CITY PLANNING COMMISSION

March 30, 2016 / Calendar No. 10 C 160065 ZMX

IN THE MATTER OF an application submitted by the NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2a, changing an R7A District to an R4A District property bounded by a line midway between Vireo Avenue and Webster Avenue, a line perpendicular to the northerly street line of East 236th Street distant 115 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 236th Street and the northwesterly street line of Webster Avenue, East 236th Street, a line perpendicular to the southerly street line of East 236th Street distant 140 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of East 236th Street and the northwesterly street line of Webster Avenue, a line midway between East 236th Street and East 235th Street, a line perpendicular to the northerly street line of East 235th Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 235th Street and the northwesterly street line of Webster Avenue, East 235th Street, a line perpendicular to the southerly street line of East 235th Street distant 155 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of East 235th Street and the northwesterly street line of Webster Avenue, a line midway between East 235th Street and East 234th Street, a line perpendicular to the northerly street line of East 234th Street distant 130 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 234th Street and the northwesterly street line of Webster Avenue, and East 234th Street, as shown on a diagram (for illustrative purposes only) dated November 2, 2015, Borough of the Bronx, Community District 12.

This application for an amendment of the Zoning Map was filed by the Department of City Planning on September 29, 2015 to rezone blocks generally bounded by 240th Street to the north; 234th Street to the south; Vireo Avenue to the west; and Webster Avenue to the east, in Community District 12 of the Bronx.

BACKGROUND

The Department of City Planning is proposing the Woodlawn rezoning to ensure the existing character and scale of the Woodlawn neighborhood is reflected in an appropriate

zoning district. The area subject to the proposed rezoning is currently zoned with two contextual residential zoning districts: R4A and R7A. The R7A district was mapped in 1996 as part of the Woodlawn Rezoning (ULURP No. C940644 ZMX), which contextualized a former R7-1 zoning district (instituting a number of zoning controls on buildings' bulks and heights) and shifted the zoning boundary east from along Vireo Avenue to the mid-block where it now bisects a number of tax lots creating split lot zoning condition. The R4A district was mapped in 2006 when another rezoning of Woodlawn (ULURP No. C060110 ZMX) contextualized an R4-1 district. The R4A district is the predominant residential zoning district in the neighborhood and closely matches most of Woodlawn's existing built form.

The Woodlawn neighborhood is predominately developed with low density residential uses. 80% of the housing stock within 400' of the rezoning area is one, and two family homes. Less than 10% of the housing stock is made up of buildings with more than 3 units.

The existing R7A district permits residential and community facility uses with a maximum FAR of 4.0. Base heights are required to be between 40 and 65 feet, and the maximum building height is 80 feet after a setback from the street. This typically produces six- to eight-story buildings. New buildings in R7A districts must be located no closer to the street than a neighboring building. One parking space is required for 50% of residential units.

The building envelopes created by the R7A zoning result in large apartment buildings which are out of character with development in the area to be rezoned which, although adjacent to some six-story multiple dwellings, is predominately developed with low-density, one- and two-family houses. The Department is proposing to change the existing R7A district to an R4A district, ensuring future development will occur in a manner and scale that is typical of the existing community. The proposed action seeks to reinforce this area's predominantly one- and two-family residential character and no longer permit the construction of 6 to 8 story apartment buildings.

The proposed R4A district allows one and two family detached residences and community facility uses. The maximum permitted FAR is 0.9, which includes a 0.15 attic allowance. The maximum community facility FAR is 2.0. The minimum required lot size is 2,850 square feet and the minimum lot width is 30 feet. The perimeter wall of a house may rise to 21 feet before sloping or being set back to the maximum building height of 35 feet. A front yard must be at least as deep as an adjacent front yard and at least 10 feet deep, but it need not exceed a depth of 20 feet. A 30 foot deep rear yard, and two side yards that total at least 10 feet with a minimum width of two feet each are also required. There must be at least eight feet between buildings on adjacent lots. Parking must be located in the side or rear yard and the driveway must be within the side lot ribbon. If the lot is 35 feet or wider, a garage is permitted within the house, provided the driveway is at least 18 feet deep to prevent cars from jutting onto the sidewalk. One off-street parking space is required for each dwelling unit.

