



LUIS R. SEPÚLVEDA
Assemblyman 87th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

COMMITTEES
Aging
Agriculture
Banks
Correction
Housing

TASK FORCE
Puerto Rican/Hispanic Task Force

LEGISLATIVE CAUCUS
Black, Puerto Rican, Hispanic &
Asian Legislative Caucus

FOR THE RECORD

Council Member Donovan Richards
Chair
New York City Council
Subcommittee on Zoning
250 Broadway, Suite 1731
New York, New York 10007

Dear Council Chair Richards:

I write to express my strong support of a new school in the surrounding area of Lambert Houses, West Farms area of the Bronx. When the reconstruction project of Lambert Houses is complete, there will be an additional 1600 housing units.

School District 12 is already one of the most over-crowded school districts in the city. Elementary schools 125% over capacity and middle schools 163% over capacity. It is unjust to create more housing and not create additional schools for the children residing in Lambert Houses.

Creating a new school is especially important to the residents I represent in that area.

Thank you for your consideration.

Very truly yours,

Luis R. Sepulveda
New York State Assemblyman
87th Assembly District

SENATOR RUBÉN DÍAZ
32ND DISTRICT

LEGISLATIVE OFFICE BUILDING
ROOM 606
ALBANY, NEW YORK 12247
(518) 455-2911
FAX (518) 426-6945

DISTRICT OFFICE:
900 ROGERS PLACE
BRONX, NEW YORK 10459
(718) 991-3161
FAX (718) 991-0309



THE SENATE
STATE OF NEW YORK

RANKING MINORITY MEMBER
AGING COMMITTEE

COMMITTEES:
BANKS
FINANCE
INVESTIGATIONS &
GOVERNMENTAL OPERATIONS
JUDICIARY
TRANSPORTATION

Council Member Donovan Richards
Chair
New York City Council
Subcommittee on Zoning
250 Broadway, Suite 1731
New York, New York 10007

FOR THE RECORD

Dear Council Chair Richards:

On behalf of the residents of the 32nd Senatorial District, I write this letter to help ease an already overcrowded school district and support the construction of a new school on the site of the Lambert Houses, south of East Tremont Avenue in the West Farms section of Bronx County.

I understand that when this reconstruction project is complete, the Lambert Houses will include more than 1600 housing units.

It does not make sense for the City of New York to exclude the construction of a new school building for families who live in the vicinity of the Lambert Houses to send their children to the already overcrowded schools. And while it may take several years to complete the housing in that area, we need the funding in place for a new school in that area right away.

Our Bronx schools are already overcrowded, and we can and should use this opportunity to help reduce overcrowding in the West Farms area and build a new school for our children as soon as possible.

Sincerely,

A handwritten signature in dark ink, appearing to be "Ruben Diaz", written over a horizontal line.

Senator Reverend Ruben Diaz

cc: Council Member Ritchie Torres
John Sanchez, District Manager, Community Board 6

New York City Council
Subcommittee on Zoning
Council Member Donovan Richards, Chair
Council Member Ritchie Torres
October 19, 2016

FOR THE RECORD

Re: ULURP Numbers **C 160285 ZMX, C 160286 HAX, N 160288 ZRX, N 160289 ZRX, C 160290 ZSX, C 160218 MMX, C 160307 ZSX (Lambert Houses)**

Good Morning Chairman Richards and members of the Subcommittee on Zoning

My name is Sahre Davis, Chair of the Education and Youth Committee of Community Board 6 and I am a parent of two children that attend public schools in Community Board 6.

Today I would like to give testimony on behalf of my community and why Education is the forefront of our goals.

The response of the SCA is absolutely abhorrent to the needs of Community Board 6.

How dare an institution who is Servant to the Educational needs of the City of New York will only give u "Consideration" to building a school. Outlandish! Land that is granted without cost on top of that! It is my firm belief SCA has lost focus of the true reason we Liaison with them – to Better and Empower our communities. Housing is always a need, but the foundation for any of life's ambitions is education. Where can you go without knowing the basics? Who will hire a person who cannot interoperate simple instructions? Read? Write?

While we live in the days of immense technology – how is it education has become an option? It can NOT and will NOT be!

We are tired of the endless litany of dollar stores and other day to day shopping. The community has proven beyond a shadow of a doubt it can generate income, sustain it and turn around new ventures. At Present we find ourselves on the precipice of a serious influx to our community. Our community schools, such as P.S. 300 , P.S. 67 are already overcrowded. There is no relief insight as we welcome over 2,500 more residents to West Farms.

I sat on the board during the presentation of the Lambert Houses proposed zoning changes and redevelopment. While they were adamant about bringing in prior residents, not all will return. But most assuredly we will have higher rents and more shopping centers. But there is no guarantee of where the children will be educated. This is not a winning or well thought out combination. I had to turn my vote as a NAY. At present this is a recipe for disaster.

Any mathematician would concur the numbers are off and don't equate to the success of a community. (Even at these estimates 364 elementary, 149 middle school and 177 high school students). Where will these children go to school? Will we bus children out of the community to

obtain services? Will the children stand in back of class in the already overpopulated schools? Absolutely not! This new development will soon become a breeding ground for recidivism.

Think about it. If we allow this influx into the community without sustaining a fortified plan for maintaining educational standards we will become victim to this major **oversight y the city**. If we allow our neighbors to not have a fair chance at education (even at the most tender ages) it breeds self doubt. That lack of confidence will turn into malevolent desires and needs. Without an education what will they do? But turn to their neighbors and see what they can steal from them. We must have the foresight **now** to see these issues before they fruition **into unregulated problems**.

My mother was the first in my family to graduate high school and college. I am the second to graduate highschool and college. My daughter is on her way being the third, however; with the threat looming of overcrowding how will she navigate through the system? We are the descendants of the slaves who built this country and are proud of it. Ironically enough the present education system we now utilize is due to the abolitionist inclusionary tactics and teaching the former slaves to read and write.

Further yet - still the most underrepresented in our community are the Medically Fragile and Special needs children. They are already being passed over for IEP fulfillment as noted by the New York Times last March. The torch of justice must be held high to light the way for those who have disabilities/challenges they have struggled with since birth. We must allow for ALL students, be they in wheelchairs, be they able to walk, or not and of all Ages to have a decent size class room, respectable teachers and ultimately go on to fulfill collegiate ambitions.

It starts here today – with your vote to demand a school be placed in Lambert Houses in Phase1.

The children are our future – we must teach them well – they will lead the way.

Thank you,

Sahre Davis

Chair of Education and Youth Committee

Bronx Community Board 6

FOR THE RECORD

New York City Council
Subcommittee on Zoning
Council Member Donovan Richards, Chair
Council Member Ritchie Torres
October 19, 2016

Re: ULURP Numbers C 160285 ZMX, C 160286 HAX, N 160288 ZRX, N 160289 ZRX, C 160290 ZSX, C 160218 MMX, C 160307 ZSX (Lambert Houses)

Good Morning Chairman Richards and Members of the Subcommittee on Zoning and Franchises,

My name is John Sanchez and I am the new District Manager for Bronx Community Board 6 having started on August 1st. I want to thank you all for the opportunity to testify on the ULURP proposals related to Lambert Houses.

The City Council Subcommittee has the authority to recommend modifications to ULURP proposals, and Community Board 6 asks that the subcommittee recommend three changes. First, we ask that this application guarantee that the NYC School Construction Authority (SCA) will build both an elementary and middle school on the parcel of land Phipps Houses has offered free of charge. Second, we ask that the proposal state that SCA will begin its school construction process immediately upon project approval, and not in the year 2027 as proposed. Third, we ask that if requiring SCA and DOE to agree to build both schools is not possible, that Phipps Houses, be required to offer the land to another school operator that will build the schools.

The construction of schools is critical to the borough of The Bronx and our specific community. The Bronx has the highest public school ratio of the five boroughs, which is the projected number of student seats generated from new housing construction. More locally, School District 12 has a greater than 1,400 seat need. This does not include

the proposed project, which is expected to bring an additional 690 students. This also does not include the several other housing developments planned in Community Board 6.

We are simply requesting safeguards to ensure an elementary and middle school is built. The project proposal wording is vague and says, "Phipps and HPD are in discussions with the SCA and will continue to work with SCA to determine appropriate terms for the proposed 500 seat elementary school as the phased project is constructed. It is anticipated that these terms will be formalized in a letter of intent (LOI). If SCA were to decline to exercise this option and construct the school, a residential building with approximately 55 units would be constructed in its place." The proposal sets no timeline for discussions to be finalized or when SCA must make the decision to accept or reject this option. The proposal also does not give a firm date of when school construction would begin if SCA did accept the option. However, the developer's preliminary construction schedule shows construction of this parcel to begin in December 2027. I met with a staff member of SCA last week and learned that their school construction process takes an average of 2.5 to 4 years for school construction. This means that potentially, a school would be completed in 2031, 15 years from now. I can confidently say that the members of Community Board 6 would not have voted to recommend this project for approval if they were aware of this possibility. Also, the Environmental Impact Study (EIS) on this proposal states, "The proposed project would result in a significant adverse impact on intermediate schools." Thus an elementary school is not enough for our community. These are all causes for concern, but we have an opportunity to change the present situation.

Fortunately, the SCA already has funding for 912 seats in District 12 in its capital plan for 2015-201. These seats are not in the design and scope phase because school sites have not yet been located. We want to ensure SCA uses the free option that Phipps Houses is offering. Another positive is that the proposed zoning change for the parcel of land Phipps is offering allows for 86,000 sq. feet of buildable space. SCA explained to me last week that the average middle school requires about 50,000 sq. feet of space and the average elementary school requires 20,000 sq. feet. Thus the space is more than sufficient to accommodate both an elementary and middle school.

Community Board 6 supports the expansion of affordable housing and the redevelopment of Lambert Houses. However, we need the requisite infrastructure investment of an elementary and middle school to sustain our community's growing student population. SCA has the funding to build these schools, the proposed zoning change provides enough square footage to build both schools, and the land for both schools is being offered free of charge. The community asks that you ensure that SCA seizes this great opportunity. Subcommittee members, I ask that you to consider these proposed changes to the project proposal and if you agree with them, submit the recommendations to the Land Use committee for their review. Thank you for your time and consideration.

Sincerely,

John Sanchez

District Manager

Bronx Community Board 6

FOR THE RECORD

New York City Council
Subcommittee on Zoning
Council Member Donovan Richards, Chair
Council Member Ritchie Torres
October 19, 2016

Re: ULURP Numbers **C 160285 ZMX, C 160286 HAX, N 160288 ZRX, N 160289 ZRX, C 160290 ZSX, C 160218 MMX, C 160307 ZSX (Lambert Houses)**

Good Morning Chairman Richards and members of the Subcommittee on Zoning,

My name is Marie Ocran and I am both a resident of and intern for Bronx Community Board 6. I am a senior at Monroe College in The Bronx studying Criminal Justice. I am here today because the children and parents of Community Board 6 are asking for fairness and justice regarding education. They are asking for a simple thing of our great city, they are asking the city to guarantee that they will build a school on land that a developer wants to give away for that very purpose.

Every weekday at 6:00am, my 10-year brother is woken up by my mom to get ready for school which begins at 7:45 am. If they have not left the house by 7:00 am, my little brother will be late. This is because my little brother goes to a school that is 40 minutes away from his house because of the scarcity of educational institutions for children and young adults in our neighborhood that are not overcrowded. Hence, for the last four years I have watched this cycle continue Monday to Friday, weather hot or cold, just so my brother can get quality education and the attention he needs in order to be academically successfully. Unfortunately, this should not be the case. My community needs more schools. We deserve the attention, security, and efficiency that a quality educational system offers.

In the year of 2014, I volunteered as a teacher's assistant at the Phipps Lambert Head start under the AmeriCorps Jumpstart. I witnessed children ages 3-4, the most vulnerable times of a human being, eager to learn and be informed. I witnessed children eyes lighten when they were taught something new. I was part of a system that broadened the horizon of children within my neighborhood setting them on a path to success. Seeing this developed a sense of hope for the future of my community however I could not ignore one major question, what will happen to the children of my community after they graduate from head start? I then had to face the striking truth, that these children, the future of my community, will be dispersed all around the Bronx simply due to the lack of schools available within my neighborhood to enroll them in due to overcrowding. Unity and a quality education is the key to the prosperity of every individual in a community.

School district 12 already has a 120% utilization rate for elementary schools; 1480 seats are needed. This means the class sizes are large exceeding 30 students per class.

Researchers have found that gains in achievement generally occur when class size is less than 20 students.

A University of London study from 2009 notes that teachers believe that Every child has the right to the attention and support which they need. The size of the class contributes to the severe criticism which some teachers express about their own teaching. In a sense, once the class size passes a certain point, the teachers are bound to 'fail' because the demands on their time cannot be met." So it is safe to say that in district 12, teachers are stressed because they are unable to tend to the needs of every child and the students are stressed because they are not getting the attention they need to even comprehend what they are learning. We need a reduction in class sizes however more schools need to be built as well to ease overcrowding.

A recent study published in the *American Journal of Public Health* revealed that reducing class sizes in elementary schools may be more cost-effective than most public health and medical interventions. This is because students in smaller classes are more likely to graduate from high school, and high school graduates earn more and also enjoy significantly better health than high school dropouts. More schools need to be built in district 12 for class sizes to be reduced to the point that every student will have the opportunity of receiving the attention they need from their teachers. This initiative will institute quality education in our community.

I have been a part of this community for a long time but I feel frustration at times. Opportunities are hidden and the youth have been ignored for some time. I am here today because I believe that my neighborhood has the ability to bring forth law abiding citizens who will be presidents, doctors, lawyers, and world changers. This can only happen if we invest in the future by building more schools in the community to reduce our already overburdened system.

Thank You

New York City Council

Subcommittee on Zoning

Council Member Donovan Richards, Chair

Council Member Ritchie Torres

October 19, 2016

FOR THE RECORD

Re: ULURP Numbers C 160285 ZMX, C 160286 HAX, N 160288 ZRX, N 160289 ZRX, C 160290 ZSX, C 160218 MMX, C 160307 ZSX (Lambert Houses)

Good Morning Chairman Richards and members of the Subcommittee on Zoning and Franchises,

My name is Octavia Y. Lewis MPA and I serve on the Community Board for District 6. I would like to apologize for not being able to be present before you all but I'm currently recovering from a recent surgery. However, it was imperative that I submit testimony on behalf of my community. Without a doubt our district needs a new school, especially with the additional residents that are projected to be in our district over the next decade from this proposed project.

It is a no-brainer that the opportunity to utilize the land offered by Phipps Housing Development to build a school should be taken for the betterment of our community. The NYC School Construction Authority should be held accountable to ensure that our children are not sent to overcrowded schools. The children in our district deserve the same opportunities to achieve academic excellence as affluent children that reside in other thriving districts.

I urge you all to make sure that our children are not left behind and that we get a new school for our children. I'm optimistic as a new Board Member even though, I have heard others speak not so candidly of SCA because of missed opportunities in the past to do right by our children and district. Please do not allow this travesty to take place once again because it will be our children who suffer in the long run. If we want to attract new businesses to our district it must begin with our educational institutions being able to perform and produce the best and brightest that this city has to offer.

Sincerely,

Octavia Y. Lewis MPA

Octavia Y. Lewis MPA

Happy Cooking Bistro LLC
322 Spring St.
New York, NY 10013

FOR THE RECORD

October 19, 2016

To Whom It May Concern:

I am respectfully withdrawing the enclosed sidewalk café application for Happy Cooking Bistro LLC located at 322 Spring St., New York, NY 10013 without prejudice.

Sincerely,


Barman Sharifi
President

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Keen Berger, Secretary
Daniel Miller, Assistant Secretary

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

Manhattan Community Board 2 Testimony **to the NY City Council Sub-Committee on Zoning & Franchises** **October 19, 2016**

Good morning, Chairman Richards and members of the Sub-Committee on Zoning and Franchises. My name is Bob Gormley. I am the District Manager of Manhattan Community Board 2. I want to thank you for the opportunity to testify today regarding the application of Happy Cooking Bistro LLC d/b/a Sacco & Vanzetti, located at 322 Spring Street, for an enclosed sidewalk café.

Community Board 2 has several concerns regarding this application that we would like to bring to the attention of this committee. First, the applicant for this enclosed sidewalk café is not the entity that would benefit if it should be approved. During the same month, June 2016, that this application was being considered by CB2's Quality of Life Committee, another application was being considered by our SLA Licensing Committee to transfer the existing on-premise liquor license from Happy Cooking Bistro LLC to RLV Bistro LLC. Community Board 2 feels it is inappropriate for an operator to pursue an application that would result in a permanent structure on the sidewalk, while simultaneously being in the process of selling the assets of its business to another corporate entity. We also wonder why the application for the enclosed sidewalk café was not pursued *after* the transfer of the liquor license was completed by the applicant at this location.

Second, the Department of City Planning (DCP) applied the wrong rule and therefore has erred in allowing a portion of the enclosed sidewalk café to intrude onto the Greenwich Street sidewalk. According to Title 6 of the Rules of the City of New York (RCNY) §2-46(a), it is a prerequisite that a sidewalk be a minimum of twelve feet wide in order for a café to be allowed on that sidewalk. The sidewalk on the Greenwich Street side of the restaurant is only ten feet, ten inches wide and, therefore, should prohibit any sidewalk café or any portion of a sidewalk café from occupying it. In this case, the enclosed sidewalk café juts out one foot, ten inches beyond the Greenwich Street property line and should not be approved. In addition to not meeting this threshold requirement, the definition of an enclosed sidewalk café on the Department of Consumer Affairs's website states that it is "[a]n enclosed area on the public sidewalk *in front of* the restaurant...." (Emphasis added.) This enclosed sidewalk café plan extends beyond the front of the restaurant and so does not meet DCA's own standard.

Third, the Department of City Planning has applied the wrong rule regarding clearance from sidewalk obstructions. RCNY §2-52(a) states that a minimum distance of eight feet or fifty percent of the sidewalk, whichever is greater, shall be reserved for pedestrian use. RCNY §2-52(a)(1) states that the distance for the pedestrian clear path shall be measured from the sidewalk

café to the curb line or *the nearest obstruction*. In this case, there are two such obstructions: the Fire Department Call Box and the Electrical Pedestrian Crossing Sign located opposite the eastern end of the sidewalk café. The applicant correctly maintains the required eight foot distance between these obstructions and the enclosed sidewalk café. However, RCNY §2-52(a)(1) further states that “[i]n no event may recesses in the sidewalk café frontage be used to satisfy this unobstructed width requirement, except that the corners of the sidewalk café may be rounded or mitered.” In this case, the eastern end of the sidewalk café is six feet, six inches and the western end of the café is nine feet, six inches thereby violating the letter and spirit of this rule and resulting in a very bizarrely configured enclosed sidewalk café.

Fourth, this enclosed sidewalk café plan includes a handicap ramp on the Spring Street side of the restaurant. It is not clear that appropriate rules have been adhered to for such a ramp and specific approvals from the Department of Buildings should be included with the application.

Finally, and more generally, the sidewalk cafe laws were created to help enliven streets and they have been generally successful. Enclosed sidewalk cafes are an exception. They are a privatization of the public sphere. They narrow the sidewalk and detract from a sense of safety by inhibiting visibility and they offer nothing to the neighborhood in return. When they are unsuccessful there is no effective way to have them removed. For example, in Community Board 2 we had a shuttered enclosed café in the West Village that sat for two years covered in graffiti and was a blight on the surrounding area. Our district also has examples of what were once enclosed sidewalk cafes, but have been converted into illegal extensions of retail stores. These broader concerns are, perhaps, a discussion for another day. However, it is our hope that this sub-committee and the entire City Council will consider the broader context when ruling on this and other enclosed sidewalk café applications in the future.

Thank you.

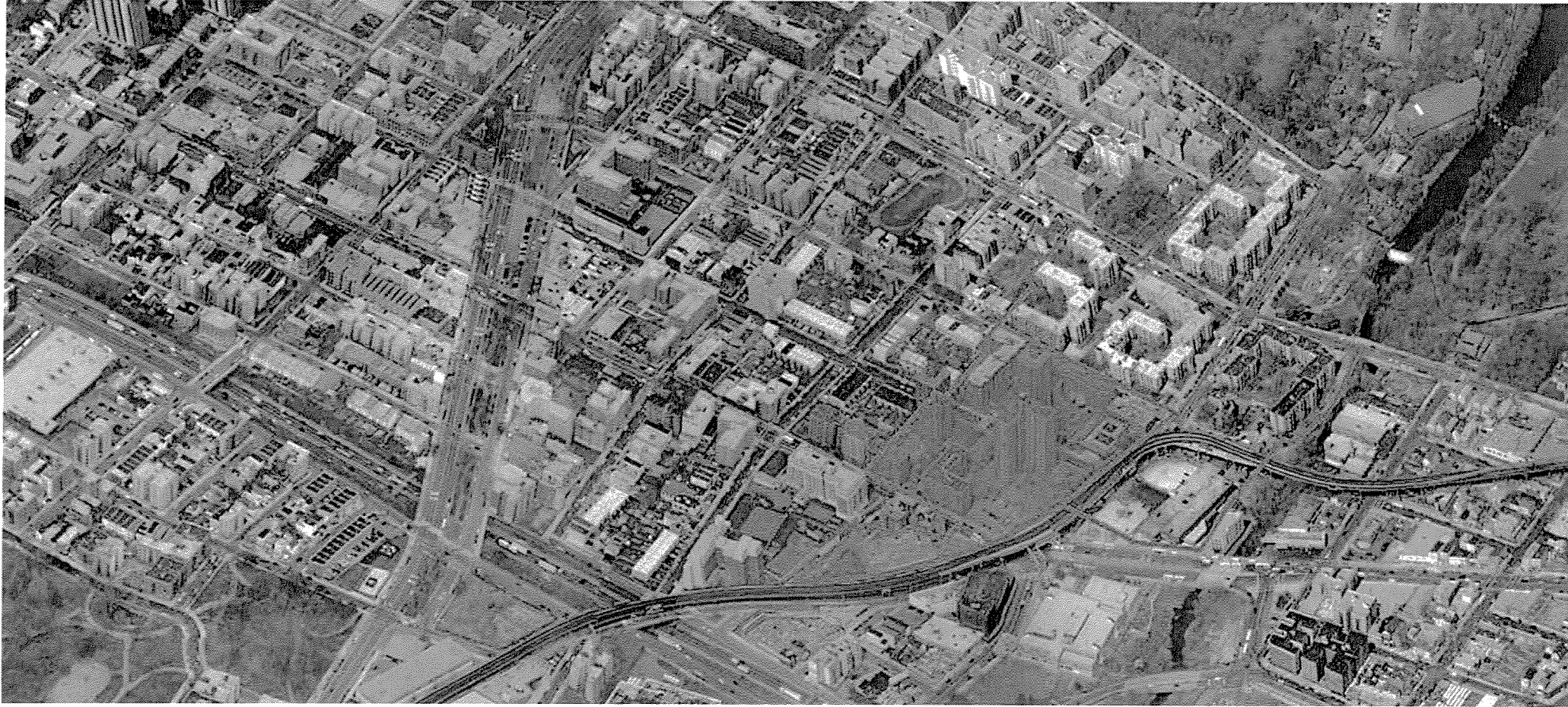
An aerial, grayscale photograph of a dense urban environment, likely New York City. The image shows a complex grid of streets and buildings. A prominent feature is a large, multi-level highway interchange or overpass system that cuts through the urban fabric, curving from the lower left towards the upper right. The text is overlaid on this image.

