establishment of R6B districts along:
 - Bainbridge Avenue and Poe Place between Coles Lane and East 193rd Street.
 - Briggs Avenue between East 196th and 197th Streets; and East 197th Street between Valentine and Bainbridge Avenues.
 - Bainbridge, Perry, Hull and Decatur Avenues between East Mosholu Parkway North and East 204th Streets.
 - The eastern side of Marion Avenue, and small portions of Decatur Avenue between East 209th 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 205th 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 24th, 2010.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board 7 held a public hearing and approved this application on November 17th, 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 4th, 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 2nd, 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 201st 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 208th and 210th 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 204th

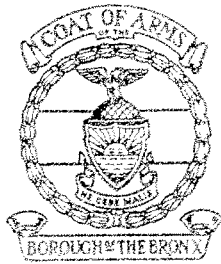
Street shopping corridor be rezoned to R5D to preserve the existing character of the strip, as well as the downzoning of homes along Bainbridge, Perry, Hull and Decatur Avenues to R6B to maintain the character of Norwood's core.

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.



OFFICE OF THE BRONX BOROUGH PRESIDENT
THE BRONX COUNTY BUILDING
851 GRAND CONCOURSE
BRONX, NEW YORK 10451

RUBEN DIAZ, JR.
BOROUGH PRESIDENT

TEL. 718-590-3500
FAX. 718-590-3537
E-MAIL: rdiazjr@bronxbrp.nyc.gov

February 11, 2011

Commissioner Amanda Burden, Chairperson
The City Planning Commission
City of New York
22 Reade Street
New York, New York 10007

RE: Borough Board Vote - ULURP Application No: C 110085 ZMX, N 110086 ZRX
Webster Avenue, Norwood, Bedford Park

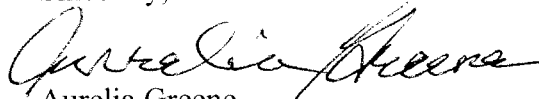
Dear Commissioner Burden:

The purpose of this correspondence is to convey to the New York City Planning Commission the outcome of a Borough Board hearing on the above noted ULURP Applications. The Borough Board held this vote on December 16, 2010. The matter in question pertains to an Amendment of the Zoning Map and Zoning Text Amendment in Bronx Community Districts 7 and 12.

The vote was unanimous in favor of the proposed Zoning Map Amendment and Zoning Text Amendment as noted on the enclosed Vote Tally Sheet.

I thank you for your attention.

Sincerely,


Aurelia Greene,
Deputy Bronx Borough President

Enclosure



BRONX BOROUGH PRESIDENT RUBEN DIAZ JR.

851 GRAND CONCOURSE, BRONX, NEW YORK 10451

BRONX BOROUGH BOARD

VOTE TALLY SHEET

December 16, 2010

ISSUE: An Amendment of Zoning Map, Section Nos. 1d and 3c
Community Boards 7 & 12

COMMUNITY BOARD CHAIRPERSONS

- Mr. George Rodriguez - CB #1.....
- Mr. Rafael Salamanca, Jr. CB#2.....
- Ms. Gloria S. Alston - CB #3.....
- Rev. Wenzell Jackson - CB #4.....
- Dr. Bola Omotosho - CB #5.....
- Ms. Wendy Rodriguez - CB #6.....
- Mr. Paul Foster - CB #7.....
- Mr. Damian McShane - CB #8.....
- Mr. Enrique Vega - CB #9.....
- Mr. John Marano - CB #10.....
- Mr. Dominic Castore - CB #11.....
- Father Richard Gorman - CB #12.....

COUNCIL PERSONS

- Hon. Melissa Mark Viverito - 8th District.....
- Hon. G. Oliver Koppell - 11th District.....
- Hon. Lawrence B. Seabrook - 12th District.....
- Hon. James Vacca - 13th District.....
- Hon. Fernando Cabrera - 14th District.....
- Hon. Joel Rivera - 15th District.....
- Hon. Helen Diane Foster - 16th District.....
- Hon. Maria del Carmen Arroyo - 17th District.....
- Hon. Annabel Palma - 18th District.....

VOTE

YES	NO	ABSTAIN
✓		
✓		
✓		
✓		
✓		
✓		
✓		