Woodlawn's existing housing stock is predominantly built to the scale and bulk permitted in the R4A district, with exceptions fronting Webster Avenue. The proposed action will adjust the boundary line between the R4A and R7A districts such that those properties fronting Webster will remain within the existing R7A district, but the remaining smaller lots built with one and two family homes, would be rezoned as R4A, ensuring that future development retains Woodlawn's existing neighborhood character.

ENVIRONMENTAL REVIEW

This application (C 160065 ZMX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 16DCP046X. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on November 2, 2015.

UNIFORM LAND USE REVIEW

This application (C 160065 ZMX) was certified as complete by the Department of City Planning on November 2, 2015, and was duly referred to Bronx Community Board 12 and the Bronx Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 12 held a public hearing on this application on December 3, 2015 and, on that date, by a vote of 23 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The application was considered by the Bronx Borough, who issued a recommendation approving the application on February 10 2016.

City Planning Commission Public Hearing

On February 3, 2015 (Calendar No. 1), the City Planning Commission scheduled February 24, 2015 for a public hearing on this application (C 160065 ZMX). The hearing was duly held on February 24, 2015 (Calendar No. 17). There was one speaker in favor of the application and none opposed.

The Councilmember for the 11th District spoke in favor, thanking the Department for considering the rezoning and urging the Commission to vote in favor. There were no other speakers on the application and the hearing was closed.

CONSIDERATION

The Commission believes that this application (160065 ZMX) for an amendment of the Zoning Map is appropriate.

The Commission believes that the proposed R4A district on blocks generally bounded by 240th Street to the north; 234th Street to the south; Vireo Avenue to the west; and Webster Avenue to the east is appropriate. The vast majority of Woodlawn's residential zoning is R4A and its buildings are reflective of the district's bulk and height limitations. The Commission believes that proposed R4A district would preserve the residential character within the rezoning area, while allowing new, larger-scale development to continue in the R7A district along the 80-foot wide Webster Avenue, a more appropriate location. The Commission believes that the rezoning appropriately shifts the district boundary between the R4A and R7A district and limits future development to a scale and type that more closely reflects the existing neighborhood.

The R4A zoning district's regulations closely match the existing built character of the rezoning area and would prevent larger, multifamily apartment buildings from being constructed on Woodlawn's side streets west of Webster Avenue. The zoning map amendment will preserve the low density character of the Woodlawn neighborhood and prevent the development of buildings that would not be in context with existing, low density housing stock

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment.

