



CITY PLANNING COMMISSION

August 23, 2000/Calendar No. 25

N 000686 HKX

IN THE MATTER OF a communication dated June 30, 2000, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Bedford Park Congregational Church, located at 2988 Bainbridge Avenue, (aka 301 East 201 Street), (Block 3299, Lot 1), by the Landmarks Preservation Commission on June 20, 2000 (List No. 315/LP-2062), Borough of The Bronx, Community District 7.

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission , whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

The Bedford Park Congregational Church was constructed in 1892. The building was designed by Edgar K. Bourne. Bedford Park Congregational Church is located at 2988 Bainbridge Avenue (aka. 301 East 201 Street). The site abuts a school and two-family walk-ups. Across East 201 street there are multiple apartment buildings and across Bainbridge Avenue there is also a school and a two-family walk-up.

The landmark site is located in an R8 zoning district, with an allowable floor area ratio (FAR) of 6.05. The zoning lot could be developed with approximately 32,415 square feet of floor area. The Bedford Park Congregational Church contains approximately 2,400 square feet of floor area.

Therefore, there are approximately 30,015 square feet theoretically available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark or one which is across the street and opposite to the zoning lot occupied by the landmark building or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark.

There are approximately five potential receiving sites for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the subject landmark.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

JOSEPH B. ROSE, Chairman
VICTOR G. ALICEA, Vice-Chairman
ALBERT ABNEY, ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, R.A., KATHY HIRATA CHIN, ESQ.,
JACOB B. WARD, ESQ., Commissioners.

Commissioner WILLIAM J. GRINKER, voted no.