1932 BRYANT AVENUE

ASSOCIATION OF NEW YORK CATHOLIC HOMES

October 19, 2016
City Council Presentation

SITE
Aerial View



DattnerArchitects

DattnerArchitects



DEVELOPMENT SITE

Aerial View

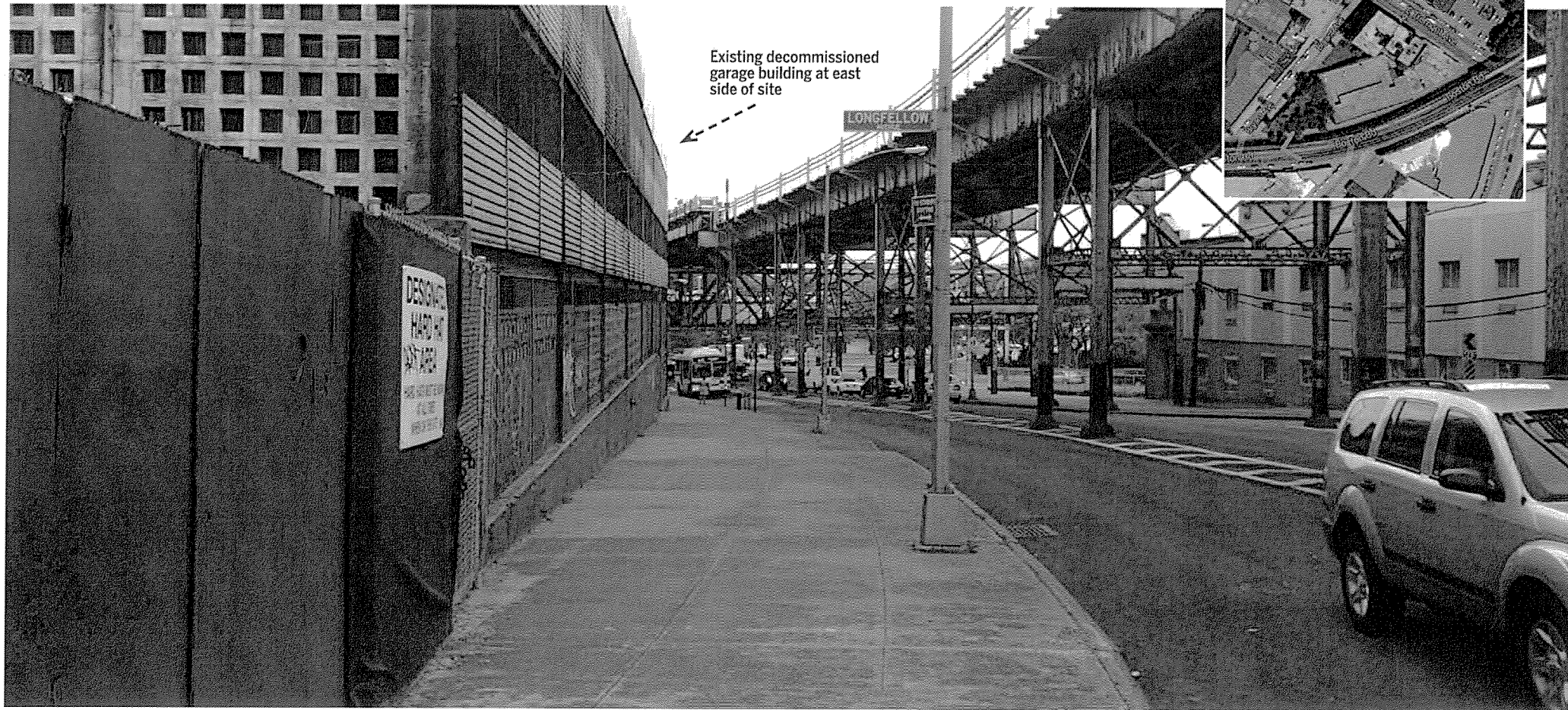


East Tremont Avenue Looking West

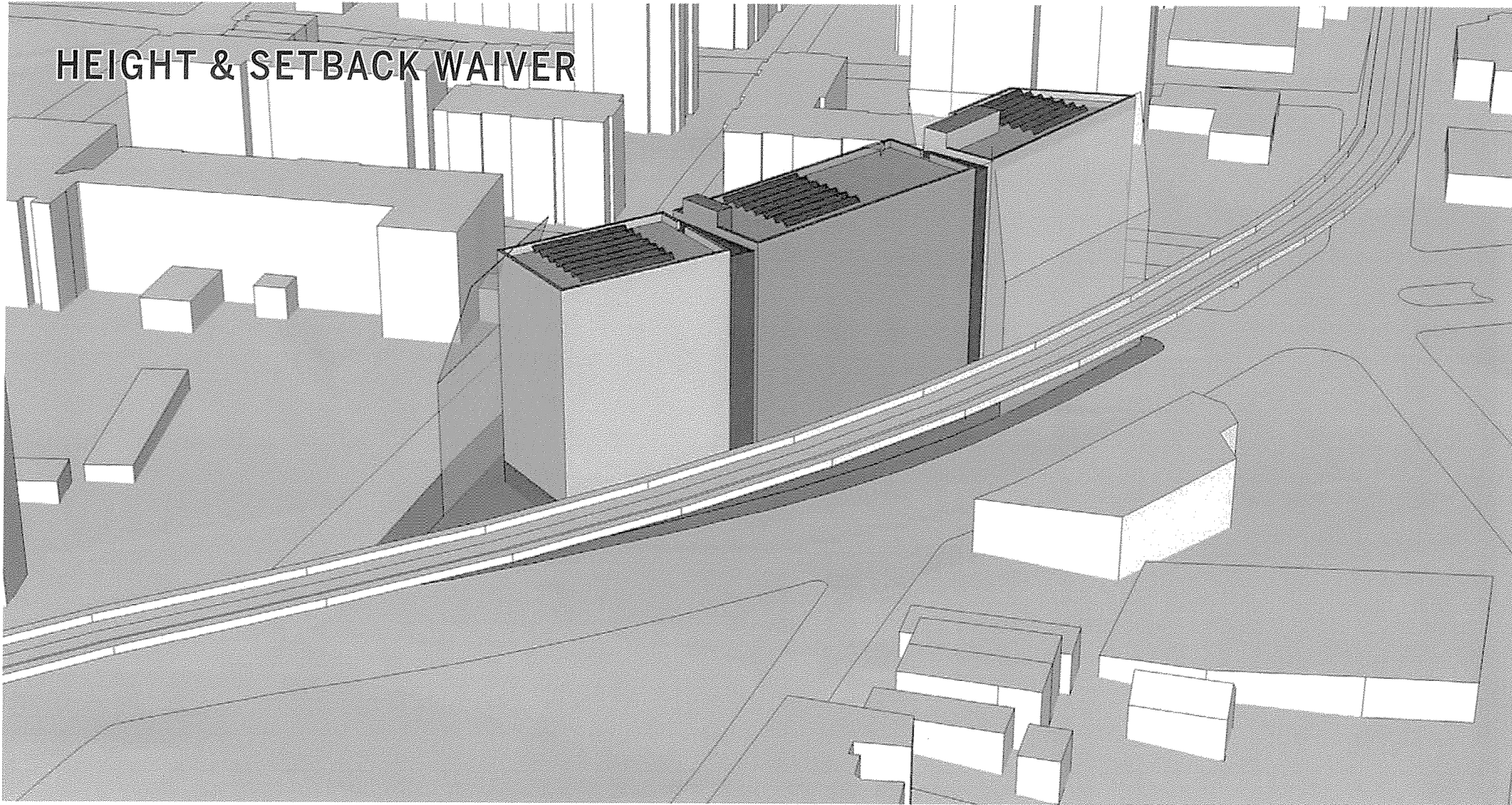
North east
corner of site



View from Boston Road



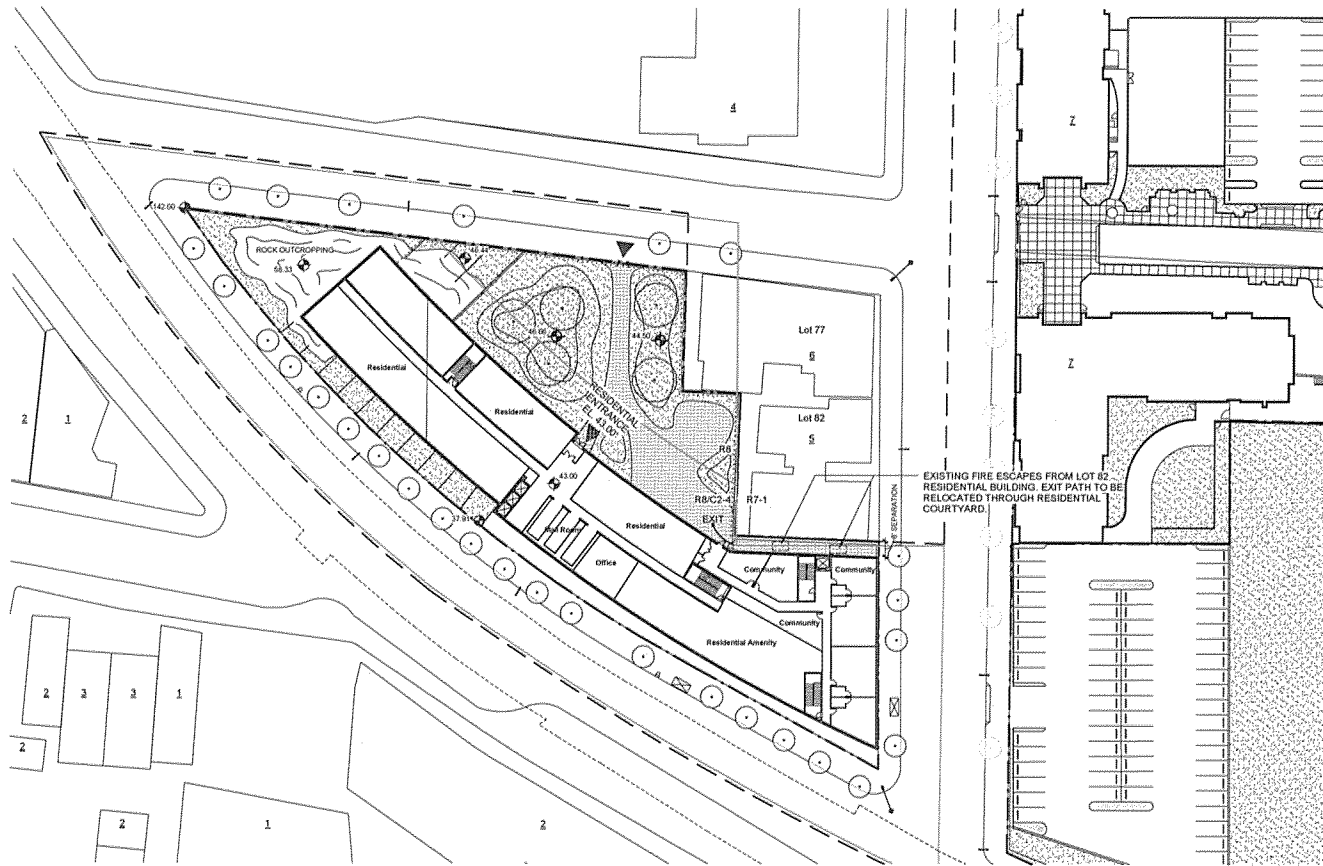
HEIGHT & SETBACK WAIVER



E. TREMONT AVE. - BOSTON RD.

Pedestrian View





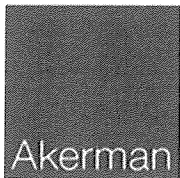
DattnerArchitects



Second Farms

Concourse Village West Rezoning
LU 0495-2016 and LU 0496-2016

Zoning & Franchises Subcommittee Meeting
New York City Council
October 19, 2016



LEGEND

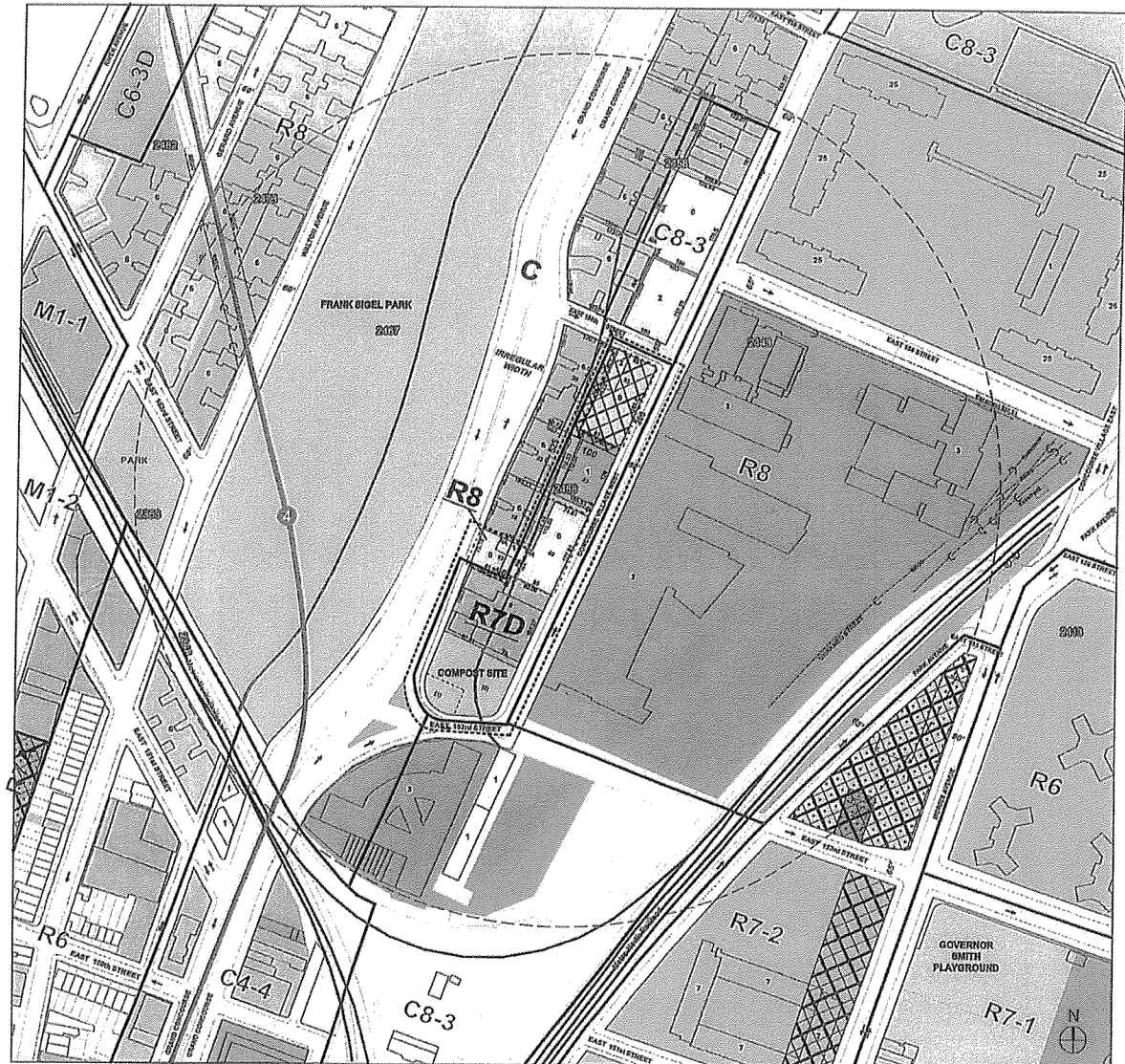
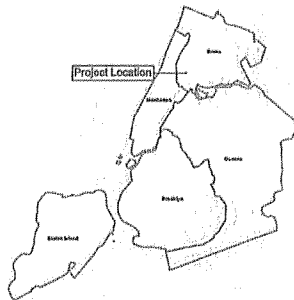
- Area of Rezoning
- Development Site
- 600' Radius

Zoning

- Zoning District Line
- Grand Concourse Special District Line
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

Land Use

- One & Two Family Buildings
- MultiFamily Walkup Buildings
- MultiFamily Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data



Concourse Village West Apartments, Bronx, B: 2458, Lots: 35, 49, 13.
DANOIS ARCHITECTS, P.C.

AREA MAP

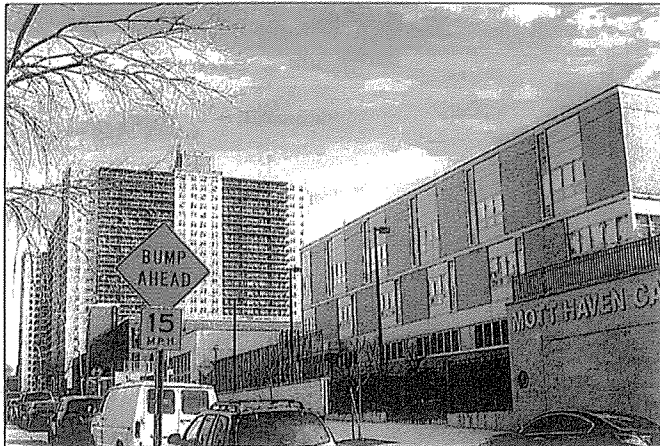
SEPTEMBER 15, 2014



1. View of Site A from Concourse Village West and E. 156th Street.



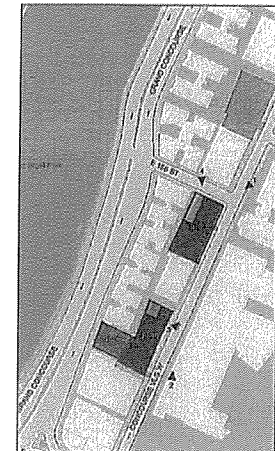
2. View of Site B and Site A beyond along Concourse Village West.



3. View of Mott Haven Campus along Concourse Village West.



4. View of Site A from E. 156th Street and Mott Haven Campus beyond.

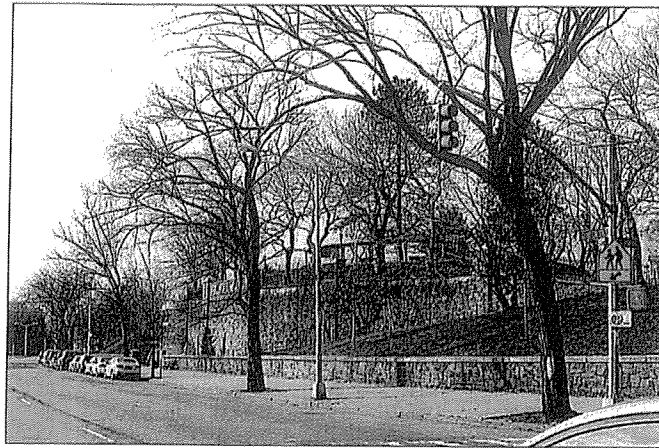


Photographs Taken on February 22, 2013





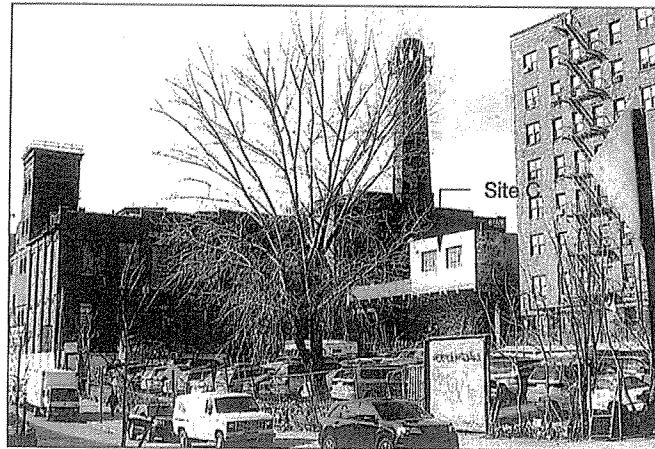
1. View of Grand Concourse at East 156th Street.



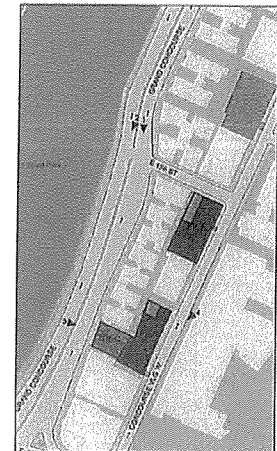
2. View of Franz Sigel Park at East 156th Street.



3. View of Site C (702 Grand Concourse) from Bing



4. View of Site B and rear of Site C.

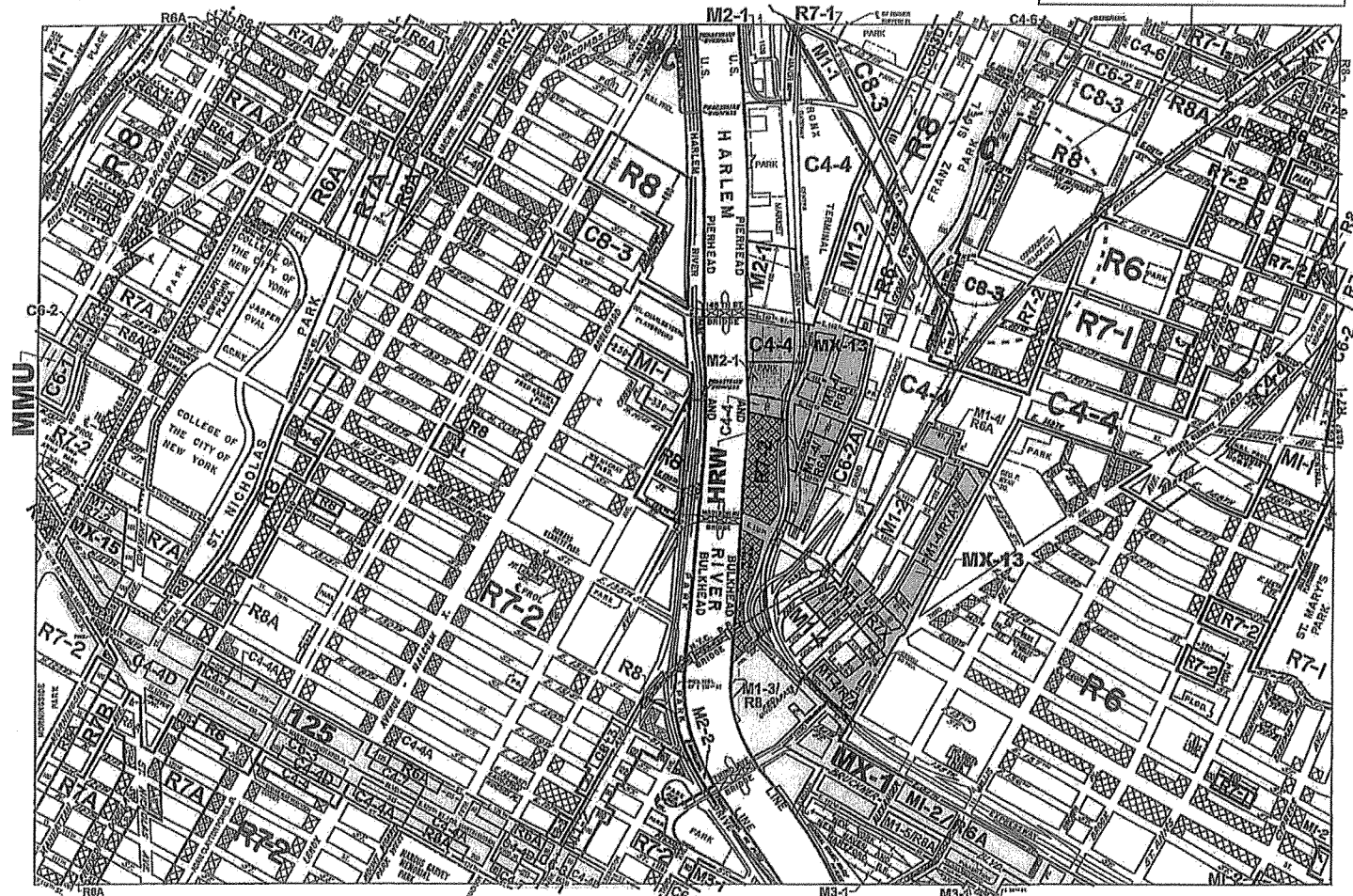


Photographs Taken on February 22, 2013



Click blue box on map to view sketch map of proposed map change

PROPOSED PROJECT AREA



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

11-13-2012 C 120309 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

	3b	3d
5c	6a	6c
5d	6b	6d

© Copyrighted by the City of New York

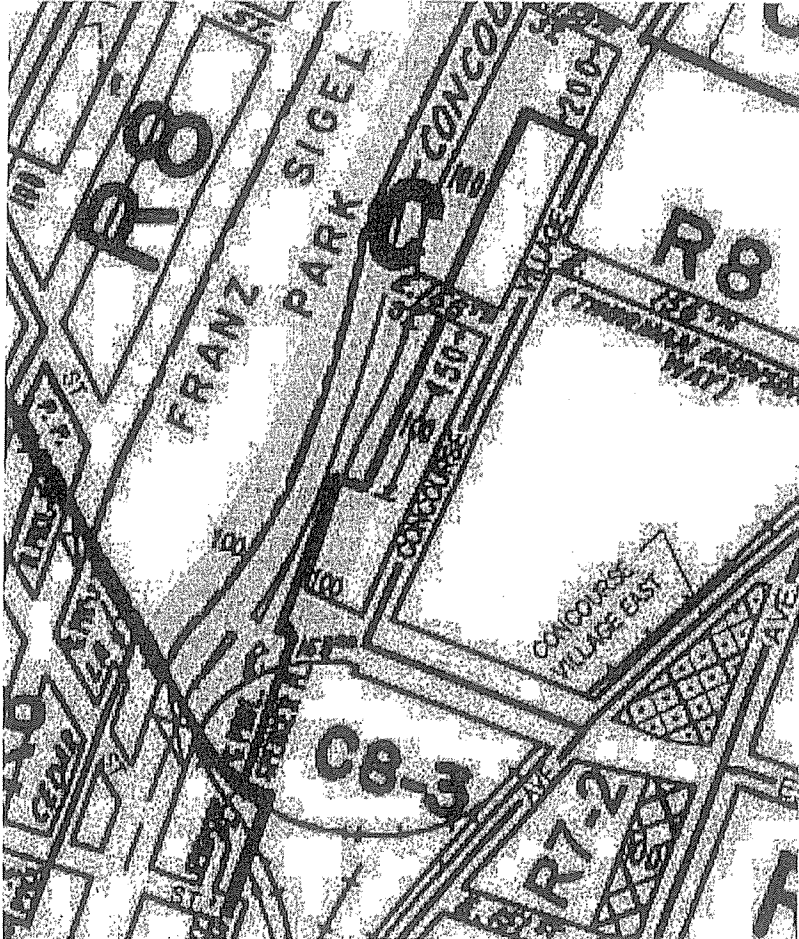
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/dcp/planning or contact the Zoning Information Desk at (212) 720-5291.

Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

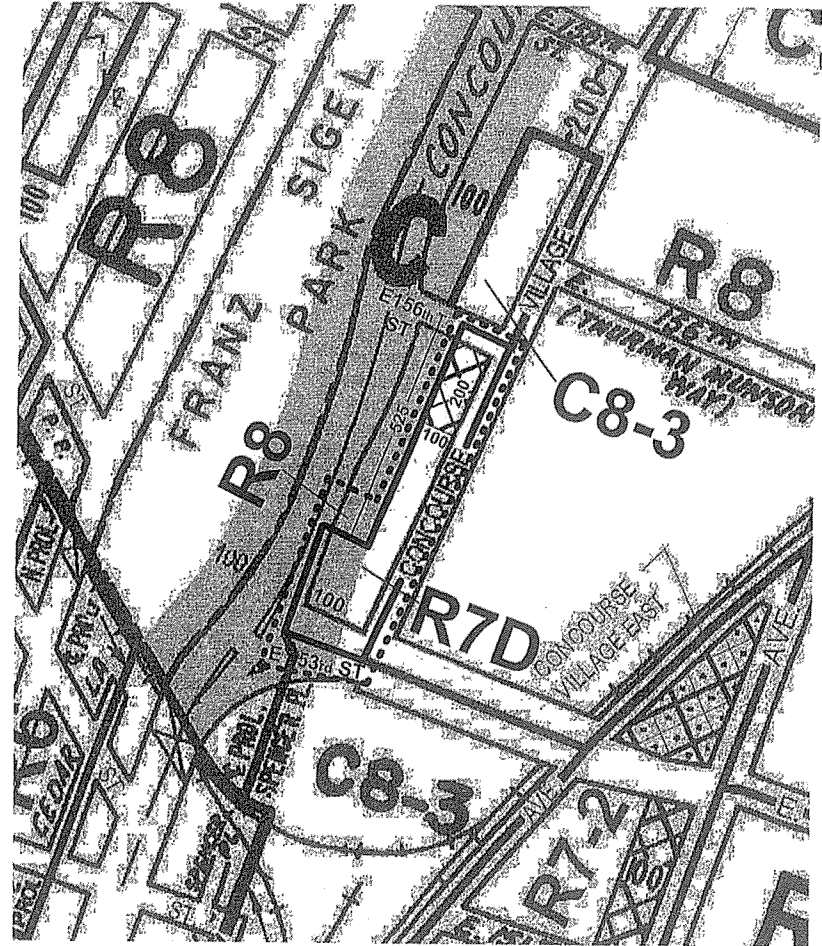
ZONING MAP 6a


C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensional lot zoning district boundaries appear on this zoning map, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING CHANGE MAP



CURRENT ZONING MAP



PROPOSED ZONING MAP - Area being rezoned is outline with dotted lines.  N
 Changing a C8-3 district to R7D, R8 and R7D/C1-4.



NYC Digital Tax Map

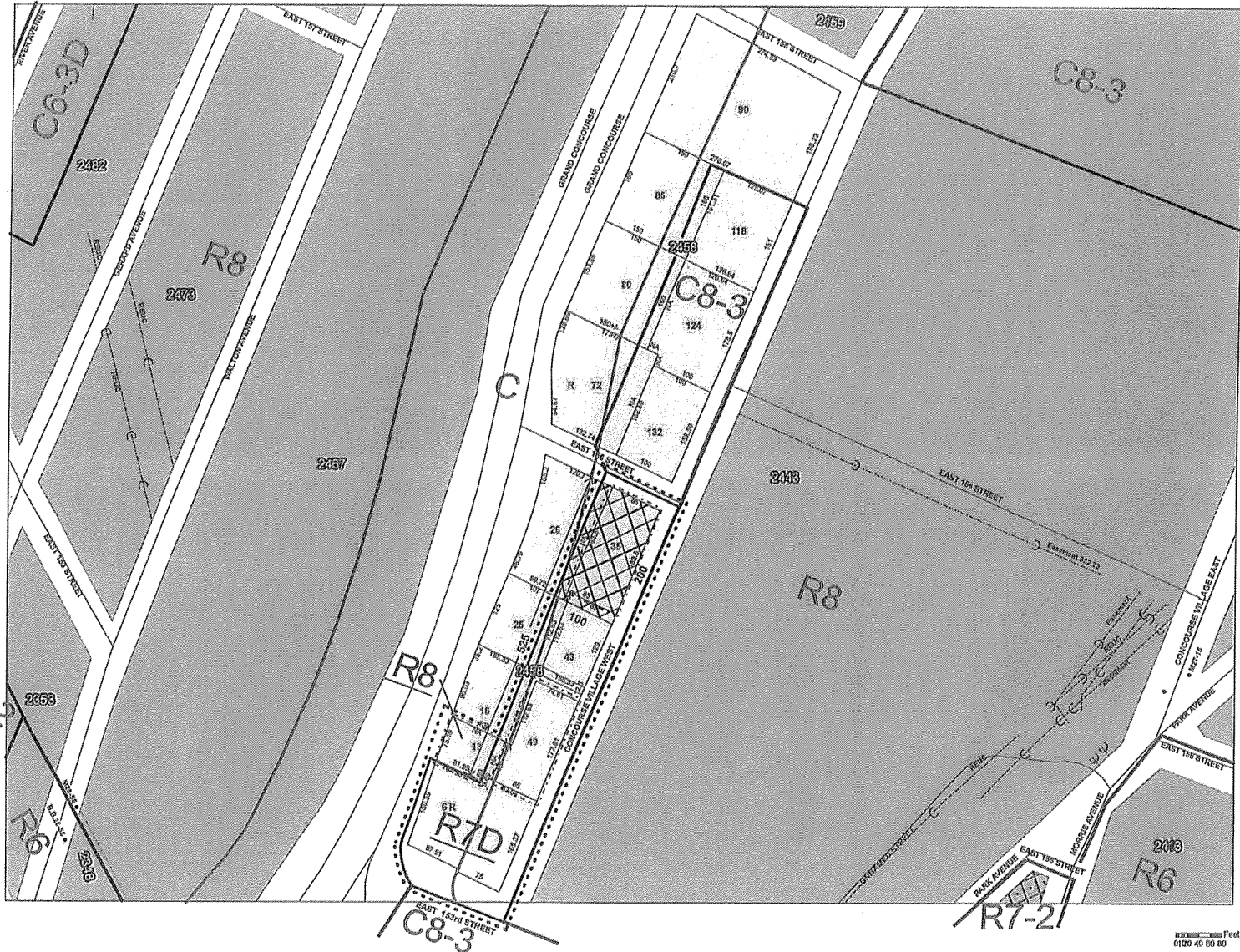
Effective Date : 09-24-2013 15:04:07
End Date : Current

Bronx Block: 2458

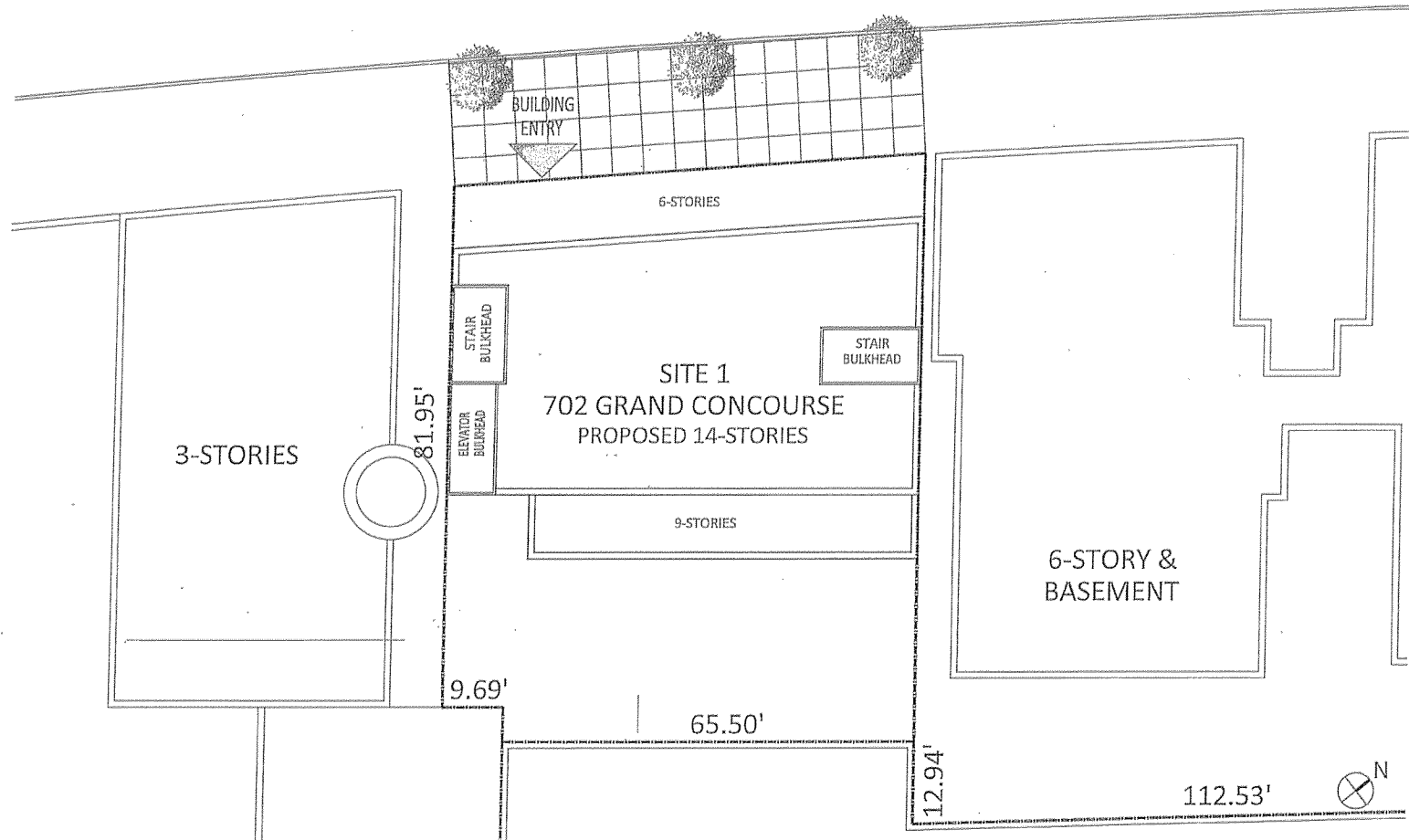


Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- Grand Concourse Special District Line
- R7D Proposed Zoning District
- C8-3 Existing Zoning District
- Proposed C1-4 District
- Area of Rezoning
- Development Site



GRAND CONCOURSE BOULEVARD



Scale: 3/64" = 1'-0"

Concourse Village West Apartments
DANOIS ARCHITECTS, P.C.

Project Site 1 - 702 Grand Concourse

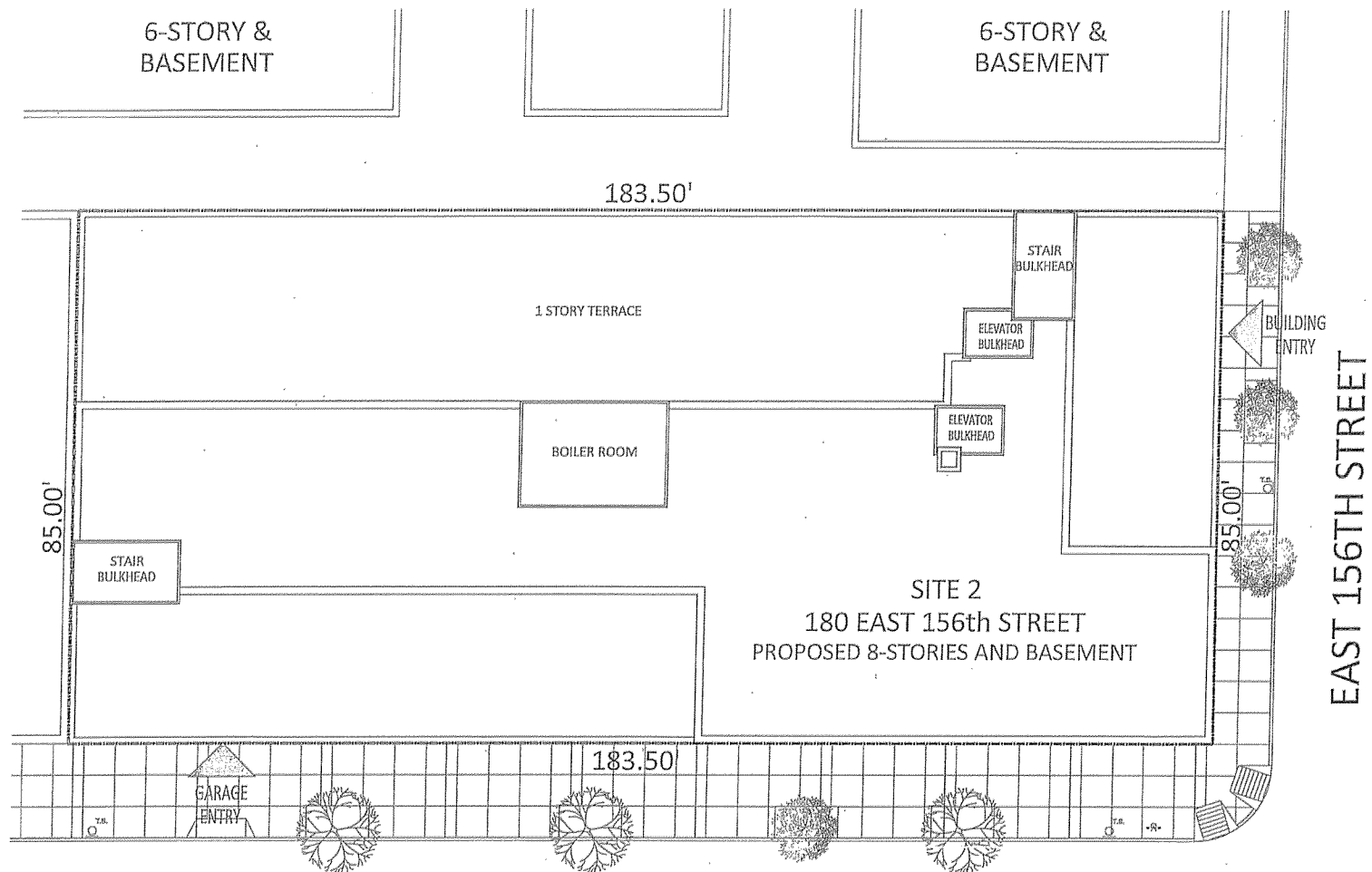
May 18, 2016



"For Illustrative Purposes Only"

Concourse Village West Apartments
DANOIS ARCHITECTS, P.C.

Project Site 1
702 Grand Concourse - Rendering
September 23, 2016



Scale: 3/64" = 1-0"

Concourse Village West Apartments
DANOIS ARCHITECTS, P.C.

Project Site 2 - 180 East 156th Street

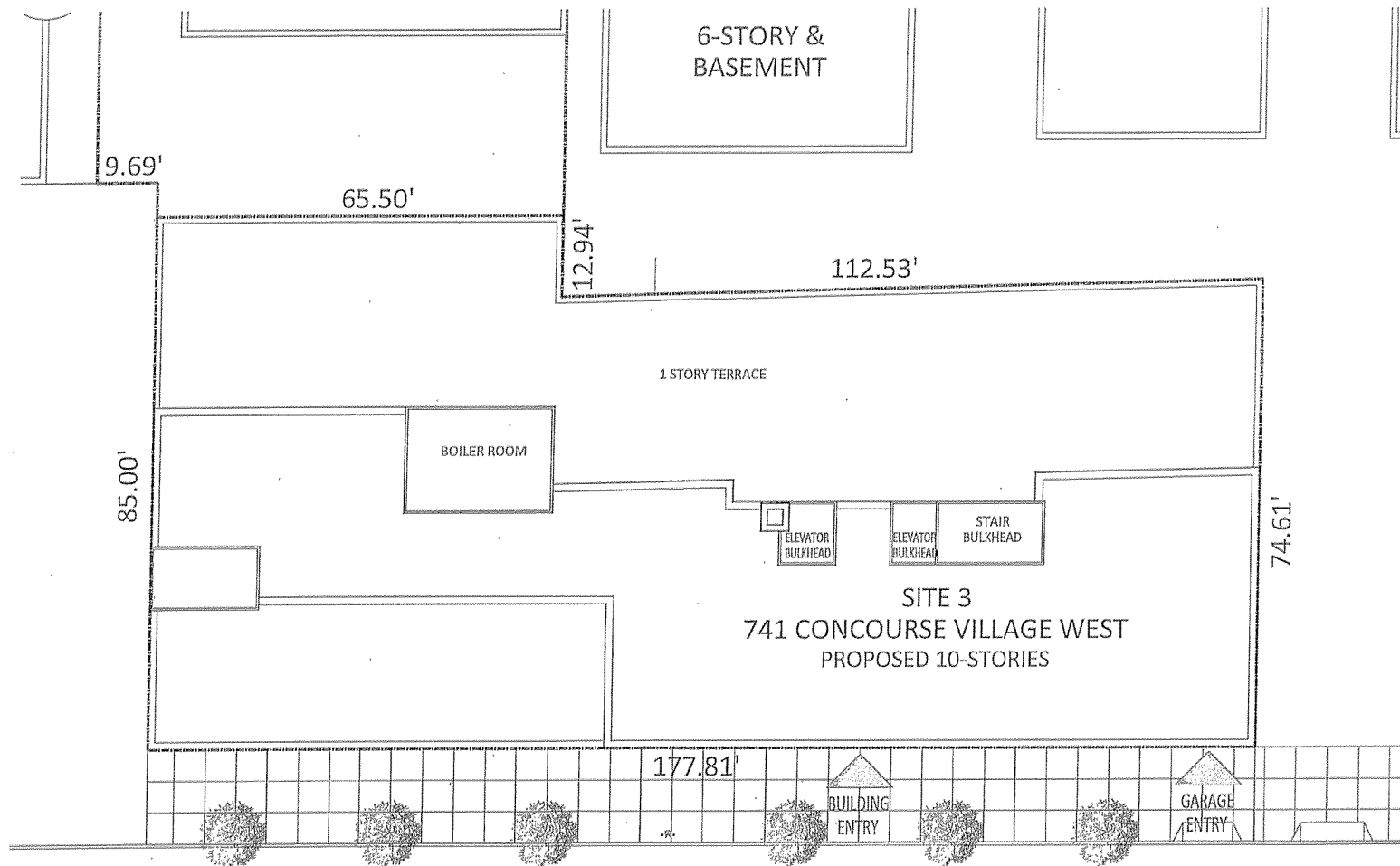
May 18, 2016



"For Illustrative Purposes Only"

Concourse Village West Apartments
DANOIS ARCHITECTS, P.C.

Project Site 2
180 E 156th Street - Rendering
September 23, 2016



CONCURSE VILLAGE WEST (SHERIDAN AVENUE)



Scale: 3/64" = 1'-0"

Concourse Village West Apartments
DANOIS ARCHITECTS, P.C.

Project Site 3 - 741 Concourse Village West

May 18, 2016



"For Illustrative Purposes Only"

Concourse Village West Apartments
DANOIS ARCHITECTS, P.C.

Project Site 3
741 Concourse Village West - Rendering

September 23, 2016

Concourse Village West and East 156th Streets
Bronx, NY

Estimated Proposed Units & Rents

	# of Units
Studio	20
One Bedroom	95
Two Bedroom	82
Three Bedroom	36
Total	233
Super's Unit	2
Total Units	235

	# of Units	Monthly Rent	Income Ranges		
Studio- 27% AMI	2	\$389	\$14,977		\$ 17,145
Studio- 37% AMI	1	\$596	\$22,946	-	\$ 26,825
Studio- 47% AMI	2	\$754	\$29,029	-	\$ 34,075
Studio- 57% AMI	6	\$913	\$35,151	-	\$ 41,325
Studio - 80% AMI	3	\$1,049	\$40,387	-	\$ 58,000
Studio - 90% AMI	3	\$1,185	\$45,623	-	\$ 65,250
Studio - 100% AMI	3	\$1,321	\$50,859	-	\$ 72,500

20

1 BR - 27% AMI	2	\$419	\$16,132		\$ 19,575
1 BR - 37% AMI	2	\$640	\$24,640	-	\$ 30,192
1 BR - 47% AMI	4	\$810	\$31,185	-	\$ 38,532
1 BR - 57% AMI	38	\$980	\$37,730	-	\$ 46,512
1 BR - 80% AMI	10	\$1,320	\$50,820	-	\$ 65,280
1 BR - 90% AMI	24	\$1,490	\$57,365	-	\$ 73,440
1 BR - 100% AMI	15	\$1,660	\$63,910	-	\$ 81,600

95

2 BR - 27% AMI	2	\$509	\$19,597		\$ 22,032
2 BR - 37% AMI	2	\$713	\$27,451	-	\$ 33,522
2 BR - 47% AMI	2	\$917	\$35,305	-	\$ 42,582
2 BR - 57% AMI	36	\$1,121	\$43,159	-	\$ 51,642
2 BR - 80% AMI	8	\$1,591	\$61,254	-	\$ 72,480
2 BR - 90% AMI	19	\$1,795	\$69,108	-	\$ 81,540
2 BR - 100% AMI	13	\$1,999	\$76,962	-	\$ 90,600

82

3 BR - 27% AMI	0	\$582	\$22,407		\$ 26,433
3 BR - 37% AMI	1	\$888	\$34,188	-	\$ 36,223
3 BR - 47% AMI	2	\$1,124	\$43,274	-	\$ 46,013
3 BR - 57% AMI	15	\$1,359	\$52,322	-	\$ 55,803
3 BR - 80% AMI	3	\$1,831	\$70,494	-	\$ 78,320
3 BR - 90% AMI	10	\$2,066	\$79,541	-	\$ 88,110
3 BR - 100% AMI	5	\$2,302	\$88,627	-	\$ 97,900

36

27% AMI Units	6	2.58%	50%	117
37% AMI Units	6	2.58%		
47% AMI Units	10	4.29%		
57% AMI Units	95	40.77%	50%	116
80% AMI Units	24	10.30%		
90% AMI Units	56	24.03%		
100% AMI Units	36	15.45%		
Total	233	97.42%		

AMI = Area Median Income. NYC AMI for a family of 4 in 2016 is \$90,600.