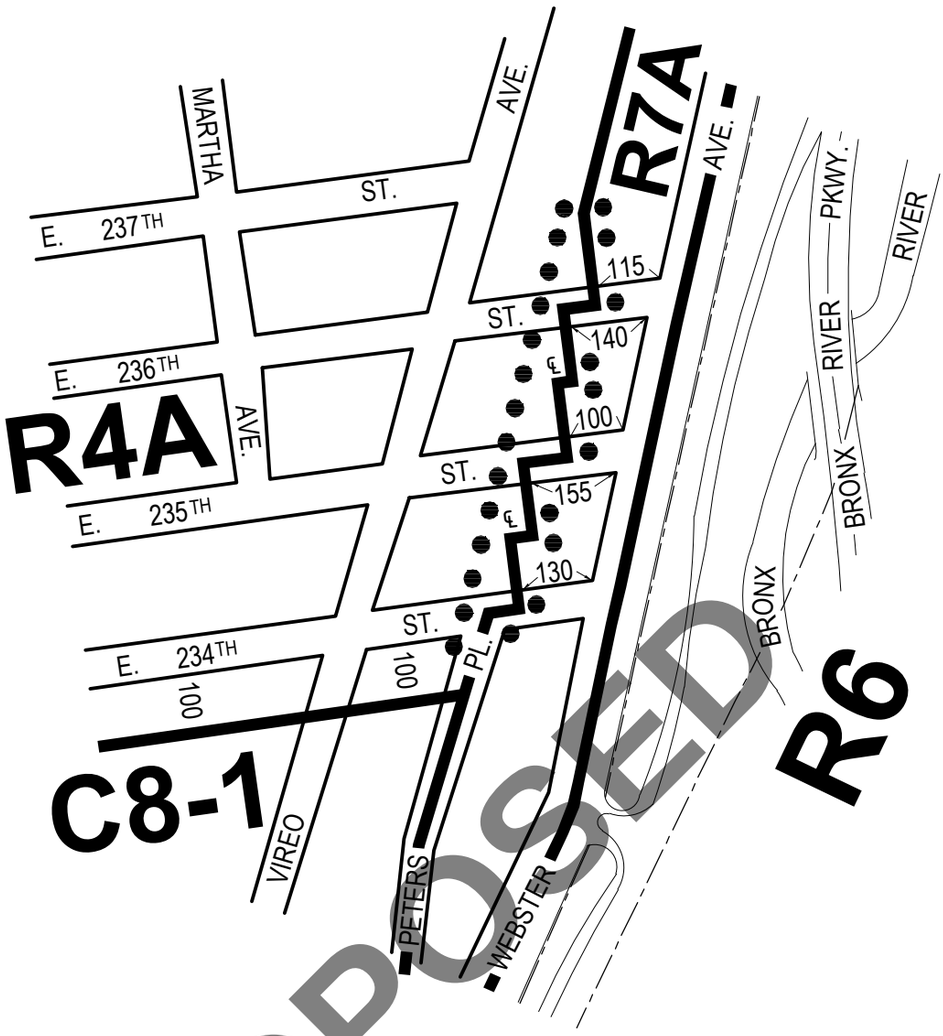
RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is hereby amended by changing the Zoning Map, Section No. 2a, changing from an R7A District to an R4A District property bounded by a line midway between Vireo Avenue and Webster Avenue, a line perpendicular to the northerly street line of East 236th Street distant 115 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 236th Street and the northwesterly street line of Webster Avenue, East 236th Street, a line perpendicular to the southerly street line of East 236th Street distant 140 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of East 236th Street and the northwesterly street line of Webster Avenue, a line midway between East 236th Street and East 235th Street, a line perpendicular to the northerly street line of East 235th Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 235th Street and the northwesterly street line of Webster Avenue, East 235th Street, a line perpendicular to the southerly street line of East 235th Street distant 155 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of East 235th Street and the northwesterly street line of Webster Avenue, a line midway between East 235th Street and East 234th Street, a line perpendicular to the northerly street line of East 234th Street distant 130 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 234th Street and the northwesterly street line of Webster Avenue, and East 234th Street, as shown on a

diagram (for illustrative purposes only) dated November 2, 2015, Borough of the Bronx, Community District 12.

The above resolution (C 160065 ZMX), duly adopted, by the City Planning Commission on March 30, 2016 (Calendar No. 10), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

CARL WEISBROD, *Chairman*
KENNETH J. KNUCKLES, *Esq., Vice Chairman*

RAYANN BESSER, IRWING. CANTOR, P.E., ALFRED C. CERULLO, III,
MICHELLE R. DE LA UZ, JOSEPH I. DOUEK,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, *Commissioners*



PROPOSED

CITY PLANNING COMMISSION

CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED

ZONING CHANGE

ON SECTIONAL MAP

2a

BOROUGH OF

BRONX

New York, Certification Date
NOVEMBER 02, 2015

J. Miraglia, Director
Technical Review Division

SCALE IN FEET

300 0 300

NOTE:

Indicates Zoning District Boundary.

The area enclosed by the dotted line is proposed to be rezoned by changing from an R7A District to an R4A District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 160065 ZMX**	Project Name: **Woodlawn Rezoning**
CEQR Number: 16DCP046X	Borough(s): Bronx Community District Number(s): 12

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

Docket Description:

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2a, changing an R7A District to an R4A District property bounded by a line midway between Vireo Avenue and Webster Avenue, a line perpendicular to the northerly street line of East 236th Street distant 115 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 236th Street and the northwesterly street line of Webster Avenue, East 236th Street, a line perpendicular to the southerly street line of East 236th Street distant 140 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of East 236th Street and the northwesterly street line of Webster Avenue, a line midway between East 236th Street and East 235th Street, a line perpendicular to the northerly street line of East 235th Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 235th Street and the northwesterly street line of Webster Avenue, East 235th Street, a line perpendicular to the southerly street line of East 235th Street distant 155 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of East 235th Street and the northwesterly street line of Webster Avenue, a line midway between East 235th Street and East 234th Street, a line perpendicular to the northerly street line of East 234th Street distant 130 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 234th Street and the northwesterly street line of Webster Avenue, and East 234th Street, Borough of The Bronx, Community District 12, as shown on a diagram (for illustrative purposes only) dated November 2, 2015.

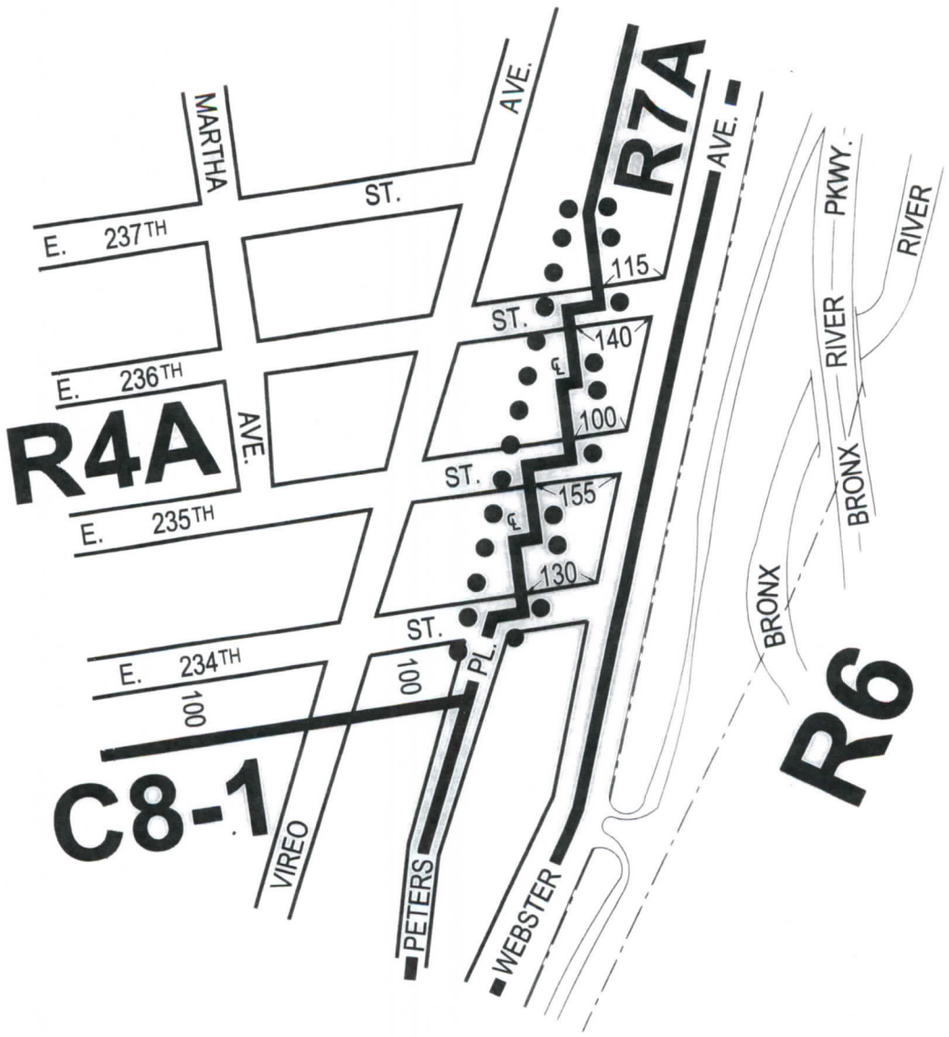
Related Applications:				