*These units all qualify for the MIH requirement, but only 25% of the project will be at 60% of AMI or below or 30% of the project will be required to be at 80% AMI or below



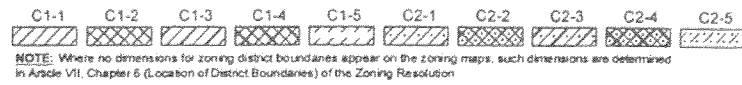
Lambert Houses Master Plan

DattnerArchitects |

Bronx, New York



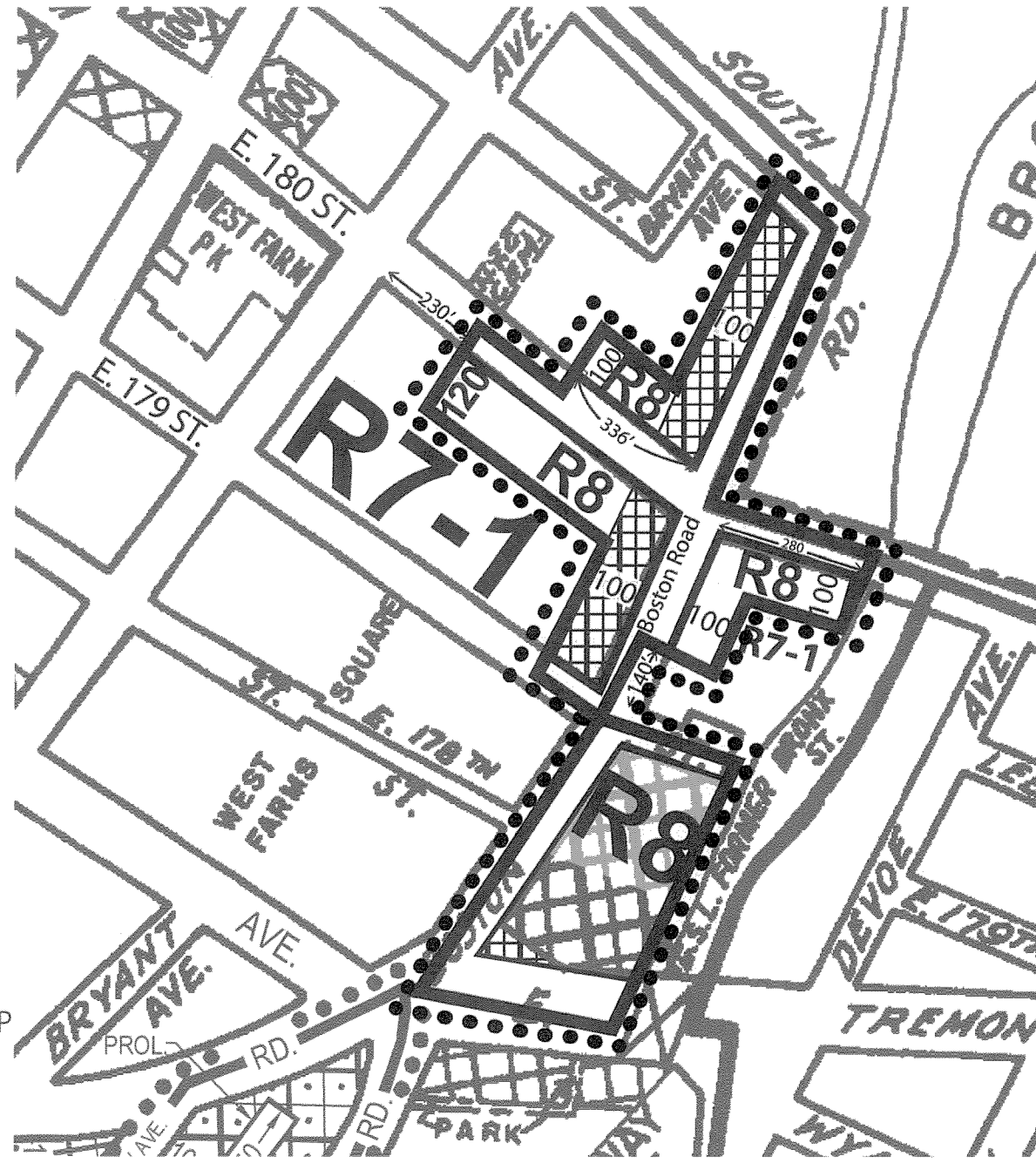
View of Existing Buildings



ZONING CHANGE MAP



Current Zoning Map



Proposed Zoning Map - Area being rezoned is outlined with dotted lines. Changing an R7-1 district to an R8, R8/C1-4 district

Z-000





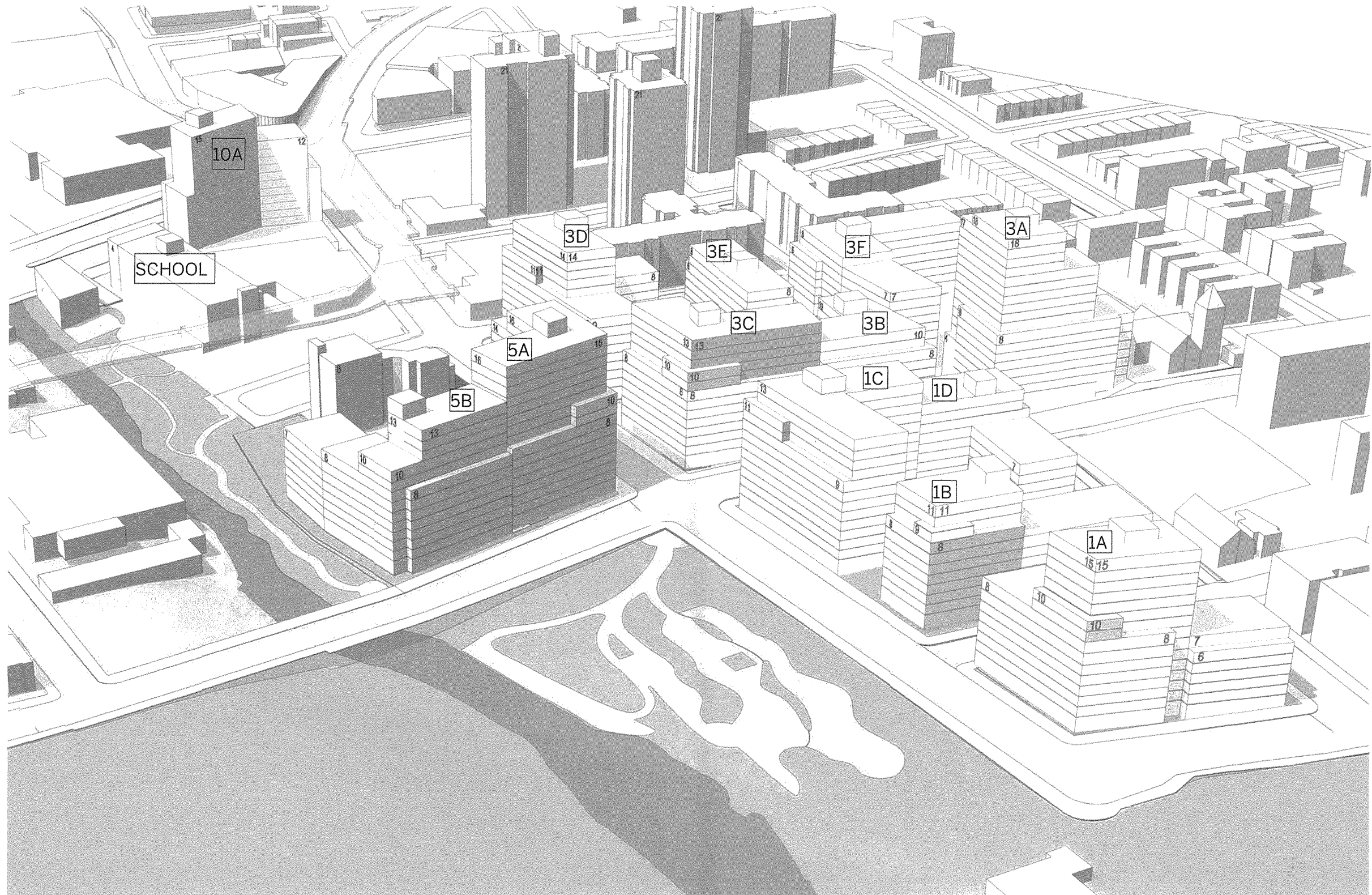
Legend

- BUILDING ENTRANCE
- MAISONETTE ENTRANCE AT STREET
- /// MAISONETTE PRIVATE REAR YARD
- ▼ COURT YARD AND GATE ENTRANCE
- ||||| SECURITY FENCE
- - - - - LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING BOUNDARY
- NO PARKING AREA
- STREET TREES
- TRAFFIC DIRECTION
- # OF STORIES

110 TOTAL PARKING SPACES

- 16 16 SPACES ALONG PRIVATE STREET
- 20 20 SPACES ALONG PRIVATE STREET
- 24 24 SPACES ALONG PRIVATE STREET
- 50 50 SPACES ABOVE SUPERMARKET (ROOFTOP REQUIRED PARKING)









City Planning will assign and stamp reference numbers here

Land Use Review Application

Department of City Planning

22 Readè Street, New York, NY 10007-1216

160332 ZMX

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

Dominick Calderoni, Fred T. Santucci, Jr. & Jeff

Eric Palatnik

APPLICANT'S PRIMARY REPRESENTATIVE

Eric Palatnik P.C.

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

32 Broadway, Suite 114

STREET ADDRESS

New York

NY

10004

CITY

STATE

ZIP

212 425 4343

AREA CODE TELEPHONE #

FAX#

STREET ADDRESS

Bronx

NY

10461

CITY

STATE

ZIP

718-319-1400

AREA CODE

TELEPHONE #

FAX#

* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

TELEPHONE #

FAX #

1614 Williamsbridge Road

STREET ADDRESS

PROJECT NAME (IF ANY)

Intersection of Williamsbridge Road and Pierce Avenue

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R4A and R4

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

4b

ZONING SECTIONAL MAP NO(S).

SEE ATTACHED LR ITEM 2

TAX BLOCK AND LOT NUMBER

BX

BOROUGH

11

COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☒ YES ☐ IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR Item 3. Description of Proposal")

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

<input type="checkbox"/>	CHANGE IN CITY MAP.....MM	\$ <input type="checkbox"/>
<input checked="" type="checkbox"/>	ZONING MAP AMENDMENT.....ZM	\$5,445 <input type="checkbox"/>
<input type="checkbox"/>	ZONING TEXT AMENDMENT.....ZR	\$ <input type="checkbox"/>
<input type="checkbox"/>	ZONING SPECIAL PERMIT.....ZS	\$ <input type="checkbox"/>
<input type="checkbox"/>	ZONING AUTHORIZATION.....ZA	\$ <input type="checkbox"/>
<input type="checkbox"/>	ZONING CERTIFICATION.....ZC	\$ <input type="checkbox"/>
<input type="checkbox"/>	PUBLIC FACILITY, SEL./ACQ.....PF	\$ <input type="checkbox"/>
<input type="checkbox"/>	DISPOSITION OF REAL PROP.....PD	\$ <input type="checkbox"/>
<input type="checkbox"/>	URBAN DEVELOP=MENT ACTION.....HA	\$ <input type="checkbox"/>
<input type="checkbox"/>	URBAN RENEWAL PROJECT.....*	\$ <input type="checkbox"/>
<input type="checkbox"/>	HOUSING PLAN & PROJECT.....*	\$ <input type="checkbox"/>
<input type="checkbox"/>	FRANCHISE.....*	\$ <input type="checkbox"/>
<input type="checkbox"/>	REVOCABLE CONSENT.....*	\$ <input type="checkbox"/>
<input type="checkbox"/>	CONCESSION.....*	\$ <input type="checkbox"/>
<input type="checkbox"/>	LANDFILL.....*	\$ <input type="checkbox"/>
<input type="checkbox"/>	OTHER (Describe)	\$ <input type="checkbox"/>

☐ MODIFICATION☐ FOLLOW-UP☐ RENEWAL☐ OTHER

PAID
TOTAL FEE (For all actions)

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

Has pre-application meeting been held? ☐ NO ☒ YESIf yes Bronx / Parkinson
DCP Office/Representative

04/21/2015

Date of meeting

PAID
5-10-165.
ENVIRONMENTAL
REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

CEQR NUMBER: 16DCP153X

LEAD AGENCY DCP

TYPE OF CEQR ACTION:

☒ TYPE IIType II category: Date determination was made: ☐ TYPE IHas EAS been filed? Yes ☐No ☐☐ UNLISTEDIf yes, Date EAS filed: No ☐Has CEQR determination been made? Yes ☐

If yes, what was determination?

Negative Declaration ☐CND ☐Positive Declaration ☐Date determination
made:

(Attach Copy)

If Positive Declaration, has PDEIS been filed? Has Notice of Completion (NOC) for DEIS been issued?

If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? If yes, date issued: 6.
COASTAL ZONE
MANAGEMENTIS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☒ Yes ☐7.
RELATED
ACTIONS BY
CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

8.
RELATED
ACTIONS BY
OTHER
AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

9.
FUTURE
ACTIONS
REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

 10.
APPLICANT
(Attach authorizing
resolution(s), if
applicable)Eric Palatnik, Esq.
NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT

DATE

ERIC PALATNIK, P.C.
APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)11.
CO-APPLICANTS(Attach authorizing
resolution(s), if
applicable)
NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION
STREET ADDRESS CITY STATE ZIP TEL. NO. FAX
NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION
STREET ADDRESS CITY STATE ZIP TEL. NO. FAXADMINISTRATIVE
CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 16-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

160332 ZMX

City Map Change MM

APPLICATION NO.

Proposed City Map Change

(Check appropriate boxes)

1. ESTABLISH NEW.....☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
2. ELIMINATE EXISTING.....☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
3. CHANGE EXISTING STREET.....☐ WIDTH ☐ ALIGNMENT ☐ GRADE
4. EASEMENT
Delineate New.....☐ Remove Existing.....☐ Modify Existing.....☐
5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY☐

Zoning Map Change ZM

160332 ZMX
APPLICATION NO.

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

Proposed Zoning Map Change(s)

CHANGE #1	FROM:	R4A <input type="checkbox"/>	TO:	R4A/C2-2 <input type="checkbox"/>
		EXISTING		PROPOSED
CHANGE #2	FROM:	R4 <input type="checkbox"/>	TO:	R4/C2-2 <input type="checkbox"/>
		EXISTING		PROPOSED
CHANGE #3	FROM:	<input type="checkbox"/>	TO:	<input type="checkbox"/>
		EXISTING		PROPOSED
CHANGE #4	FROM:	<input type="checkbox"/>	TO:	<input type="checkbox"/>
		EXISTING		PROPOSED
CHANGE #5	FROM:	<input type="checkbox"/>	TO:	<input type="checkbox"/>
		EXISTING		PROPOSED

Zoning Text Amendment ZR

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Land Use Review Application (LR)..... Item 2. Site Data

160332 ZMX

Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
4111	41	1149 Pierce Avenue
4111	42	1147 Pierce Avenue
4111	43	1604 Williamsbridge Road
4111	44	1606 Williamsbridge Road
4111	45	1610 Williamsbridge Road
4111	47	1614 Williamsbridge Road (PROJECT SITE)
4111	38	1151 Pierce Avenue
4107	31	1607 Williamsbridge Road
4107	34	1603 Williamsbridge Road
4087	23	1595 Williamsbridge Road
4088	15	1586 Williamsbridge Road
4088	16	1588 Williamsbridge Road
4088	17	1590 Williamsbridge Road

DEPT. OF CITY PLANNING
2016 MAY 10 PM 1:20
CITY PLANNING COMMISSION

February 29, 2016

**Re: Representation at the New York City Department of City Planning
1614 Williamsbridge Road
Bronx, New York (the "Premises")**

The undersigned, being duly sworn hereby deposes and says:

1. I, Fred T. Santucci Jr am the Owner of 1614 Williamsbridge Road, the owner in fee of all that certain lot, piece or parcel of land in the Borough of Bronx, the City of New York, and known and designated as Block: 4111, Lot: 47, Street and House number: 1614 Williamsbridge Road.
2. I hereby authorize Eric Palatnik, P.C. to make an application at the Department of City Planning for a Zoning Map Amendment for 13 properties on four blocks (Block 4111, Lots 38, 41, 42, 43, 44, 45 and 47; Block 4107, Lots 31 and 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16 and 17).

Signature: Fred T. Santucci Jr
Print: Fred T. Santucci Jr

Sworn to before me this 29th
Day of February, 2016



Notary Public

DOMINICK CALDERONI
Notary Public, State of New York
No. 02CA5024356
Qualified in Nassau County
Commission Expires March 7, 2018

1614 Williamsbridge Road, Bronx

May 2016

1. Introduction

This application is made on behalf of Dominick Calderoni, Fred T. Santucci, Jr. and Jeffrey D. Klein, the owners of the proposed development site ("the Applicant") at 1614 Williamsbridge Road (Block 4111, Lot 47) (the "Development Site") in the Morris Park section of Bronx Community District 11. The application proposes a Zoning Map Amendment ("the Proposed Action") to create a new C2-2 commercial overlay in existing R4 and R4A districts. In addition to rezoning the Applicant's property, the Proposed Action would rezone 12 additional properties on four blocks (Block 4111, Lots 38, 41, 42, 43, 44 and 45; Block 4107, Lots 31 and 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16 and 17), which are not under control of the Applicant (hereinafter, the "Project Area").

The proposed zoning map amendment intends to legalize a series of pre-existing not currently permitted commercial properties and more accurately reflect the mixed-use character at the intersection of Williamsbridge Road and Pierce Avenue. A majority of the Project Area includes conforming residential buildings with six (6) not currently permitted commercial uses, in addition to the Applicant's property. Therefore, the Proposed Action would primarily serve to reduce nonconformance within the affected area, more accurately reflect the mixed-use character of the area.

2. Background

Within the past ten years, the surrounding area has experienced two large rezonings. The first, the Morris Park Rezoning¹, was completed in 2005. The second, the Pelham Parkway/Indian Village Rezoning², was completed in 2006. The Morris Park Rezoning affected 12 full blocks and portions of 24 blocks in the Morris Park neighborhood and as noted above, affected the Development Site. R4 districts were rezoned to R4-1 and R4A. C1-2 commercial overlays were replaced with C1-4 overlays along Morris Park Avenue and mapped to a depth of 100 feet from the street line to prevent commercial uses from encroaching on mid-block residential uses. However, the Project Area was not mapped with a commercial overlay, despite pre-existing commercial uses and an overall mixed-use character.

¹ ULURP 050442ZMX

² ULURP 060335ZMX

The Pelham Parkway/Indian Village Rezoning affected a total of 75 blocks in the adjacent Pelham Parkway and Indian Village neighborhoods. The rezoning modified R3-2, R4 and M1-1 districts to R3-1, R4A, R4-1, R5D, and R6A, as well as made changes to commercial overlays by replacing C1-2 and C2-2 overlays with C1-4 and C2-4 overlays.

The Project Area borders large medical and office campuses to the north. Most recently, Yeshiva University sought three discretionary actions³ to modify the grounds of the nearby Albert Einstein College of Medicine (Block 4205, Lot 2) to facilitate the expansion of an existing accessory parking garage with the addition of extra floors and an addition 310 spaces. The proposal was certified on May 16, 2012.

Most recently, a variance was granted under BSA Cal. No. 314-14-BZ in the Project Area for the development of a Use Group 4 ambulatory medical facility on Block 4111, Lot 43 to contain 1.0 FAR (4,128 square feet) with accessory parking on Block 4111, Lot 41.

The Development Site was rezoned in 2005 as part of the Morris Park Rezoning from R4 to R4A. However, the Development Site has contained a not currently permitted commercial use (a Use Group 6 professional office) since approximately 2005, which is anticipated to be legalized as a result of the Proposed Action. Subsequently, the Development Site has become subject to litigation by the Department of Buildings (DOB) as the consequence of violations⁴ from the DOB. On October 8, 2015, the Applicant entered into a Stipulation with the DOB, which permits the Applicant to continue operating its professional office at the Development Site until the Proposed Action is approved by the CPC and City Council.

No other notable land-use actions have been sought within a 1000-foot radius of the Project Area in the past ten years.

3. Surrounding Area

The proposed development is located in the Morris Park section of Bronx's Community District 11. The area in which the properties are located is an R4A contextual district with R4 districts to the south (approximately 650 feet) with C2-2 commercial overlays along Williamsbridge Road beginning south of Sackett Avenue. In spite of its residential zoning, the surrounding area is composed of varied mix of land uses, including scattered commercial properties, vacant lots and institutional uses. A two-story commercial office is located across from the subject properties at 1607 Williamsbridge Road. Additionally, one block to the south at 1578 Williamsbridge Road,

³ See ULURP C 070558 ZSX, M 920570 (A) ZAX, N 070559 ZAX

⁴ ECB 34499408K

which contains a three-story commercial office. Further south towards Sacket Avenue is a mixed-use commercial district. Further east down Pierce Avenue are three commercial office properties located near the intersection of Tenbroeck Avenue near the Albert Einstein College of Medicine campus to the north. There is a church located directly across from the potential Project Area at 1625 Williamsbridge Road.

Several large community and medical institutions are to the north of the Project Area, such as Yeshiva University's Albert Einstein College of Medicine, the Bronx campus of Mercy College, the Bronx Psychiatric Center, The Bronx Development Center, The Bronx Children's Psychiatric Center and Montefiore Medical Center.

The prevailing built form of the surrounding area consists of two-story buildings with one and two-family residential and mixed-use properties, as noted above. To the north, the Albert Einstein College of Medicine campus contains buildings that rise to 28-stories, along with large accessory parking facilities and open space.

The main thoroughfares within the surrounding area are Williamsbridge Road, Eastchester Road (north-south), Van Nest Avenue (east-west) and Morris Park Avenue (east-west). In terms of larger parkways, the Hutchinson Parkway runs north-south and the Pelham Parkway runs east-west through the surrounding area and into Pelham Park, the City's largest park property. Railroad tracks, which service Amtrak and the MTA's Metro-North Railroad, run north-south under Williamsbridge Road near Sackett Avenue.

The New York City Transit (NYCT) offers 6-Train service approximately one mile to the south from the proposed Project Area with a stop at Westchester Square/East Tremont. NYCT buses service the surrounding with several routes. The Bx8 runs along Williamsbridge Road to Westchester Square. The Bx21 offers service along Morris Park Avenue and Eastchester Road to the north and south of the Project Area, with service running from Westchester Square to Mott Haven. The Bx38 also offers service on Eastchester Road from Westchester Square with service extending into Woodlawn. The BxM10 stops on Morris Park Avenue with service to Midtown Manhattan.

The proposed Project Area is currently zoned R4 and R4A, and within the surrounding area are C1-2, C1-4 and C2-2 zoning districts. The R4A district spans the northern portion of the Project Area, while the R4 district encompasses the area below Pierce Avenue. C1-2 and C1-4 districts line Morris Park Avenue to the north, while C202 districts line Williamsbridge Road, approximately 650 feet to the south.

R4 zoning districts permit attached and semi-detached two or three-story residential buildings with a maximum FAR of 0.75. The maximum building height is 35 feet and a 20% FAR bonus can be achieved by providing an attic. The maximum lot coverage is 45% in R4 districts and one off-street parking space must be provided for each dwelling unit. The R4A district permits one- and two-family detached houses with a maximum allowable FAR of 0.75. A perimeter wall may rise to 21 feet, and the maximum building height in the R4A district is 35 feet. One parking space is required per residential unit. The minimum lot size and lot width requirements are 2,850 square feet and 30 feet respectively.

The C1 zoning district is a commercial overlay mapped within a residential district. C1-2 and C1-4 commercial overlays permit local retail (Use Groups 1 through 6), such as grocery stores, restaurants and beauty parlors, which are mapped along Morris Park Avenue. Within lower density residential zoning districts (R4) the maximum FAR of 1.0. The C1-2 overlay is mapped to a depth of 150 feet, while C1-4 districts are mapped to a depth of 100 feet. Commercial use must exist below any residential use and parking requirements vary by use. The C2-2 zoning district is a commercial overlay that is mapped at a depth of 150 feet, as mapped along Williamsbridge Road south of Sacket Avenue. C2-2 districts allow for a wide variety of commercial uses (Use Groups 5-9) such as local retail, funeral homes and repair services. Within lower density residential zoning districts (R4) the maximum FAR is also 1.0.

A portion of the Project Area (Block 4087) is within the boundaries of the Food Retail Expansion to Support Health (FRESH) program. FRESH provides zoning and financial incentives to promote the establishment and retention of neighborhood grocery stores in underserved communities throughout the five boroughs. Eligible grocery store operators and developers in the proposed Project Area potentially qualify for discretionary financial incentives through the New York City Industrial Development Agency (NYCIDA). These include real estate tax reductions, sales tax exemptions and mortgage record tax deferrals.