Applicant(s):	Applicant's Representative:
NYC Department of City Planning Bronx Borough Office One Fordham Plaza Bronx, N.Y. 10458	Carol Samol, Director NYC Department of City Planning Bronx Borough Office One Fordham Plaza Bronx, N.Y. 10458

Contact:
Address questions about this application to the following DCP office:
DEPARTMENT OF CITY PLANNING
Bronx Office
Address: One Fordham Plaza, 5th Fl., Bronx, NY 10458-5891
Phone: 718-220-8500
Fax: 718-584-8628

Public Review Timeline:

On **November 2, 2015** the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on **November 12, 2015** and must be completed by **January 11, 2016**



CITY PLANNING COMMISSION

CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED

ZONING CHANGE

ON SECTIONAL MAP

2a

BOROUGH OF

BRONX

New York, Certification Date
NOVEMBER 02, 2015

J. Miraglia, Director
Technical Review Division

SCALE IN FEET

300 0 300

NOTE:

Indicates Zoning District Boundary.

● ● ● ● The area enclosed by the dotted line is proposed to be rezoned by changing from an R7A District to an R4A District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

NOTIFICATION OF COMMUNITY/BOROUGH BOARD PUBLIC HEARING

Application #: **C 160065 ZMX** CEQR Number: 16DCP046X	Project Name: **Woodlawn Rezoning** Borough(s): Bronx Community District Number(s): 12

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

SUBMISSION INSTRUCTIONS

1. Return this completed page at least fourteen (14) days before the scheduled hearing date by one of the following options:
   - **EMAIL (recommended):** Send email to **CalendarOffice@planning.nyc.gov** and include in the subject line: (CB or BB) Public Hearing Notice + (6-digit application number), e.g., "CB Public Hearing Notice #C100000ZSQ"
   - **MAIL:** Calendar Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
   - **FAX:** to (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy to the applicant's representative at the address listed below at least (10) days before the scheduled hearing date.

Docket Description:

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2a, changing an R7A District to an R4A District property bounded by a line midway between Vireo Avenue and Webster Avenue, a line perpendicular to the northerly street line of East 236th Street distant 115 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 236th Street and the northwesterly street line of Webster Avenue, East 236th Street, a line perpendicular to the southerly street line of East 236th Street distant 140 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of East 236th Street and the northwesterly street line of Webster Avenue, a line midway between East 236th Street and East 235th Street, a line perpendicular to the northerly street line of East 235th Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 235th Street and the northwesterly street line of Webster Avenue, East 235th Street, a line perpendicular to the southerly street line of East 235th Street distant 155 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of East 235th Street and the northwesterly street line of Webster Avenue, a line midway between East 235th Street and East 234th Street, a line perpendicular to the northerly street line of East 234th Street distant 130 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 234th Street and the northwesterly street line of Webster Avenue, and East 234th Street, Borough of The Bronx, Community District 12, as shown on a diagram (for illustrative purposes only) dated November 2, 2015.

Applicant(s): NYC Department of City Planning Bronx Borough Office One Fordham Plaza Bronx, N.Y. 10458	**Applicant's Representative:** Carol Samol, Director NYC Department of City Planning Bronx Borough Office One Fordham Plaza Bronx, N.Y. 10458

Contact:
Address questions about this application to the following DCP office:
DEPARTMENT OF CITY PLANNING
Bronx Office
Address: One Fordham Plaza, 5th Fl., Bronx, NY 10458-5891
Phone: 718-220-8500
Fax: 718-584-8628

Notification submitted by:
Bronx Community Board 12

Date of Public Hearing: December 3, 2015	Time: 7 PM
Hearing Location: 4101 White Plains Road	

Name of CB/BB officer completing this form	Title	Date
George Torres	District Manager	01/08/2016