4. Description of the Proposed Project Area

The proposed rezoning would modify 13 properties (Block 4111, Lots 38, 41, 42, 43, 44, 45 and 47; Block 4107, Lots 31 and 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16 and 17, also known as “the “Project Area”), which are centered around the intersection of Williamsbridge Road and Pierce Avenue. The Applicant is under control of Block 4111, Lot 47, while the remainder of the Project Area is not under the Applicant’s control. The Project Area is within both R4 and R4A zoning districts. Williamsbridge Road is classified as a ‘wide’ street with a width of 100 feet, while Pierce Avenue is classified as a ‘narrow’ street with a width of 60 feet.

Block 4111, Lot 38 (1151 Pierce Avenue) contains a 2,500 square foot rectangular-shaped lot with 25 feet of frontage along Pierce Avenue and a depth of approximately 100 feet. The lot is constructed with a 3,070 square foot (1.23 FAR) two-family building constructed in 1965, making the property noncompliant in bulk where 0.75 FAR is permitted as-of-right. Block 4111, Lot 38 is zoned R4A.

Block 4111, Lot 41 (1149 Pierce Avenue) contains a 2,961 square foot irregular-shaped lot with 35 feet of frontage along Pierce Avenue and a depth of approximately 89 feet. The lot is currently vacant and 0.75 FAR is permitted as-of-right. The lot is planned for development pursuant to BSA Cal. No. 314-14-BZ for the development of accessory parking for a UG-4 healthcare facility on Lot 43 (*see below*). Block 4111, Lot 41 is zoned R4A.

Block 4111, Lot 42 (1147 Pierce Avenue) contains a 2,966 square foot lot with 35 feet of frontage along Pierce Avenue and a depth of approximately 82 feet. The lot was recently constructed (2014) with a two-family residential property with 4,390 square feet of floor area (0.68 FAR) on a shared zoning lot with Lot 44, where 0.75 FAR is permitted as-of-right. Block 4111, Lot 42 is zoned R4A.

Block 4111, Lot 43 (1604 Williamsbridge Road) contains a 3,978 square foot corner lot with approximately 82 feet of frontage along Williamsbridge Road and approximately 52 feet of frontage along Pierce Avenue. The lot is currently vacant but is planned for development with a 4,128 square foot UG-4 healthcare facility (1.04 FAR) pursuant to a BSA Cal. No. 314-14-BZ. Block 4111, Lot 43 is zoned R4A.

Block 4111, Lot 44 (1606 Williamsbridge Road) contains a 3,501 square foot irregular-shaped lot with approximately 28 feet of frontage along Williamsbridge Road and a depth of approximately 137 feet. The lot was recently improved in 2014 with a two-family residential property with 4,390 square feet of floor area (0.68 FAR) on a shared zoning lot with Lot 42 (*see above*), where 0.75 FAR is permitted as-of-right. Block 4111, Lot 44 is zoned R4A.

Block 4111, Lot 45 (1610 Williamsbridge Road) contains a 8,718 square foot lot with approximately 65 feet of frontage along Williamsbridge Road and a depth of approximately 137 feet. The Site is currently improved with a 5,566 square foot mixed use three-story commercial office/residential building developed to an FAR of 0.64 where 0.75 is permitted as-of-right. The building was constructed approximately in 1930 and contains one residential unit. The lot contains two accessory parking spaces in the rear of the property and a detached garage. This property is not a currently permitted use where construction of the property predates the 1961 Zoning Resolution. Block 4111, Lot 45 is zoned R4A.

Block 4111, Lot 47 (1614 Williamsbridge Road) is under the control of the applicant and contains a 6,597 square foot lot with approximately 50 feet of frontage along Williamsbridge Road and a depth of approximately 131 feet. The lot is currently improved with a 3,054 square foot two-story building used for commercial offices since 2005, and developed to an FAR of 0.46 where 0.75 FAR is permitted as-of-right. The building was constructed approximately in 1901. The Site contains two accessory parking spaces in the rear of the property. This property is not a currently permitted use. Block 4111, Lot 47 is zoned R4A.

Block 4107, Lot 31 (1607 Williamsbridge Road) contains a 5,000 square foot lot with approximately 50 feet of frontage along Williamsbridge Road and a depth of approximately 100 feet. The lot is currently improved with a 5,960 square foot two-story commercial building developed to an FAR of 1.2 where 0.75 is permitted as-of-right. The building was constructed in 1950, which predates the 1961 Zoning Resolution, making the building not a currently permitted use and noncompliant in bulk. Block 4107, Lot 31 is zoned R4A.

Block 4107, Lot 34 (1603 Williamsbridge Road) contains a 5,000 square foot lot with approximately 50 feet of frontage along Williamsbridge Road and a depth of approximately 100 feet. The lot is currently improved with a two-story mixed-use building with 9,000 square foot building developed to an FAR of 1.9 where 0.75 is permitted as-of-right. The building was constructed in 1925, which predates the 1961 Zoning Resolution, making the building not a currently permitted use and noncompliant in bulk. Block 4107, Lot 34 is zoned R4A.

Block 4087, Lot 23 (1595 Williamsbridge Road) contains a 5,000 square foot lot with approximately 50 feet of frontage along Williamsbridge Road and a depth of approximately 100 feet and frontage along Pierce Avenue. The lot is currently improved with a two-story mixed-use building with 6,650 square foot building developed to an FAR of 1.2 where 0.75 is permitted as-of-right. The building was constructed in 1925, which predates the 1961 Zoning Resolution, making the building not a currently permitted use and noncompliant in bulk. Block 4087, Lot 23 is zoned R4.

Block 4088, Lot 15 (1586 Williamsbridge Road) contains a 2,282 square foot lot with approximately 25 feet of frontage along Williamsbridge Road and a depth of approximately 93 feet. The lot is currently improved with a two-story mixed-use building with 3,676 square foot building developed to an FAR of 1.61 where 0.75 is permitted as-of-right. The building was constructed in 1925, which predates the 1961 Zoning Resolution, making the building not a currently permitted in use and noncompliant in bulk. Block 4088, Lot 15 is zoned R4.

Block 4088, Lot 16 (1588 Williamsbridge Road) contains a 2,387 square foot lot with approximately 25 feet of frontage along Williamsbridge Road and a depth of approximately 97 feet. The lot is currently improved with a two-story mixed-use building with 2,520 square foot building developed to an FAR of 1.06 where 0.75 is permitted as-of-right. The building was constructed in 1925, which predates the 1961 Zoning Resolution, making the building not a currently permitted use and noncompliant in bulk. Block 4088, Lot 16 is zoned R4.

Block 4088, Lot 17 (1590 Williamsbridge Road) contains a 2,500 square foot lot with approximately 25 feet of frontage along Williamsbridge Road and a depth of approximately 100 feet. The lot is currently improved with a two-story residential building with 2,912 square foot building developed to an FAR of 1.17 where 0.75 is permitted as-of-right. The building was constructed in 1935, which predates the 1961 Zoning Resolution, making the building noncompliant in bulk. Block 4088, Lot 17 is zoned R4.

5. Description of the Proposed Development Site

The Proposed Development Site (“the Development Site”) is limited to Block 4111, Lot 47 (1614 Williamsbridge Road), which is under the control of the applicant and in an R4A zoning district. The Development Site and contains 6,597 square feet of lot area with approximately 50 feet of frontage along Williamsbridge Road and a depth of approximately 131 feet. The property currently improved with a 3,054 square foot two-story building containing commercial office space. The Development Site is developed to an FAR of 0.46 where 0.75 FAR is permitted as-of-right. The Development Site is not a currently permitted use. However, commercial office use (Use Group 6) would be legalized as a result of the zoning map amendment to create an R4A/C2-2 district.

6. Description of Proposed Development

The proposed rezoning would resolve the non-permitted status of all commercial properties within the Project Area including the Development Site, which contains a commercial use (Use Group 6) not permitted in the underlying R4A zoning district. No improvement is anticipated on the Development Site as a result of the proposed rezoning. The existing building would continue to contain a 3,054 square feet of commercial floor area (0.46 FAR) contains two accessory parking spaces in the rear of the property.

7. Actions Necessary to Facilitate the Project

The Applicant seeks a Zoning Map Amendment from R4 to R4/C2-2 and R4A to R4A/C2-2. The new C2-2 district would extend 225 feet north along the east side of Williamsbridge Road

(Block 4111) from Pierce Avenue and 100 feet along the west side of Williamsbridge Road (Block 4107) moving south from Pierce Avenue. In addition, the new C2-2 district would be mapped 75 feet along the east side of Williamsbridge Road (Block 4088) south of Pierce Avenue and 50 feet along the west side of Williamsbridge Road (Block 4087) south from Pierce Avenue. Combined, this proposal would affect approximately 53,128 square feet of lot area.

The proposed zoning map amendment would legalize a series of longstanding commercial properties which are not currently permitted uses, and would reinforce the predominantly mixed-use character of Williamsbridge Road and Pierce Avenue. It would also complement existing commercial overlays to the north along Morris Park Avenue and south along Williamsbridge Road beginning south of Sacket Avenue.

Currently, the Project Area is zoned R4 and R4A, which permits residential and community facility uses (Use Groups 1-4). Residential uses are permitted up to 0.75 FAR and community facility uses are permitted up to 2.0 FAR. The Proposed R4/C2-2 and R4A/C2-2 zoning district would expand the range of allowed uses to include commercial uses (Use Groups 5-9) at a maximum FAR of 1.0, which reflects existing mixed-use and commercial development within the Project Area.

In addition to the Development Site, proposed zoning map amendment would affect 12 other properties (Block 4111, Lots 41, 42, 43, 44 and 45; Block 4107, Lots 31 and 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16 and 17), resolving the non-permitted status of commercial uses on Block 4111, Lot 45; Block 4107, Lot 31, 34; Block 4087, Lot 23; 4088, Lot 15 and 16.

8. Conclusion

The Proposed Action includes a zoning map amendment from R4 and R4A to R4/C2-2 and R4A/C2-2, which would legalize the non-permitted status of the Applicant's property, as well as resolve the non-permitted status of six additional properties within the Project Area. The proposed new commercial overlay is appropriate for the Project Area given the predominantly mixed-use character of Williamsbridge Road and Pierce Avenue and would be consistent with commercial overlays mapped to the north and south of the Project Area. Furthermore, the proposed R4/C2-2 and R4A/C2-2 zoning districts would be consistent with the scale and context of development within the surrounding area. The proposed new commercial overlay is not anticipated to result in new development but is instead intended to more accurately reflect the neighborhood character of Morris Park and the surrounding area. Therefore, we believe the proposed action is a logical next step in the land use plan for the Morris Park area.

NEW YORK CITY, OFFICE OF
ADMINISTRATIVE TRIALS AND HEARINGS

-----X
In the Matter of the Application of the
New York City Buildings Commissioner

STIPULATION

-Against -

The Commercial Uses of
1614 Williamsbridge Road
a/k/a Block: 4111 Lot: 547
Bronx, New York 10461
-----X

OATH Index No. 160363

It is hereby stipulated and agreed between the undersigned respondent party(ies) (Respondent(s)), and the Commissioner of the New York City Department of Buildings (Commissioner) as follows:

Whereas, from on or about April 16, 2015 to on or about July 1, 2015 inspections performed by the New York City Department of Buildings revealed that the above-captioned premises are in violation of the Zoning Resolution in that although located in an R4A district, the premises has been used as a business office, and

Whereas, the premises is located in a R4A residence district, as designated under the New York City Zoning Resolution (Zoning Resolution), and

Whereas, a business office is designated as a commercial use under Use Group 6 of the Zoning Resolution, and

Whereas, said Use Group 6 uses, individually or collectively, are not permitted as-of-right in a R4A residence districts and therefore constitute violations of the Zoning Resolution when practiced at the premises, and

Whereas, said Use Group 6 uses, individually or collectively, are not permitted by any valid certificate of occupancy for the premises, and

Whereas, the premises is therefore subject to closure pursuant to section 28-212.1 of the New York City Administrative Code (the Padlock Law);

Now, therefore, the parties herein agree to the terms enumerated below:

1. The Respondent admits that the premises has been used as a business office.
2. The Respondent agrees to discontinue the use of the premises for those uses not permitted in a R4A residence district as set forth in the Zoning Resolution or by a valid certificate of occupancy for the premises.

3. The Respondent agrees to remove all commercial business equipment and to restore the premises to its permitted legal use, by the close of business on **January 1, 2016**.
4. If upon an inspection conducted by the Commissioner or her agents after **January 1, 2016** the premises is found being used for any use not permitted in an R4A residence district or by a valid certificate of occupancy for the premises, the Commissioner may immediately seal and padlock, or otherwise prevent access to the portions of the premises being illegally used without further notice, hearing, administrative or judicial review, or other legal process.
5. As an alternative to the conditions articulated in paragraphs 2 through 4 of this agreement, the Respondent agrees to file and diligently pursue an application for a rezoning of the premises (the "application"), before the City Planning Commission ("CPC") and the New York City Department of City Planning ("DCP"), to permit various commercial uses at the premises by seeking to extend a commercial overlay zone to the subject premises. Without limiting or qualifying the foregoing, the Respondent agrees to meet the following deadlines:
 - a) On or before **January 1, 2016**, the Respondent will file the rezoning application with the CPC and will submit to the Commissioner, a copy of the ULURP application stamped as received by DCP with all required fees paid, not later than January 8, 2016.
 - b) On or before **February 1, 2016**, the Respondent will attain certification by the CPC of the rezoning application and submit proof of such to the Commissioner not later than February 8, 2016.
 - c) On or before **August 1, 2016**, the Respondent will attain approval by the CPC of the rezoning application and will submit proof of such approval to the Commissioner not later than August 8, 2016.
 - d) On or before **September 1, 2016**, the Respondent will attain a final approval vote of the rezoning application from City Council and will submit proof of such approval to the Commissioner not later than September 8, 2016.
6. The Respondent acknowledges that it does not have direct control over CPC, DCP, or City Council procedures, including necessary time periods, and nonetheless hereby fully accepts the risk for purposes of this stipulation that the deadlines stated in paragraph 2 may not be met.
7. If Respondent is notified by CPC, DCP or City Council that its application has been terminated for Respondent's failure to respond to CPC's, DCPs or City Council's notice of deficiencies or because of errors in Respondent's application, or, if the Respondent at any time withdraws the application, the Respondent shall notify the Commissioner of such termination of withdrawal, not later than

fourteen (14) days after receipt of such notice of termination or after submission of its statement withdrawing its application.

8. In the event that City Council does not issue a final vote granting the rezoning application by **September 1, 2016**, the Respondent agrees to discontinue, by **October 1, 2016**, the use of the premises for those illegal uses heretofore enumerated, and for all other commercial and manufacturing uses not permitted by the Zoning Resolution or valid certificate of occupancy for the premises.
9. The Respondent parties agree to provide complete access to the subject premises for inspections by employees of the Commissioner.
10. Failure by either Respondent party to meet any obligation or deadline under this agreement shall constitute consent by each Respondent party to immediate closure of the premises by the Commissioner without further notice, hearing, administrative or judicial review, or other legal process (Immediate Closure). Without limiting or qualifying the foregoing, the following shall constitute consent by the Respondent parties to Immediate Closure:
 - a) An inspection conducted by the Commissioner or his agents, after the execution of this agreement, that reveals that the premises is being used for any commercial or manufacturing use other than other heretofore admitted uses at the premises;
 - b) An inspection conducted by the Commissioner or her agents, after **January 1, 2016** that reveals that the premises is being used for any other use not permitted in a R4A residence district or by any applicable, valid certificate of occupancy, and not permitted by any BSA variance;
 - c) Refusal of complete access to the premises for purposes of inspection by the Commissioner or her agents;
 - d) Failure to provide the Commissioner with documentation required by paragraph 2 of this agreement by the applicable deadlines; or
 - e) Failure to meet each of the deadlines provided in paragraph 2 of this agreement.
11. The Respondent waives the right to an administrative hearing and to all other administrative processes provided by the Padlock Law. The Respondent also waives the right to seek administrative and/or judicial review of, or to commence administrative and/or judicial proceeding relating to, the matters disposed of by this agreement, including proceedings to contest the validity of this agreement or to challenge the lawfulness, authority, jurisdiction or power of the Commissioner to order the closure of the premises pursuant to the Padlock Law or to this agreement. This waiver includes, but is not limited to, proceedings brought

pursuant to CPLR Article 78 and appeals to the BSA pursuant to sections 659-669 of the New York City Charter. This waiver does not include the Respondent's right to commence proceedings to compel the Commissioner to comply with the terms of this agreement, provided that the Respondent has fully satisfied all of the Respondent's obligations under this agreement.

12. The Respondent acknowledges that this agreement permits the Respondent to maintain and to continue to benefit and profit from the existing uses of the premises to the extent provided by this agreement, notwithstanding the legislative declaration contained in the Padlock Law that those uses constitute public nuisances. The Respondent undertakes the obligations and agreements contained in this agreement expressly in consideration of and in exchange for that permission, and the Respondent warrants and agrees that the Respondent will not seek relief from any of the Respondent's obligations or agreements in any forum, administrative, judicial or otherwise.
13. The Respondent confirms that the Respondent enters into this agreement freely and without coercion or duress, and acknowledges that the Respondent makes all of the waivers in this agreement knowingly and intentionally. The Respondent accepts all terms and conditions contained in this agreement without reliance on any other promises, offers or representations previously made or tendered by any past or present representative of the Department of Buildings. The Respondent represents that the Respondent understands the meaning and consequences of each and all of the provisions of this agreement.
14. This agreement shall be construed liberally in light of its purpose of achieving rapid legalization of the premises, and any ambiguity in this agreement shall be construed against the Respondent and in favor of the Commissioner.
15. This agreement shall be effective when both the Respondent and the Commissioner's representative have signed it.
16. Respondent acknowledges that this agreement does not constitute a defense to any occupancy violations issued by Department inspectors prior to the Department's execution of this agreement.
17. Respondent acknowledges that this agreement does not constitute a defense to any violations issued by Department inspectors unrelated to the heretofore admitted use.
18. This stipulation may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. Signature by facsimile machine or email shall bind the party so signing with same effect as though the signature were an original signature.

19. The Respondent may request that the Commissioner extend the compliance dates listed in paragraphs 5 and 8 above for good cause shown and such extensions shall not be unreasonably withheld. Such requests shall be made in writing to the Padlock Unit at 280 Broadway, New York, New York 10007.

Respondent's
Signature:

For Jeffrey D. Klein
Owner of the premises

Date

9/29/2015

Print Name:

Jeffrey D. Klein

Capacity/Title:

Owner

Respondent's
Signature:

For Fred T. Santucci, Jr.
Owner of the premises

Date

9/29/2015

Print Name:

Fred T. Santucci Jr

Capacity/Title:

Owner

Respondent's
Signature:

For Dominick Calderoni
Owner of the premises

Date

9/29/2015

Print Name:

Dominick Calderoni

Capacity/Title:

Owner

Signature:

Alex J. Berger, Esq.
For: Rick D. Chandler, P.E.
Commissioner

Date

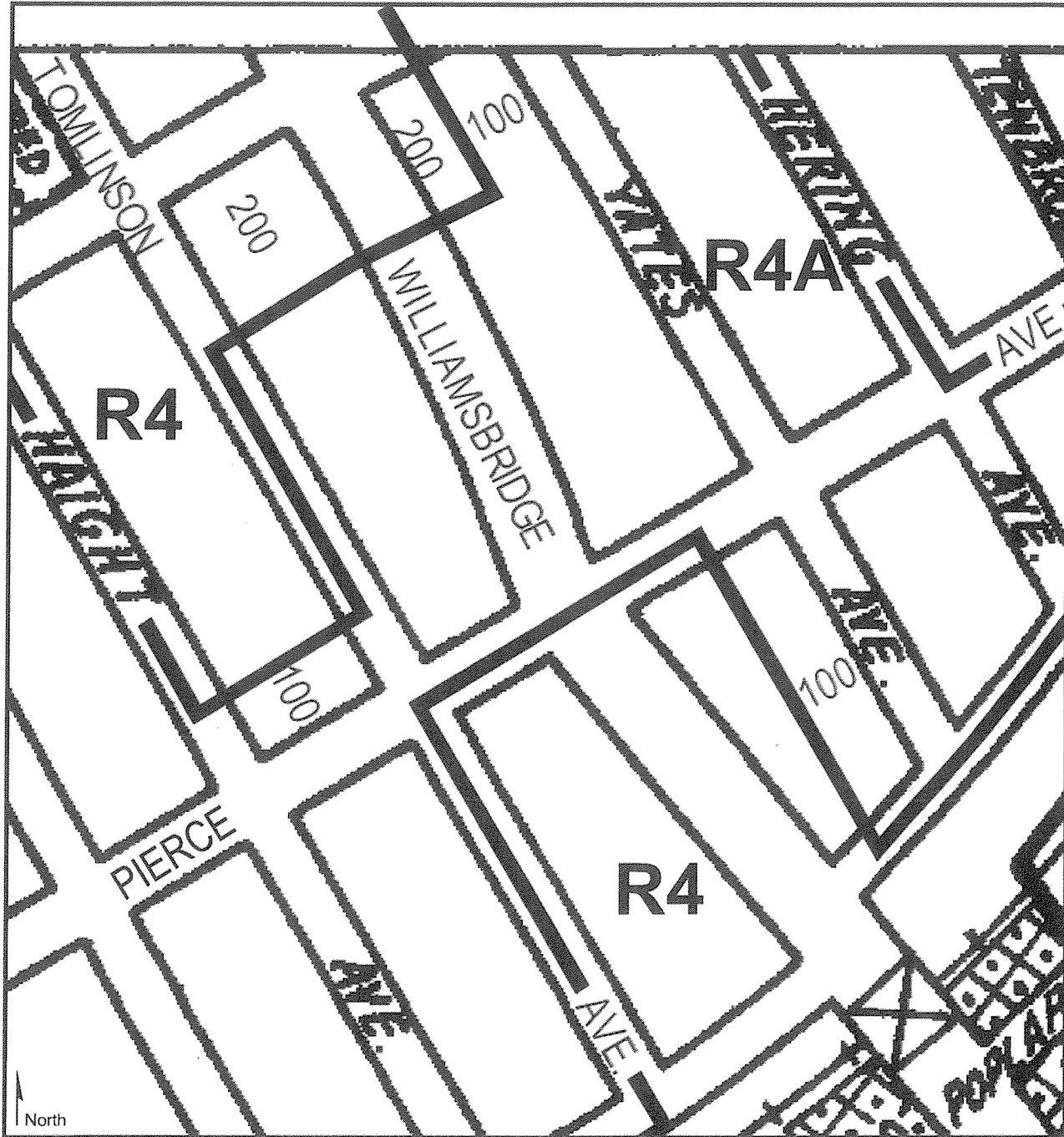
10/8/15

New York City Department of Buildings

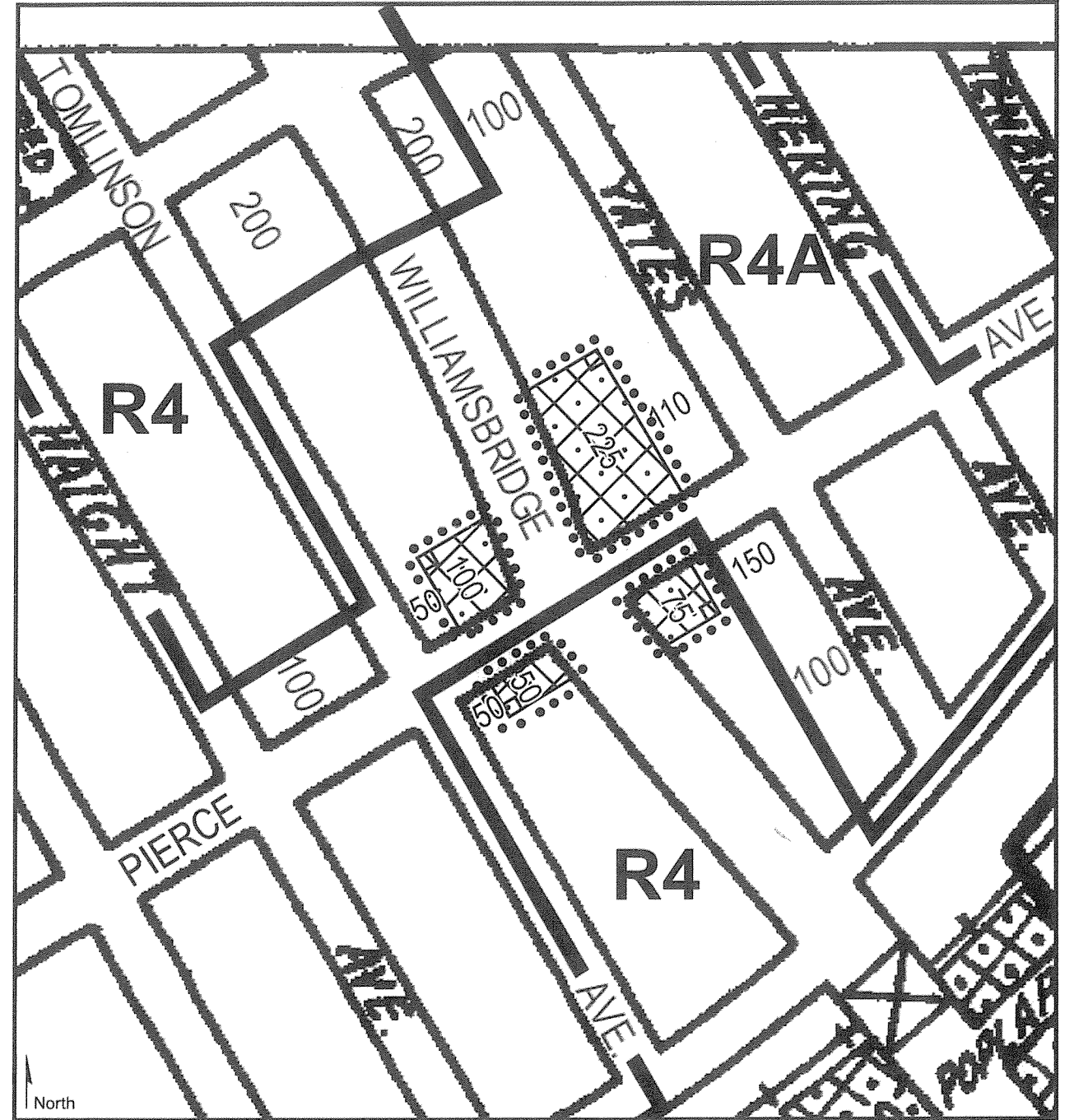
**ZONING
MAP 4b**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