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 160065 ZMX**	Project Name: **Woodlawn Rezoning**
CEQR Number: 16DCP046X	Borough(s): Bronx Community District Number(s): 12

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

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
   - **EMAIL (recommended):** Send email to **CalendarOffice@planning.nyc.gov** and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
   - **MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
   - **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2a, changing an R7A District to an R4A District property bounded by a line midway between Vireo Avenue and Webster Avenue, a line perpendicular to the northerly street line of East 236th Street distant 115 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 236th Street and the northwesterly street line of Webster Avenue, East 236th Street, a line perpendicular to the southerly street line of East 236th Street distant 140 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of East 236th Street and the northwesterly street line of Webster Avenue, a line midway between East 236th Street and East 235th Street, a line perpendicular to the northerly street line of East 235th Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 235th Street and the northwesterly street line of Webster Avenue, East 235th Street, a line perpendicular to the southerly street line of East 235th Street distant 155 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of East 235th Street and the northwesterly street line of Webster Avenue, a line midway between East 235th Street and East 234th Street, a line perpendicular to the northerly street line of East 234th Street distant 130 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 234th Street and the northwesterly street line of Webster Avenue, and East 234th Street, Borough of The Bronx, Community District 12, as shown on a diagram (for illustrative purposes only) dated November 2, 2015.

Applicant(s):	Applicant's Representative:
NYC Department of City Planning Bronx Borough Office One Fordham Plaza Bronx, N.Y. 10458	Carol Samol, Director NYC Department of City Planning Bronx Borough Office One Fordham Plaza Bronx, N.Y. 10458

Recommendation submitted by:
Bronx Community Board 12

Date of public hearing: 12/03/2015 **Location:** 4101 White Plains Rd

Was a quorum present? YES [X] NO [ ]

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

Date of Vote: 12/03/2015 **Location:** 4101 White Plains Rd.

RECOMMENDATION

- [X] Approve
- [ ] Approve With Modifications/Conditions
- [ ] Disapprove
- [ ] Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

 # In Favor: 23 **# Against:** 0 **# Abstaining:** 0 **Total members appointed to the board:** 44

Name of CB/BB officer completing this form	*Title*	*Date*
George Torres	District Manager	01/08/2016

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

ULURP APPLICATION NO: C 160065 ZMX

WOODLAWN REZONING

2/8/16

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2a, changing an R7A District to an R4A District property bounded by a line midway between Vireo Avenue and Webster Avenue, a line perpendicular to the northerly street line of East 236th Street distant 115 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 236th Street and the northwesterly street line of Webster Avenue, East 236th Street, a line perpendicular to the southerly street line of East 236th Street distant 140 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of East 236h Street and the northwesterly street line of Webster Avenue, a line midway between East 236th Street and East 235th Street, a line perpendicular to the northerly street line of East 235th Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 235th Street and the northwesterly street line of Webster Avenue, a line midway between East 235th Street and East 234th Street, a line perpendicular to the northerly street line of East 234th Street distant 130 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 234th Street and the northwesterly street line of Webster Avenue, East 234th Street, Borough of The Bronx, Community District #12, as shown on a diagram (for illustrative purposes only) dated November 2, 2015.

BACKGROUND

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

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

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

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

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQRA and CEQR. An Environmental Assessment Statement was prepared for this application and designated as a Type I action, meaning there would be no adverse impact. The City Planning Commission certified this application as complete on November 2, 2015.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #12 held a public hearing on this application on December 3, 2015. A vote recommending approval of this application had 23 in favor, 0 against, and 0 abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President held a public hearing on this application on December 22, 2015. A representatives of the applicant was present and spoke in favor of this application. No other members of the public were present and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

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

I recommend approval of this application.

BOROUGH PRESIDENT RECOMMENDATION

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

INSTRUCTIONS

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

APPLICATION # C 160065 ZMX

DOCKET DESRCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 12 **BOROUGH: BRONX**

RECOMMENDATION

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

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

BOROUGH PRESIDENT

DATE 2/19/16