Zoning Change Map

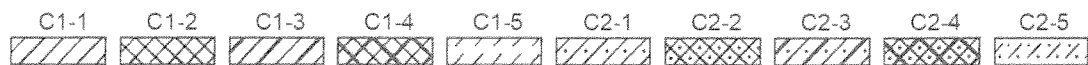


Current Zoning Map (4b)



Proposed Zoning Map (4b) - Project Area is outlined with dotted lines

Rezoning from R4A to R4A/C2-2 and from R4 to R4/C2-2



Area Map
1614 Williamsbridge Road, Bronx
Block 4111, Lot 47

Project Information

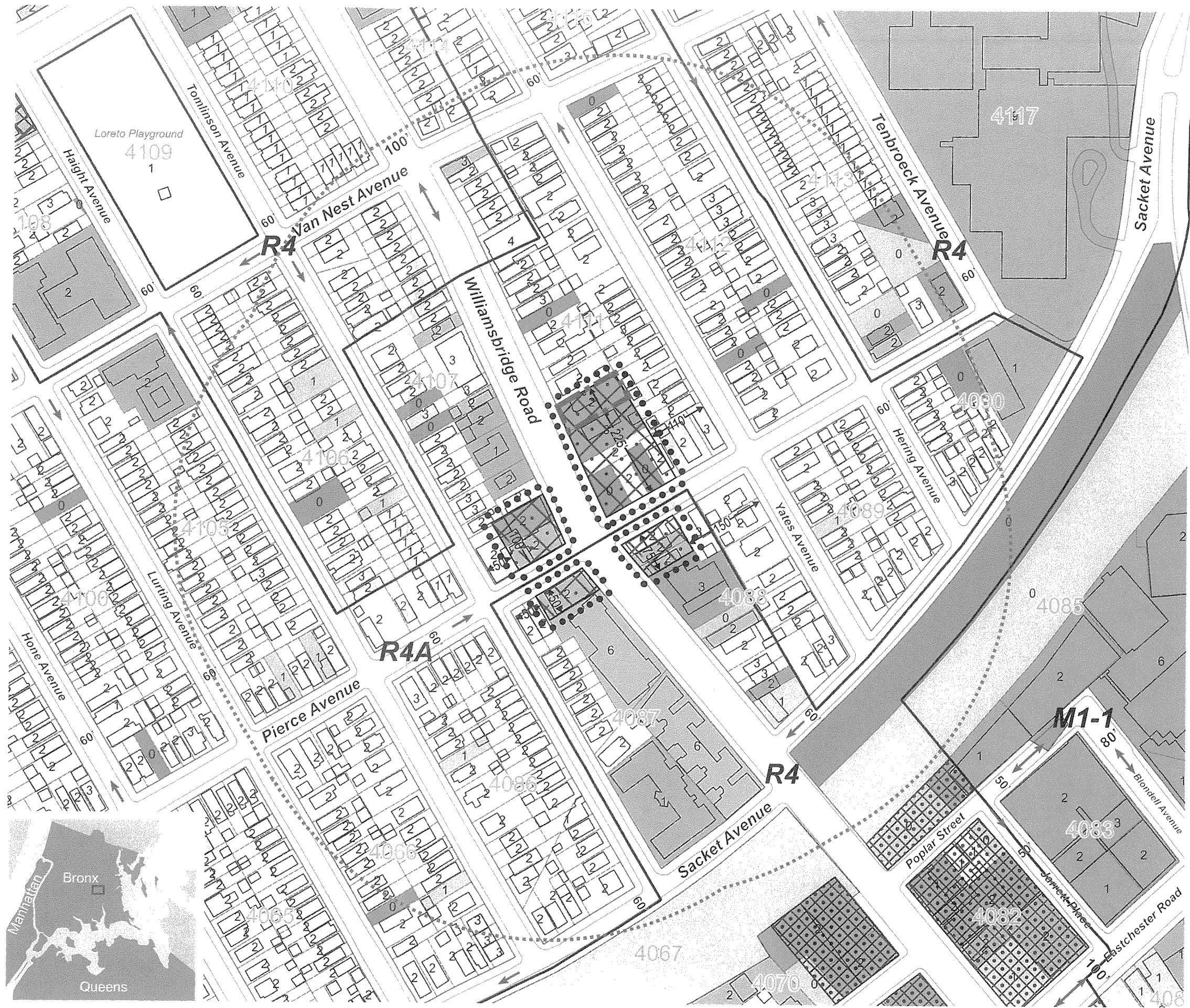
- 600' Radius
- Development Site
- Project Area
- Zoning Districts

Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land





NYC Digital Tax Map

Effective Date : 11-10-2010 10:55:44
End Date : Current
Bronx Block: 4111

- Legend
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
 - Zoning District Line
 - Development Site
 - Area Proposed to be Rezoned
 - Proposed C2-2 Commercial Overlay
 - R4A Existing Zoning District



1614 Williamsbridge Road, Bronx

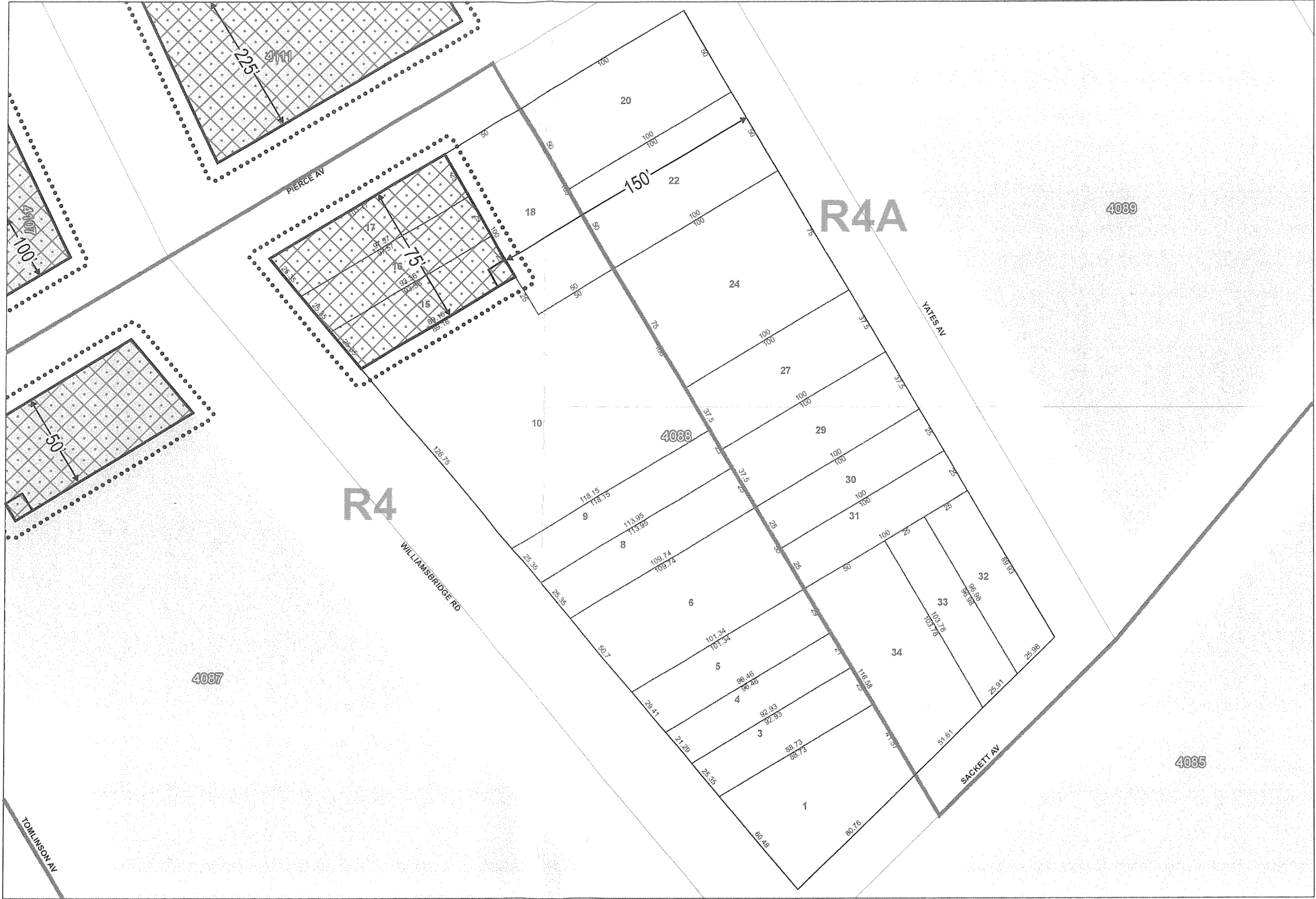
FINANCE
NEW YORK
MARTHA E. STARK
COMMISSIONER



NYC Digital Tax Map

Effective Date : 12-06-2008 02:47:09
End Date : Current
Bronx Block: 4088

- Legend
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
- Zoning District Line
- Development Site
- Area Proposed to be Rezoned
- ⊠ Proposed C2-2 Commercial Overlay
- R4A Existing Zoning District



1614 Williamsbridge Road, Bronx

FINANCE
NEW YORK
MARTHA E. STARR
COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-06-2008 02:46:54
End Date : Current
Bronx Block: 4087

Legend

Streets

Miscellaneous Text

Possession Hooks

Boundary Lines

Lot Face Possession Hooks

Regular

Underwater

Tax Lot Polygon

Condo Number

Tax Block Polygon

Zoning District Line

Development Site

Area Proposed to be Rezoned

Proposed C2-2 Commercial Overlay

Existing Zoning District

This map displays the tax lots and zoning for Bronx Block 4087. The block is bounded by Williamsbridge Rd to the north, Tomlinson Av to the west, Sackett Av to the south, and Haight Av to the east. The map shows several zoning districts: R4 (Residential Medium Density) in the central and northern portions, R4A (Residential Medium Density) in the western and southern portions, and R4B (Residential Medium Density) in the eastern portion. The map also shows the proposed rezoning area, which is outlined in red. The map includes lot numbers, dimensions, and street names. The map is dated 12-06-2008 02:46:54 and is the current version. The map is titled "NYC Digital Tax Map" and is the property of the Finance Department of New York City.

0 20 40 80 120 160 Feet

1614 Williamsbridge Road, Bronx



NYC Digital Tax Map

Effective Date : 12-06-2008 02:53:28

End Date : Current

Bronx Block: 4107

Legend

- | | |
|-------|---------------------------|
| ----- | Streets |
| • | Miscellaneous Text |
| ↓ | Possession Hooks |
| ----- | Boundary Lines |
| ↓ | Lot Face Possession Hooks |
| ===== | Regular |
| ----- | Underwater |
| | Tax Lot Polygon |
| | Condo Number |
| | Tax Block Polygon |

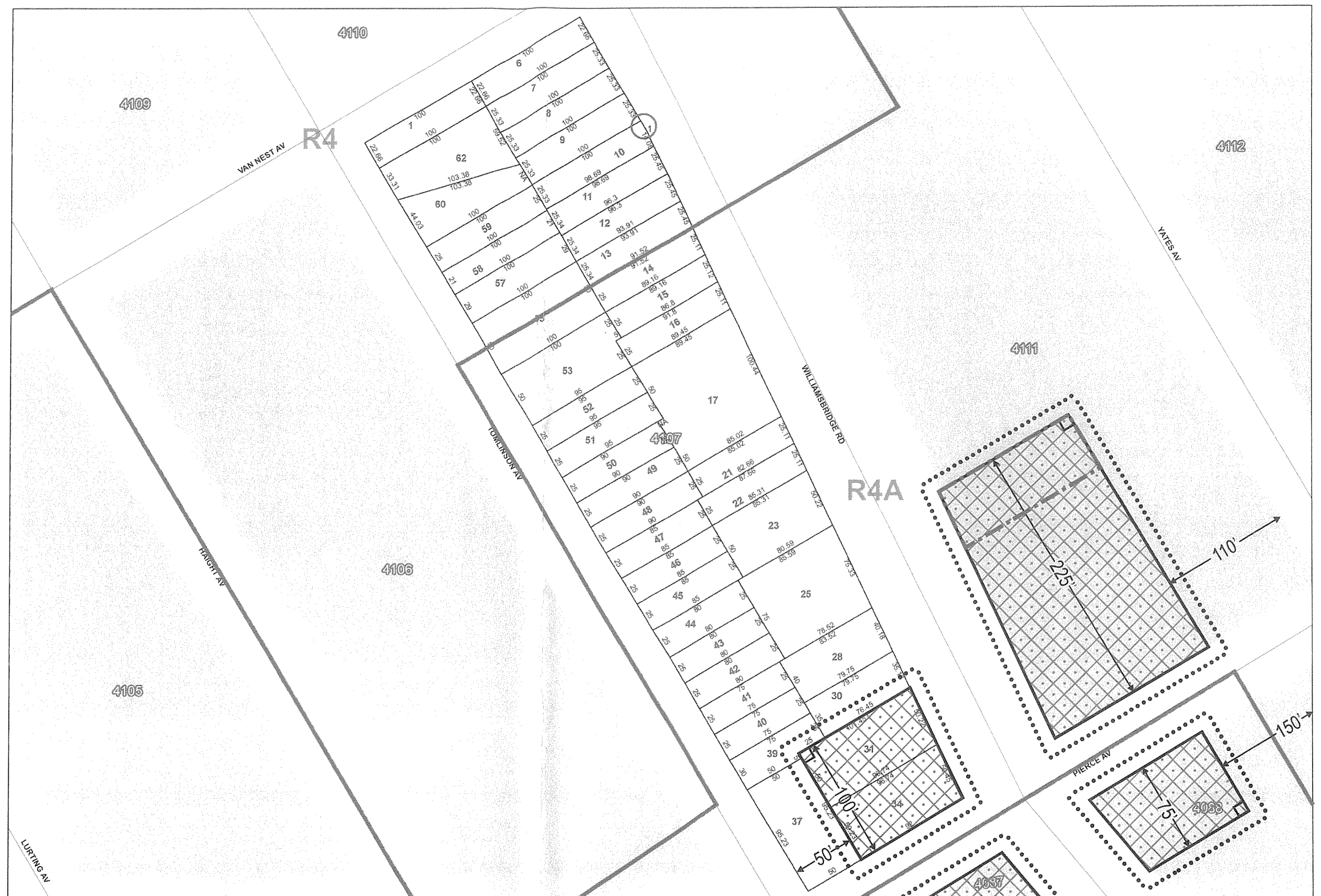
Zoning District Line

Development Site

● ● ● ● ● Area Proposed to be Rezoned

Proposed C2-2 Commercial
Overlay

R4A Existing Zoning District



1614 Williamsbridge Road, Zoning Comparison Table

	Permitted/Required							
	Existing Zoning				Proposed Zoning			
	ZR Section #	R4	ZR Section #	R4A	ZR Section #	R4/C2-2	ZR Section #	R4A/C2-2
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10/32-10	1-9
Residential	23-142	0.75	23-142	0.75	23-142	0.75	23-142	0.75
Community Facility	24-11	2	24-11	2	24-11	2	24-11	2
Commercial	n/a	n/a	n/a	n/a	33-121	1	33-121	1
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Front Yard	23-45a	10' /18' (Corner)	23-45b	10'	23-45a	10' /18' (Corner), n/a (Commercial)	23-45a	10', n/a (Commercial)
Side Yard	23-461(a)/462(a)	13' feet (2) or 8' (1)	23-461(a)/462(a)	10' (2) or Min. 8'	23-461(a)/462(a)	13' feet (2) or 8' (1); n/a (Commercial)	23-461(a)/462(a)	10' (2) or Min. 8'; n/a (Commercial)
Rear Yard	23-47	30'	23-47	30'	23-47	30', 20' (Commercial)	23-47	30', 20' (Commercial)
Open Space	23-142	55%	23-142	n/a	23-142	55%, n/a (Commercial)	23-142	n/a
Lot Coverage	23-142	45%	23-142	n/a	23-142	45% n/a (Commercial)	23-142	n/a
HEIGHT AND SETBACKS								
Maximum Height of Front Wall	23-631b	25'	23-631	21'	23-631b	25'	23-631	21'
Maximum Building Height	23-631b	35'	23-631b	35'	23-631b	35'	23-631b	35'
Sky Exposure Plane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Setbacks from Wide Streets	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
DENSITY	23-20	900	23-20	900	23-20	900	23-20	900
PARKING AND LOADING								
Parking	25-23	150%	25-23	150%	25-23/36-20	150%; By Use (Commercial)	25-23/36-20	150%; By Use (Commercial)
Loading	n/a	n/a	n/a	n/a	36-62	n/a, By Use (Commercial)	36-62	n/a, By Use (Commercial)

Existing Conditions								Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	FAR Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR	FAR Compliance
Applicant's Property												
4111	47	R4A	Commercial	No	0.75	0.46	Yes	R4A/C2-2	Commercial	Yes	1.00	Yes
Other Properties												
4111	41	R4A	Residential	Yes	0.75	0.00	Yes	R4A/C2-2	Vacant	Yes	1.00	Yes
4111	42	R4A	Residential	Yes	0.75	0.68	Yes	R4A/C2-2	Residential	Yes	1.00	Yes
4111	43	R4A	Residential	Yes	0.75	0.00	Yes	R4A/C2-2	Residential	Yes	1.00	Yes
4111	44	R4A	Residential	Yes	0.75	0.68	Yes	R4A/C2-2	Residential	Yes	1.00	Yes
4111	45	R4A	Mixed-use (commercial-residential)	No	0.75	0.64	Yes	R4A/C2-2	Mixed-use (commercial-residential)	Yes	1.00	Yes
4111	38	R4A	Residential	Yes	0.75	1.23	No	R4A/C2-2	Residential	Yes	1.00	No
4107	31	R4A	Commercial	No	0.75	1.20	No	R4A/C2-2	Commercial	Yes	1.00	No
4107	34	R4A	Mixed-use (commercial-residential)	No	0.75	1.90	No	R4A/C2-2	Mixed-use (commercial-residential)	Yes	1.00	No
4087	23	R4	Mixed-use (commercial-residential)	No	0.75	1.20	No	R4/C2-2	Mixed-use (commercial-residential)	Yes	1.00	No
4088	15	R4	Mixed-use (commercial-residential)	No	0.75	1.61	No	R4/C2-2	Mixed-use (commercial-residential)	Yes	1.00	No
4088	16	R4	Mixed-use (commercial-residential)	No	0.75	1.06	No	R4/C2-2	Mixed-use (commercial-residential)	Yes	1.00	No
4088	17	R4	Residential	Yes	0.75	1.17	No	R4/C2-2	Residential	Yes	1.00	No
Total # of Lots*	13	% of Conformance**			46%	% Compliant		46%	% of Conformance**			100%
												% Compliant 46%

* All Properties including development sites
** Calculated vacant lots as in conformance and compliance



1. View of the side of Pierce Avenue facing west.

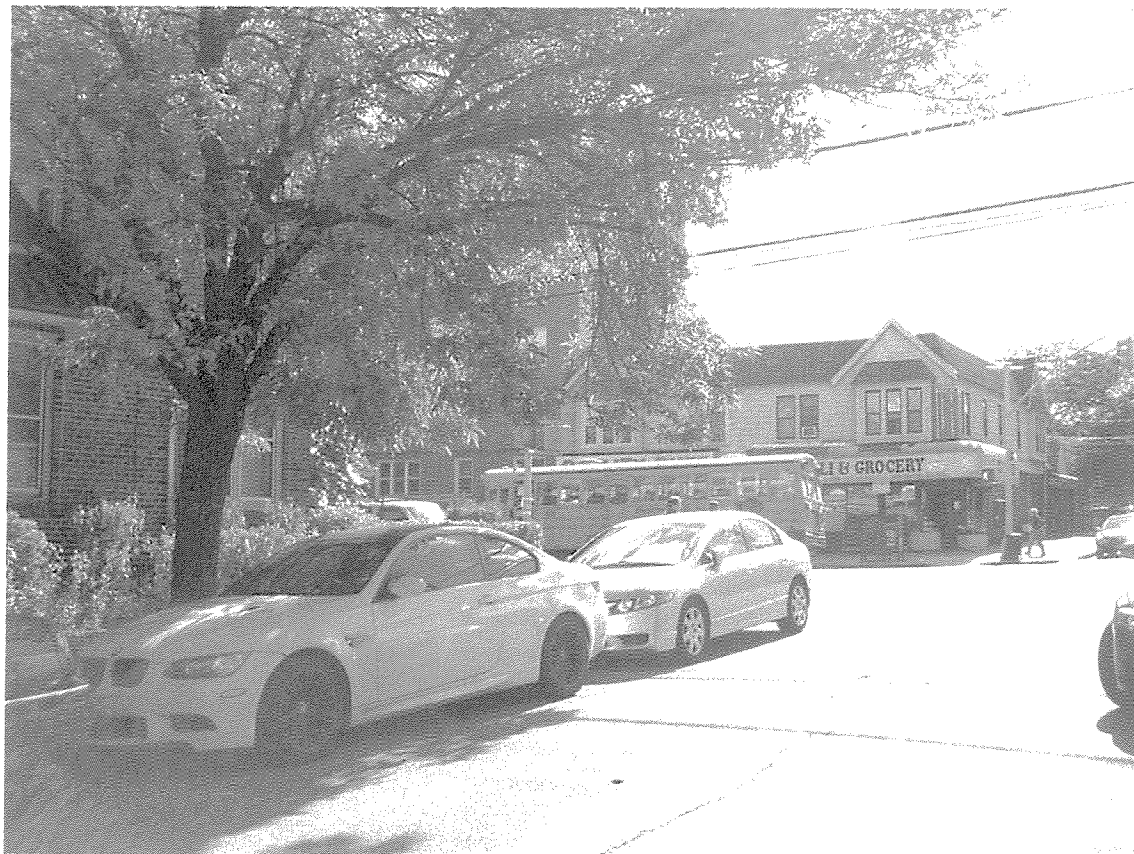


2. View of Pierce Avenue facing southwest.



3. View of the side of Pierce Avenue facing east.





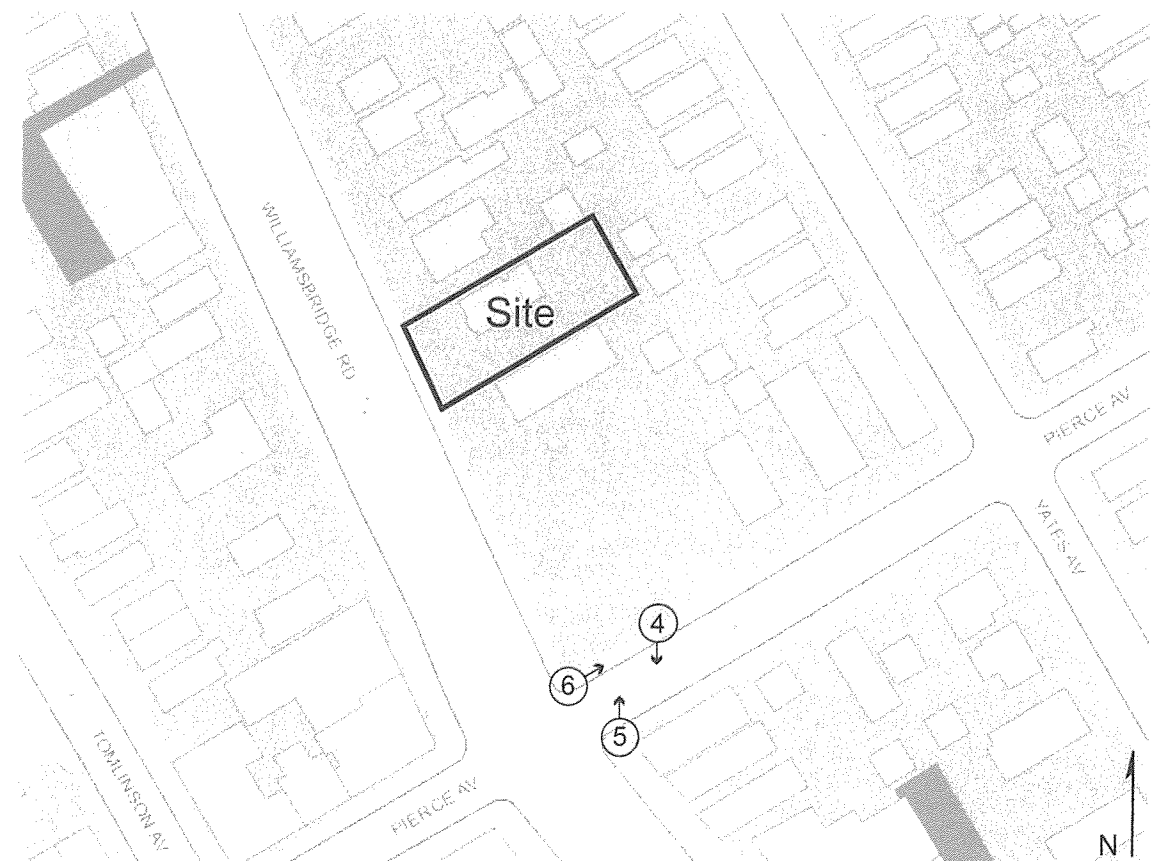
4. View of the side of Pierce Avenue facing south.



5. View of the side of Pierce Avenue facing north.



6. View of the sidewalk along the north side of Pierce Avenue facing northeast.

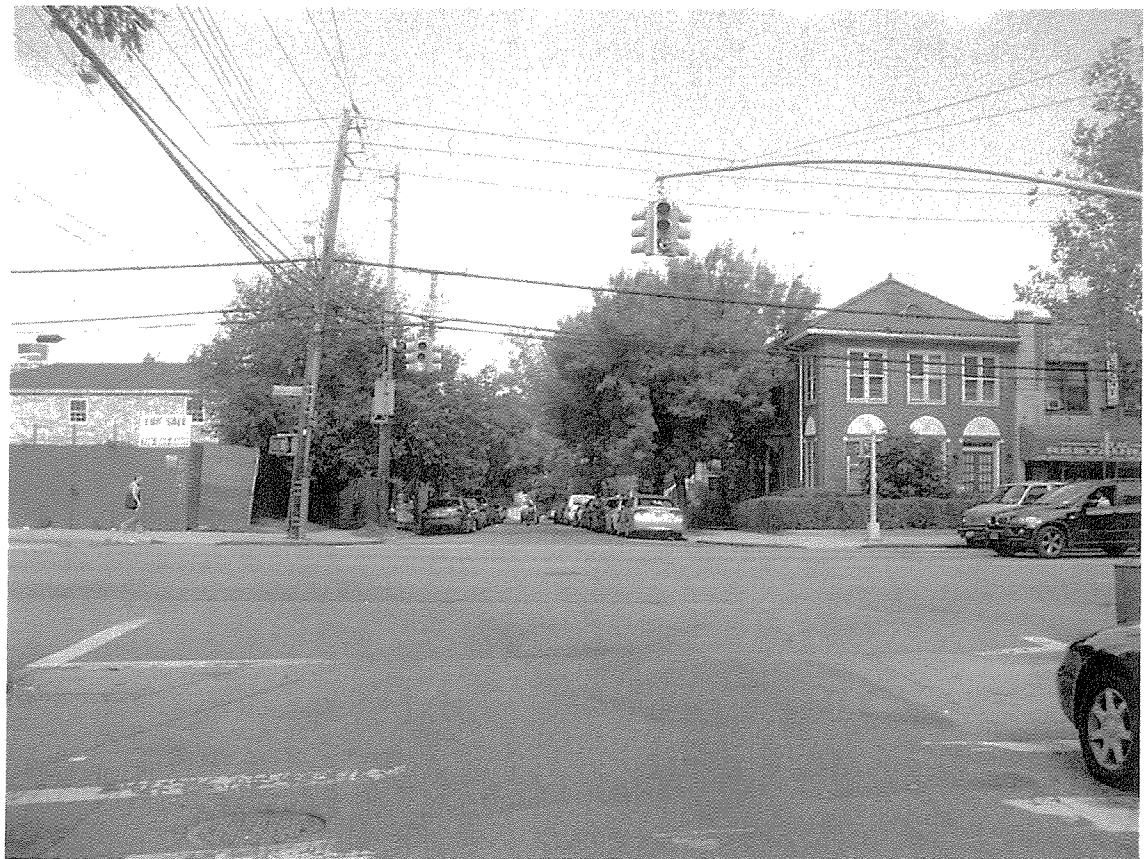




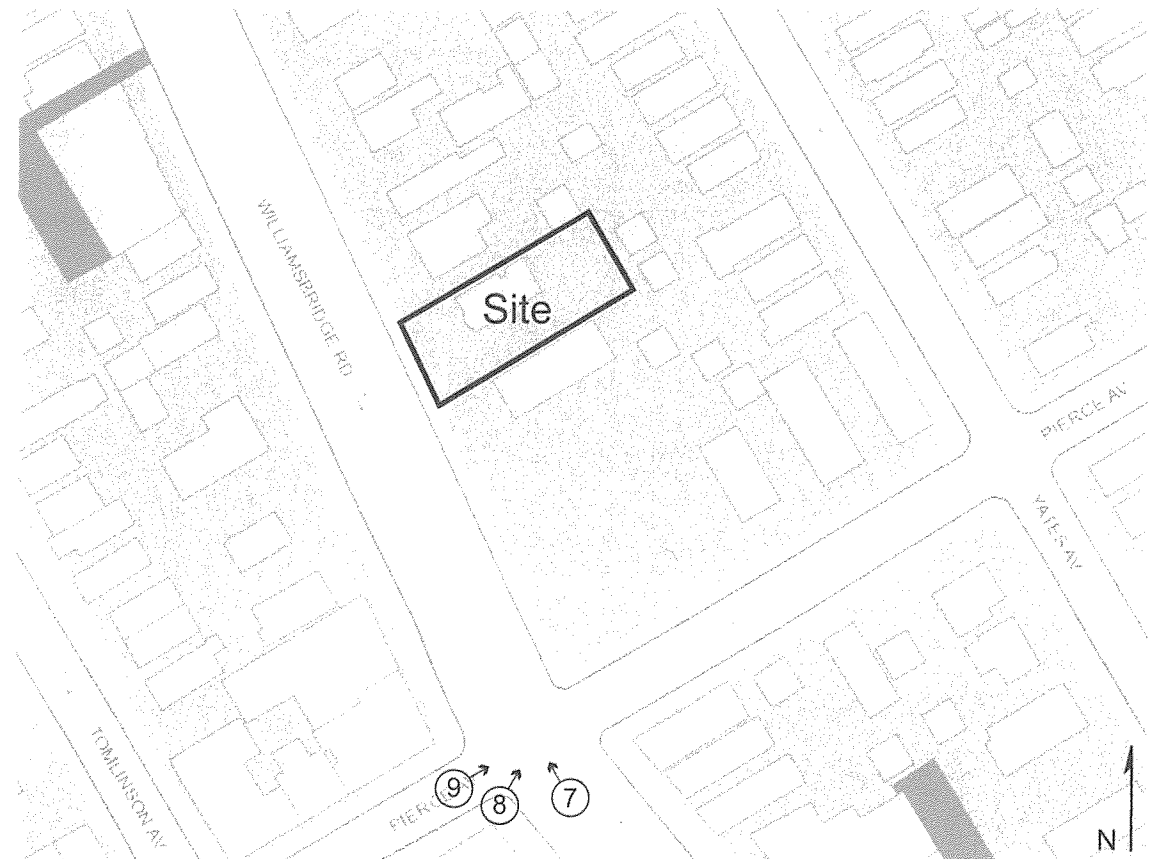
7. View of Williamsbridge Road facing northwest from Pierce Avenue.



8. View of the intersection of Williamsbridge Road and Pierce Avenue facing northeast.



9. View of Pierce Avenue facing northeast from Williamsbridge Road.





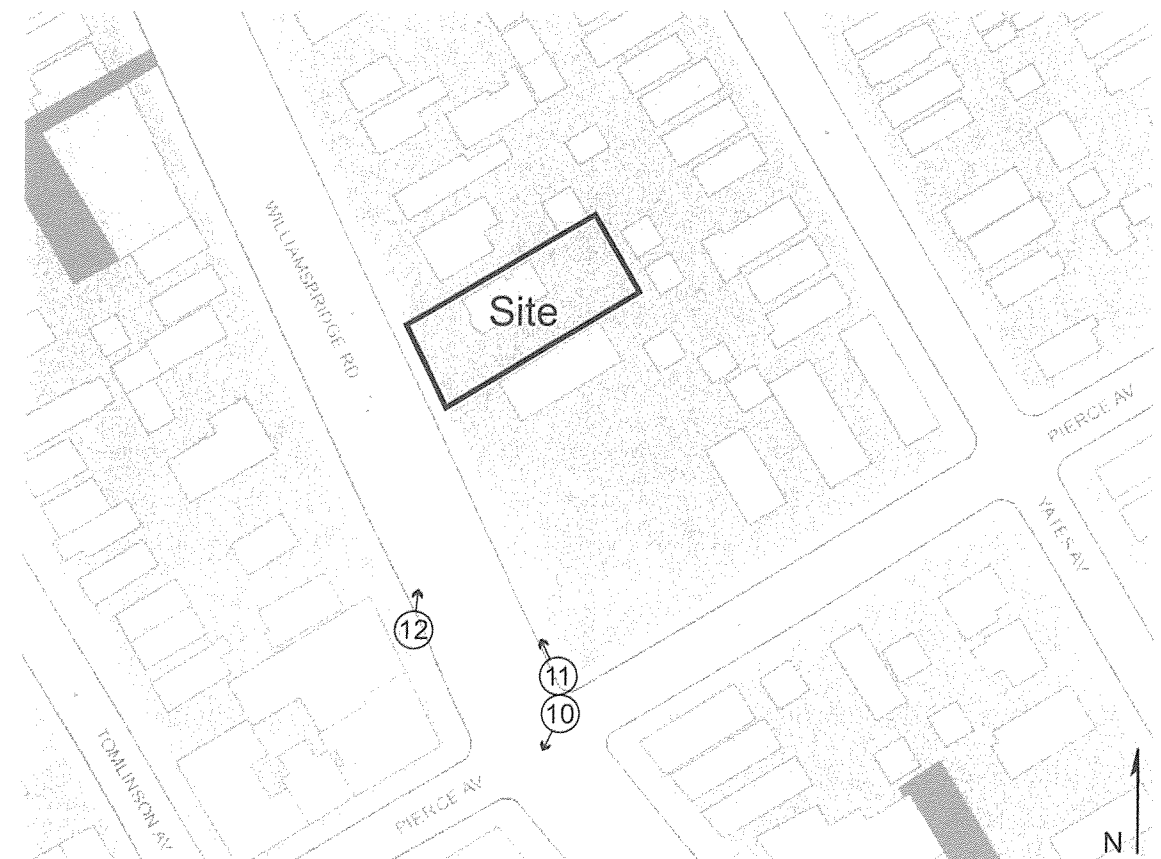
10. View of the intersection of Williamsbridge Road and Pierce Avenue facing southwest.



11. View of the sidewalk along the east side of Williamsbridge Road facing northwest.



12. View of the Site facing north from Williamsbridge Road.





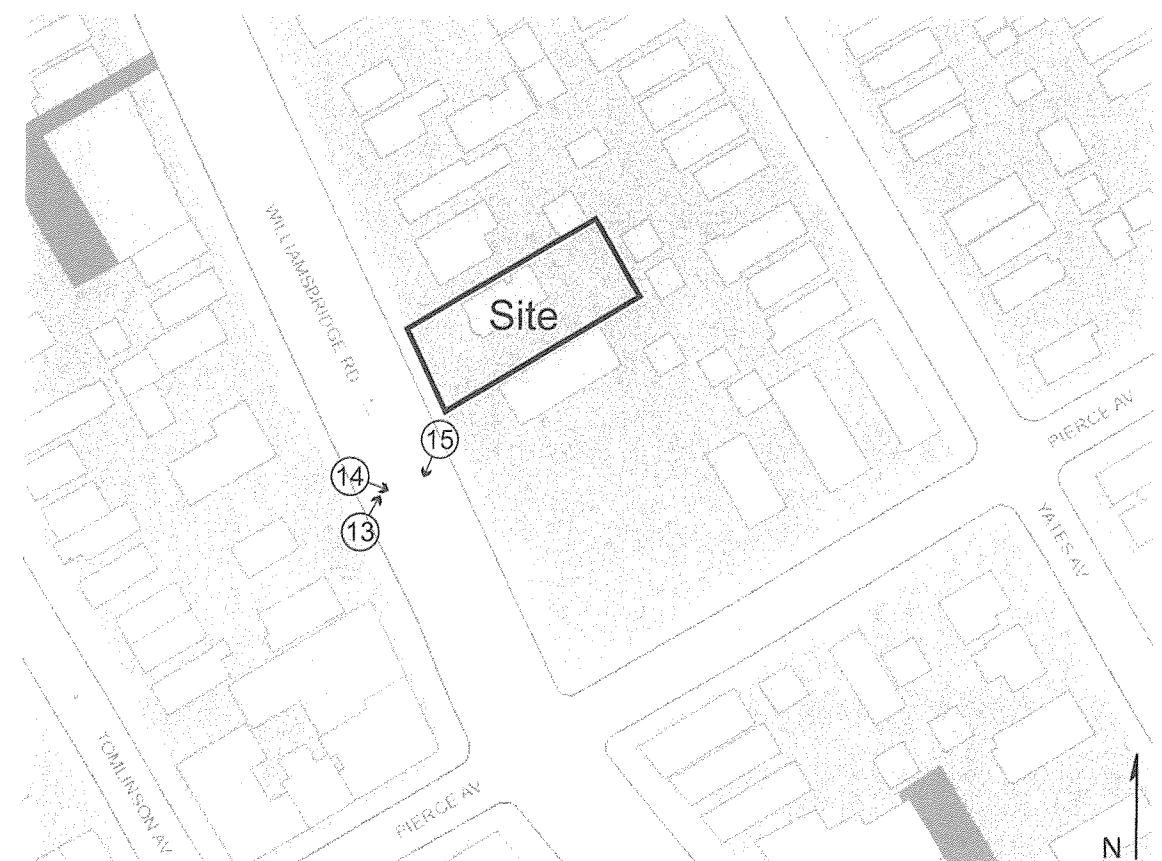
13. View of the Site facing northeast from Williamsbridge Road.



14. View of the side of Williamsbridge Road facing southeast.



15. View of the side of Williamsbridge Road facing southwest from the Site.





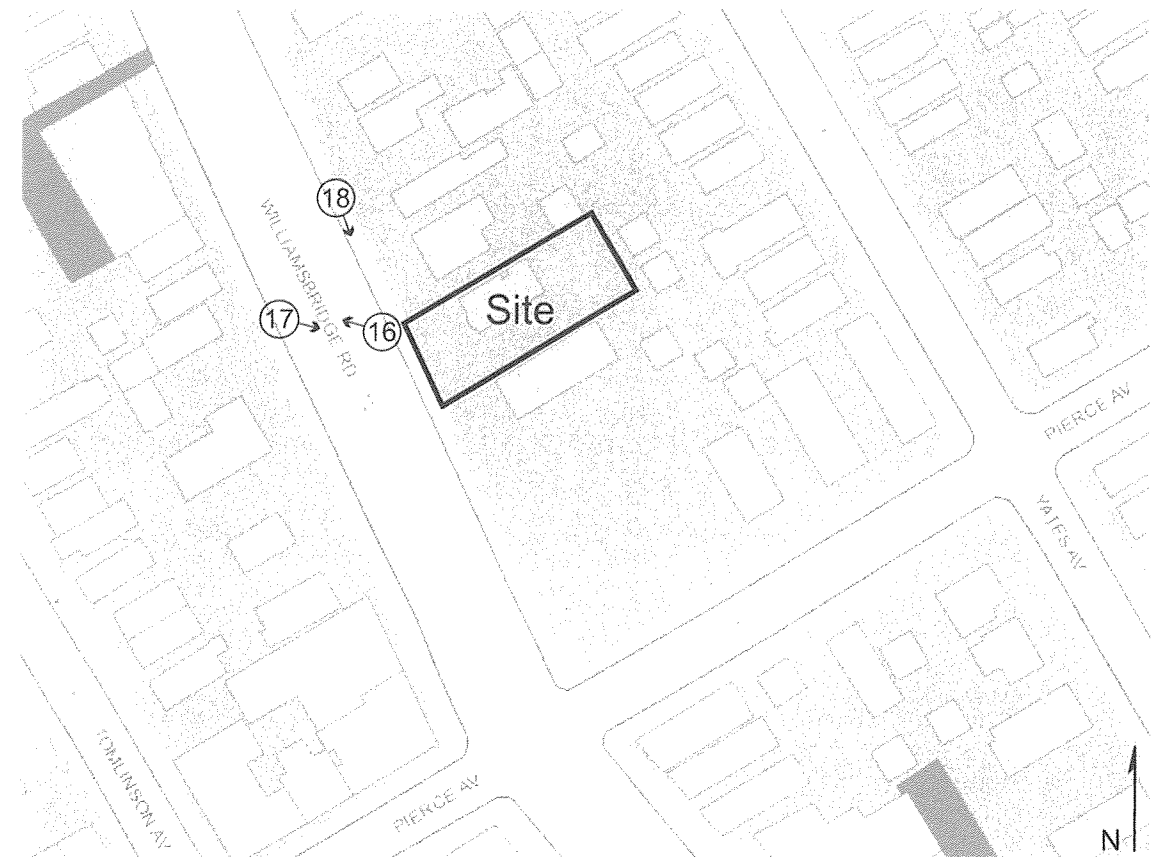
16. View of the side of Williamsbridge Road facing northwest from the Site.

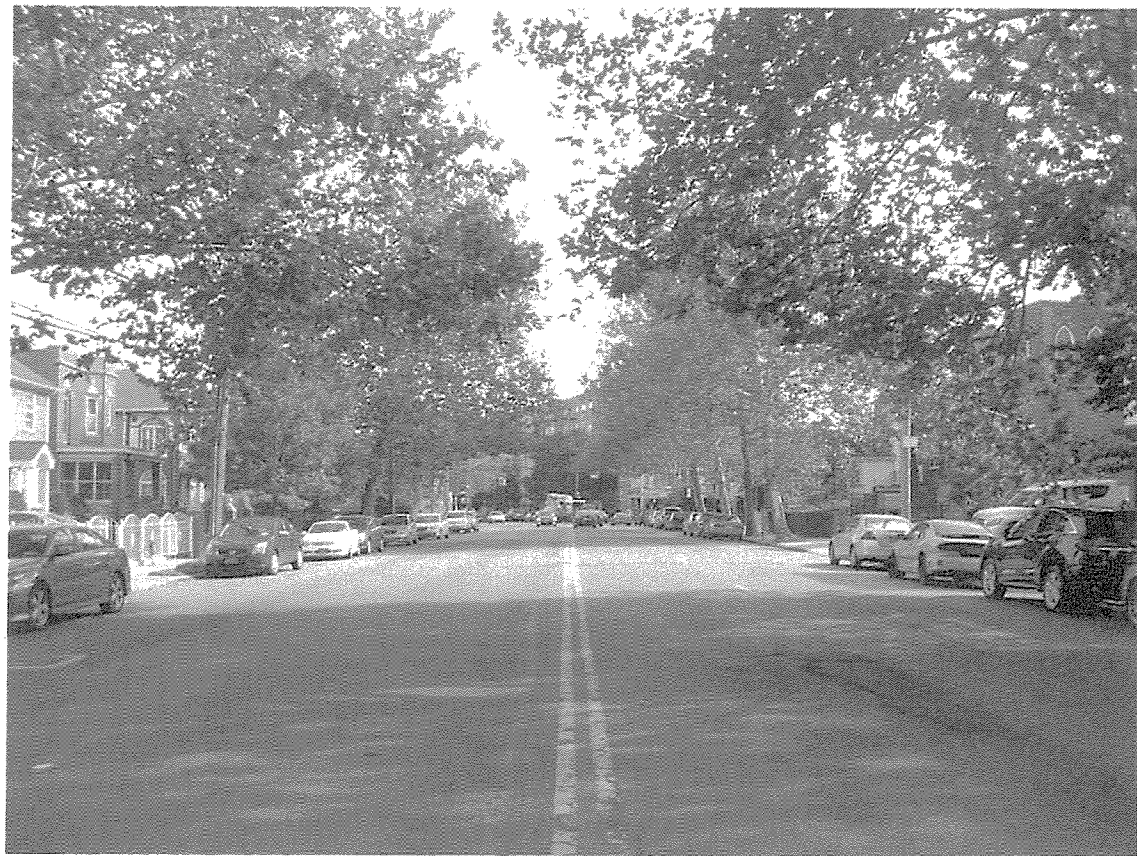


17. View of the Site facing southeast from Williamsbridge Road.

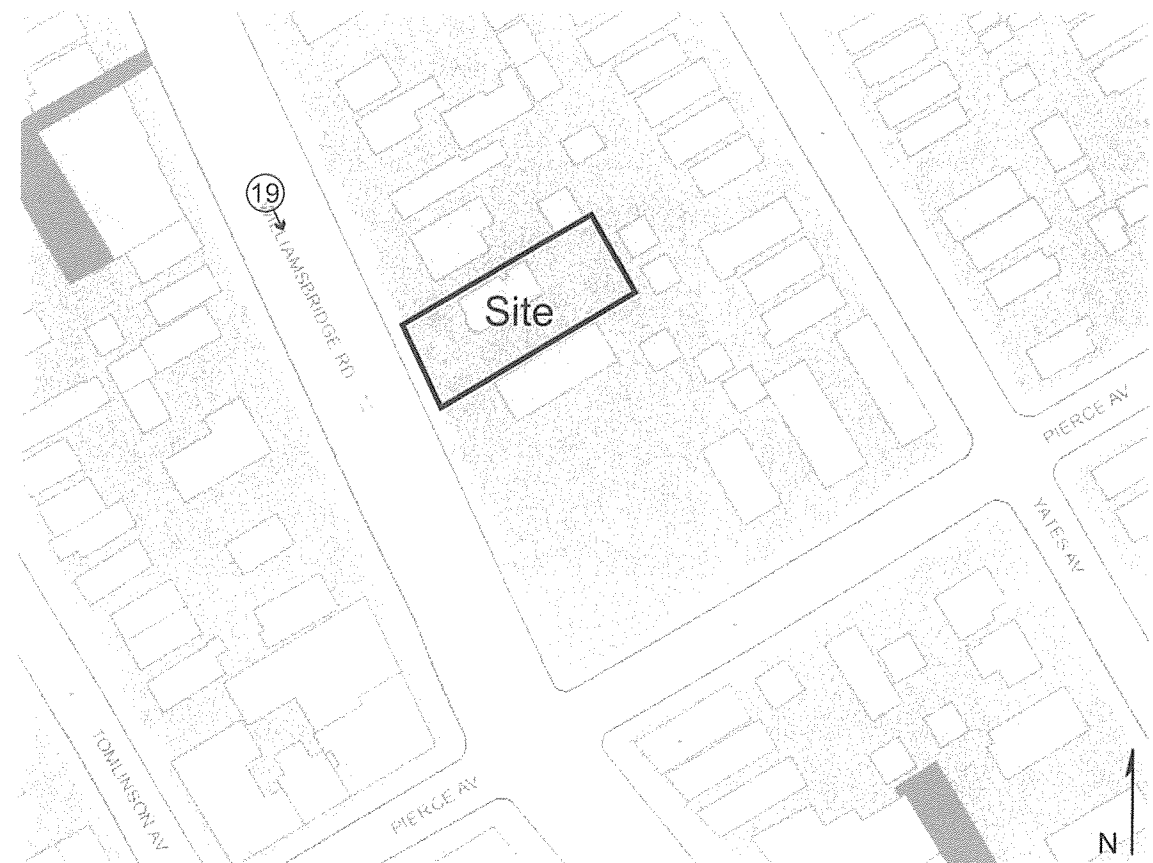


18. View of the sidewalk along the east side of Williamsbridge Road facing south.





19. View of Williamsbridge Road facing southeast.



1614 Williamsbridge Road Aerial Map



1614 WILLIAMS BRIDGE + ROAD, BRONX, NY 10461

Zoning

Zoning Information:

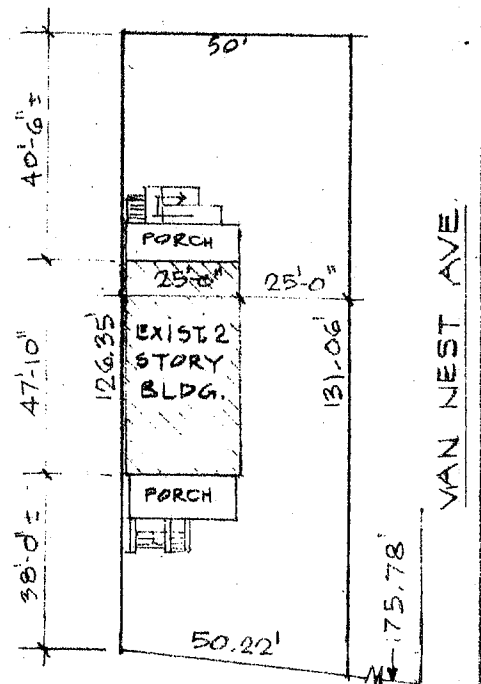
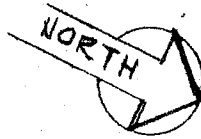
Borough: The Bronx Block: 4111 Lot: 47

Zoning: R4AZoning Map: 4bHistorical Zoning Maps: 4b

Department of City Planning, Zoning Database (updated monthly)

ALBERT MONTOYA ARCHITECT job no. 14-793-01
3065 Sedgwick Avenue Bronx, NY 10468 (718) 543-5817

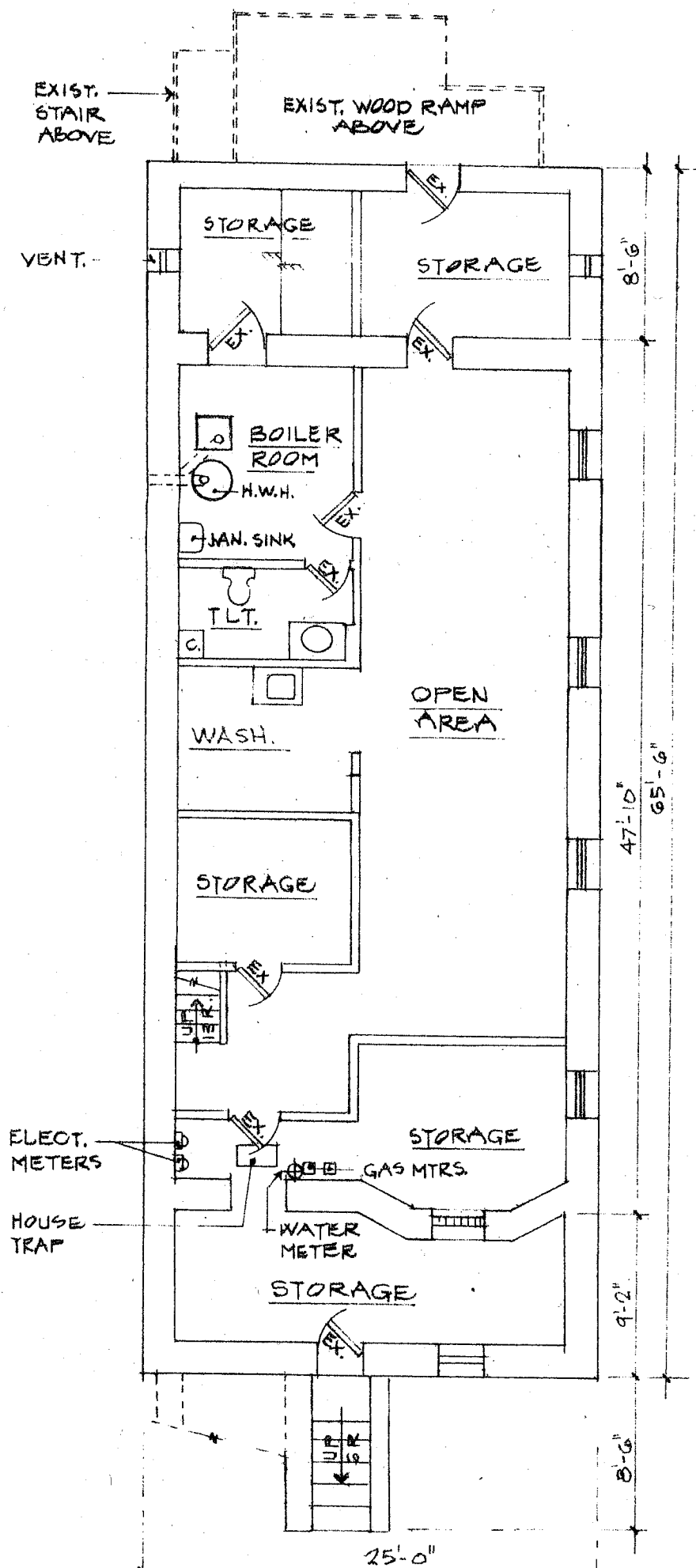
1614 Williamsbridge Road Block: 4111 Lot: 47 BIN# 2045083
Bronx, NY 10461 C.B. 211 Map: 4b Districts: R4A



1614 WILLIAMSBRIDGE RD.

PLOT PLAN

SC. 1" = 40'



CELLAR FLOOR

65.5 x 25 = 1637.5 SF

EXEMPT FROM ZONING CALCULATIONS

CELLAR FLOOR PLAN

SC. 1" = 1'-0"

RESIDENCE
1614 WILLIAMSBRIDGE RD.
BRONX N.Y. 10461

FLOOR PLAN, PLOT PLAN
AND NOTES

SEAL

DATE
SEPT. 29, 2014

JOB NO.
14-793-01

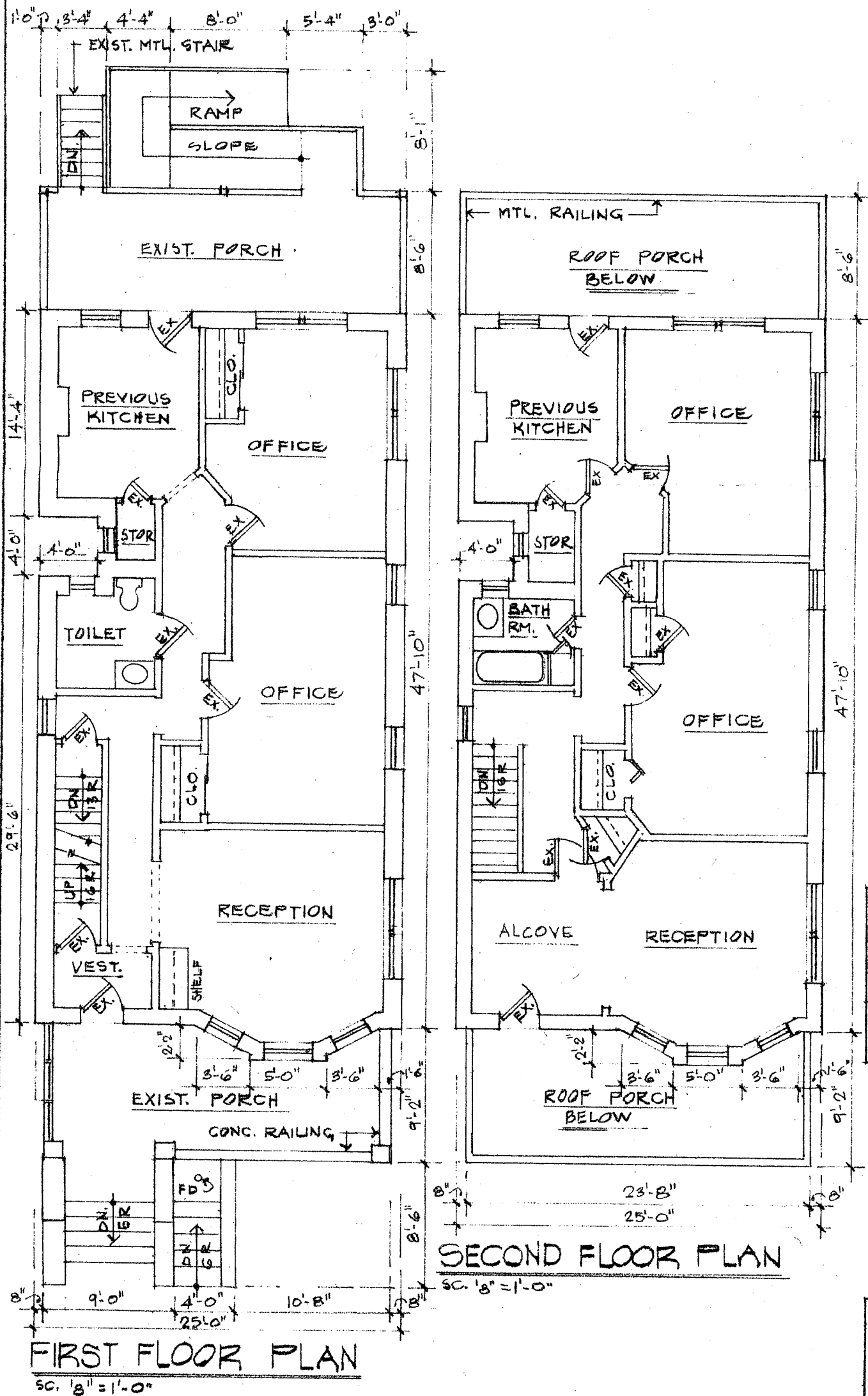
CHK. BY.
A.M.

DWG. NO.
A101.00

1 OF 3

ALBERT MONTROYA ARCHITECT job no. 14-793-01
3065 Sedgwick Avenue Bronx, NY 10468 (718) 543-5817

1614 Williamsbridge Road Block: 4111 Lot: 47 BIN# 2045083
Bronx, NY 10461 C.B. 211 Map: 4b Districts: R4A



FIRST FLOOR
47.83 x 25 = 1195.75
+ 8.5 x 2.17 = + 18.45
- 4 x 4 = - 16.00
1198.2 SF.

SECOND FLOOR
47.83 x 25 = 1195.75
+ 8.5 x 2.17 = + 18.45
- 4 x 4 = - 16.00
1198.2 SF.

TOTAL FLR. AREA = 2396 SF.

RESIDENCE
1614 WILLIAMSBRIDGE RD
BRONX, N.Y. 10461

FIRST AND SECOND
FLOOR PLANS

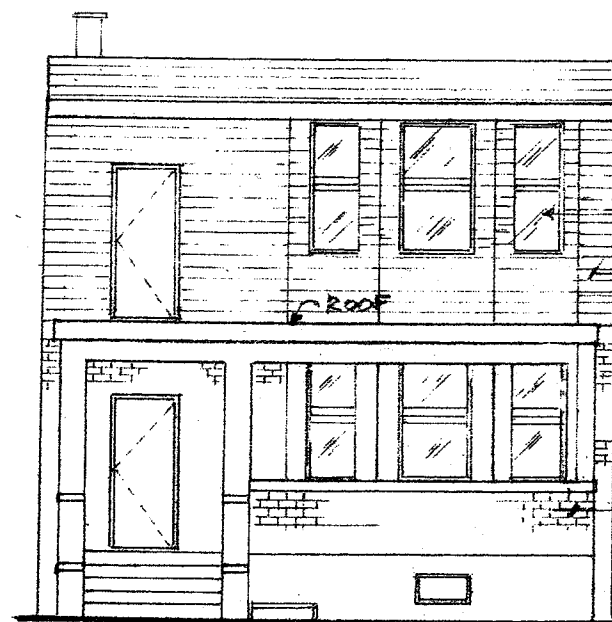
DATE
SEPT. 29, 2014

JOB NO
14-793-01

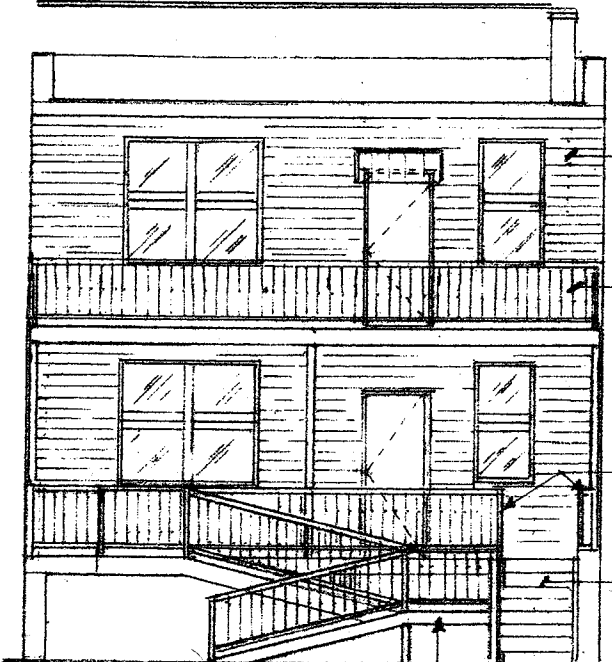
CHK. BY
A.M.

DWG. NO.
A101.00

2 OF 3



FRONT ELEVATION



REAR ELEVATION

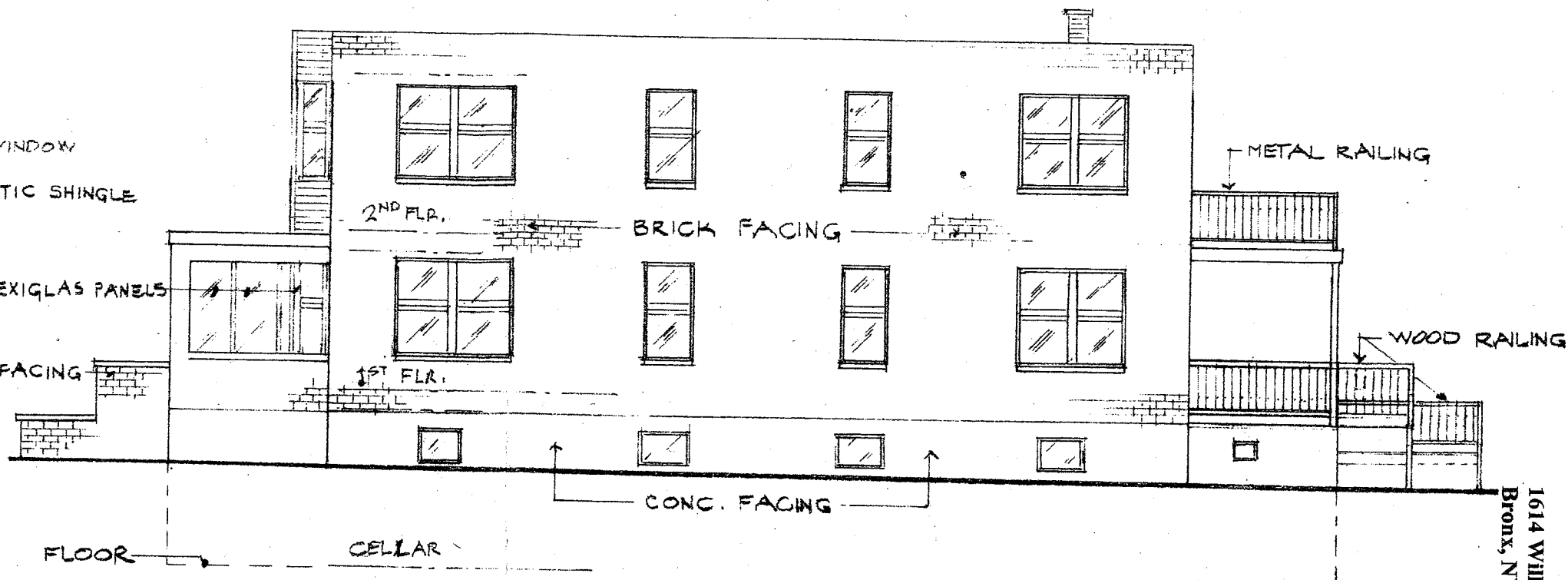
SC. 1/8" = 1'-0"

BAY WINDOW
PLASTIC SHINGLE

PLEXIGLAS PANELS

BRICK FACING

CELLAR FLOOR



RIGHT SIDE ELEVATION

2ND FLR.
1ST FLR.

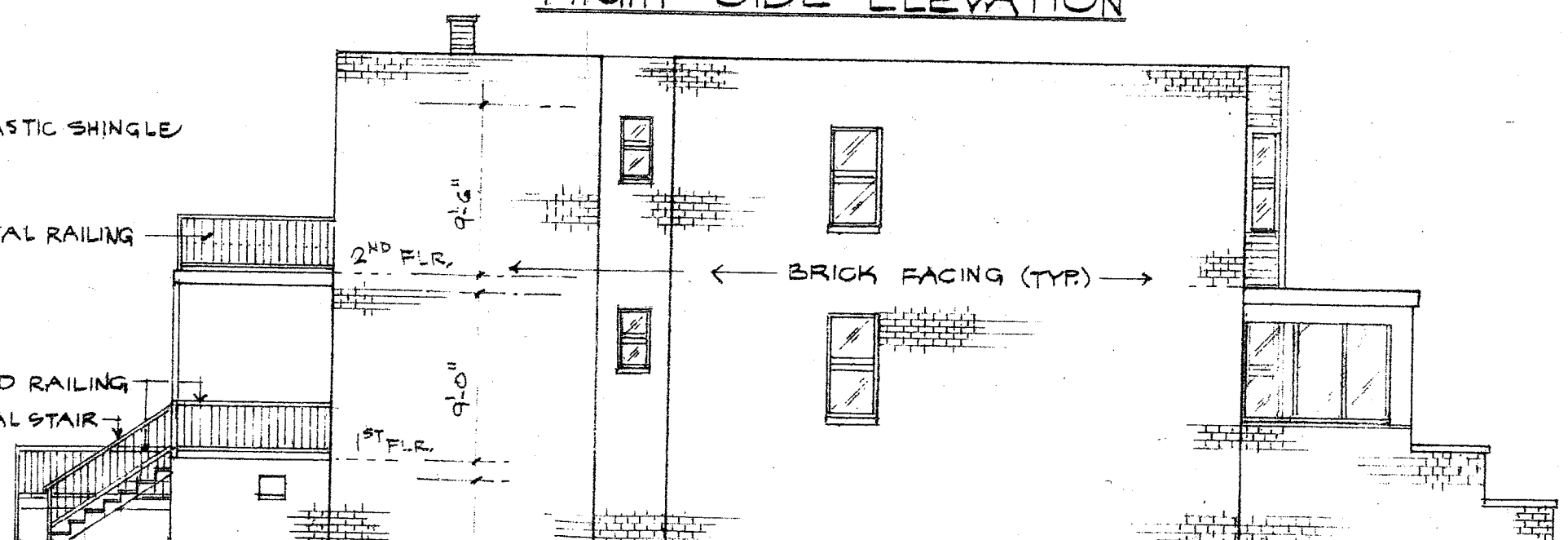
BRICK FACING

CONC. FACING

METAL RAILING

WOOD RAILING

CELLAR



LEFT SIDE ELEVATION

SC. 1/8" = 1'-0"

PLASTIC SHINGLE

METAL RAILING

WOOD RAILING

METAL STAIR

CELLAR FLOOR

2ND FLR.

1ST FLR.

BRICK FACING (TYP.)

ALBERT MONTROYA ARCHITECT job no. 14-793-01
3065 Sedgwick Avenue Bronx, NY 10468 (718) 543-5817
1614 Williamsbridge Road Block: 4111 Lot: 47 BIN# 2045083
Bronx, NY 10461 C.B. 211 Map: 4b Districts: R4A

3 of 3

RESIDENCE ELEVATIONS
1614 WILLIAMSBRIDGE RD.
BRONX, N.Y. 10461

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Maria Louise Ocran

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 482

☒ in favor ☐ in opposition

Date: 10/19/16

(PLEASE PRINT)

Name: Cara McAteer

Address: 902 Broadway

I represent: Phipps Houses

Address: 902 Broadway

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0482 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Adam Weinstein

Address: 902 Bway

I represent: Phipps

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

482

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: William Stein

Address: 1385 Broadway

I represent: Dattner Architects

Address: 1385 Broadway

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

497

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 10/19

(PLEASE PRINT)

Name: JOHN WOELFUNG

Address: 1385 BWAY

I represent: DATNER GRN / ENYCH / SECOND FORMS

Address: 1032 BRYANT

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

497

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 10/19

(PLEASE PRINT)

Name: Caroline Hamer

Address: Goldman

I represent: Second Formers

Address: Bryant Ave

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Eric Palatnik, Esq.

Address: _____

I represent: _____

Address: 1615 Williamsbridge Road

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
☐ in favor ☒ in opposition

322 Spring St

Date: 10-19-16

(PLEASE PRINT)

Name: BOB GORMLEY - DISTRICT MANAGER

Address: _____

I represent: MANHATTAN COMMUNITY BOARD 2

Address: 3 Washington Sq. Village, NY NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 10802 72nd Rest LLC Res. No. _____
☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Patricia Sullivan

Address: 10802 72nd Ave

I represent: 10802 72nd Rest LLC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 482

☐ in favor ☒ in opposition

Date: 10/19/16

(PLEASE PRINT)

Name: John Sanchez
Address: 1932 Arthur Ave Rm 403 - Astoria NY 10012

I represent: Community Board 6 - District Manager

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 10/19/16

(PLEASE PRINT)

Name: TONY ANNETI
Address: 226 COOK AVE

I represent: 32BJ

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 10/19/2016

(PLEASE PRINT)

Name: Ron Schellman
Address: 611 N Central Ave Haverhill MA 01830

I represent: Concourse Village West Reading

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 10/19/16

(PLEASE PRINT)

Name: Susan Albrecht

Address: 80 Maiden Ln

I represent: Association of NY Cathedral Homes

Address: 80 Maiden Lane

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition LU 0495

Date: 10.19.16 0496

(PLEASE PRINT)

Name: NORA MARTINS

Address: AKERMAN LLP

I represent: UPPER MANHATTAN DEVELOPMENT CORP.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 10/19/16

(PLEASE PRINT)

Name: SARA NUNATZ MITIA (LOBAN)

Address: 114 E. 14th St SF

I represent: CB6 Bronx

Address: 195 Arthur Ave

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0482+ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: TED WEINSTEIN

Address: HPD

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 482 Res. No. _____

☒ in favor ☐ in opposition

Date: 10/19/16

(PLEASE PRINT)

Name: Sahr Davis

Address: 910 East 178th St

I represent: Community Board #6

Address: 1932 Arthur Ave

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 0471

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Shlomo Steve Wygode

Address: 11 Park Pl. Suite 816

I represent: HAPPY COOKING BISTRO

Address: 322 Spring St. Manhattan

Please complete this card and return to the Sergeant-at-Arms