IN THE MATTER OF an application submitted by the New York Public Library, Astor, Lenox, and Tilden Foundations, and the Division of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 9 Westchester Square (Block 3981, p/o Lot 2) for use as a branch library facility, Borough of the Bronx, Community District 10.

This application (C 160335 PCX) for the site selection and acquisition of property located at 9 Westchester Square (Block 3981, p/o Lot 2) for use as a branch library facility, was filed by the New York Public Library (NYPL), Astor, Lenox, and Tilden Foundations, and the Division of Citywide Administrative Services (DCAS) on May 11, 2016.

BACKGROUND

The New York Public Library, Astor, Lenox, and Tilden Foundations, and the Division of Citywide Administrative Services propose the site selection and acquisition of privately-owned property located at 9 Westchester Square (Block 3981, p/o Lot 2) for use as a branch library.

The site selection and acquisition would permit the proposed library to replace the current branch library, located at 2521 Glebe Avenue (Block 3986, Lot 1). The current branch library is not conveniently located within its service area, is not ADA-compliant, and is in need of extensive capital improvement. It is also not configured to allow the current operations and services provided at a typical branch library. For these reasons, a new facility is being proposed.

The proposed new library site, located at 9 Westchester Square (Block 3981, Lot 2), is on a block bounded by Glebe Avenue to the west, Westchester Avenue to the south, Lyon Avenue to the north, and Doris Avenue to the east. The 22,500 square foot parcel is currently developed with the Huntington Free Library main building, an annex building constructed in 1930, and an enclosed corridor connecting the two structures. The main building was designated a landmark (Designation list 258 LP-1886) on April 5, 1994.

To facilitate the project, the zoning lot will be subdivided, creating a new, 9,336 square foot lot that will be acquired by NYC/DCAS to house the new branch library. The existing annex building and the connecting corridor (neither of which are part of the landmark designation) will be demolished to allow for the new structure. The remaining 13,165 square foot lot will stay in private ownership and retain the existing landmark building. It will be undisturbed other than the closing of the corridor access point. Post-construction, both library buildings will operate independently.

The new branch library will be a two-story building with approximately 12,000 square feet of floor area. It will be fully ADA compliant, and feature "green" technology/architecture including energy efficient mechanical systems, maximized natural light, and Wi-Fi access. The design will include an open floor plan and central staff/kiosk area providing visual oversight. It will have a multipurpose room for use by community residents. There will be significant landscaping of the site, including the creation of a shaded sitting area along the Westchester Avenue entry plaza.

The site is near the center of Westchester Square, an important East Bronx transit node linking the Pelham Parkway, Morris Park, Unionport, and Castle Hill neighborhoods, and is accessible to the IRT #6 train which is located across the street for the Westchester Square station. In addition, Westchester Square has the 4, 8, 21, 24, 31, 40, and 42 bus lines that run near to the proposed location.

The site selection and acquisition process has been reviewed under the "Fair Share" criteria for the location of the City Facilities Statement of Needs for FY 2014-2015.

ENVIRONMENTAL REVIEW

The application (160335 PCX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and 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 13NPL001X. The lead agency is the New York Public Library.

After a study of the potential impacts of the proposed action, a Negative Declaration was issued on February 25, 2016.

UNIFORM LAND USE REVIEW

This application (C 160335 PCX) was certified as complete by the Department of City Planning on June 20, 2016 and was duly referred to Community Board 10 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

Bronx Community Board 10 held a public hearing on this application (C 160335 PCX) on June 27, 2016 and, on that date, by a vote of 31 in favor and 0 opposed with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 160335PCX) was considered by the Borough President, who issued an approval of the application on July 27, 2016.

City Planning Commission Public Hearing

On July 27, 2016 (Calendar No. 8), the City Planning Commission scheduled August 10, 2016 for a public hearing on this application (C 160335 PCX). The hearing was held on August 10, 2016 (Calendar No. 46).

There were no speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application (C 160335 PCX) for the site selection and acquisition of property located at 9 Westchester Square (Block 3981, p/o Lot 2) for use as a branch library facility, is appropriate.

The proposed facility is located in an R6/C1-4 zone, where such facilities are permitted as-of-right and would be compatible with the surrounding uses. The site is located adjacent to the main building of the Huntington Free Library, which is a designated landmark that has an annex building and connection corridor that are not landmarked. To facilitate the project, the annex and connecting corridor will be demolished, however, the Commission notes that the landmarked building will be remain undisturbed, other than closing the corridor access point, and all of the modifications have been approved by the Landmarks Preservation Commission.

The existing library, located at 2521 Glebe Avenue is not ADA-compliant and is in need of extensive capital improvement. The existing building is not configured to allow the current operations and services provided for a typical branch library. The Commission believes the new branch library will be an improvement by being fully ADA-compliant and featuring "green" technology/architecture including energy efficient mechanical systems, maximized natural light, and Wi-Fi access. The design will include an open floor plan and central staff/kiosk area providing visual oversight and will have a multipurpose room for use by community residents. Additionally, the new branch library will be located near the center of Westchester Square, an important East Bronx transit node and is accessible by the IRT #6 train from the Westchester Square station which is located across the street.

RESOLUTION

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

RESOLVED, by the City Planning Commission, pursuant to 197-c of the New York City Charter, based on the environmental determination and the consideration described in this report, the application submitted by the New York Public Library, Astor, Lenox, and Tilden Foundations, and the Division of Citywide Administrative Services, for the site selection and acquisition of property located at 9 Westchester Square (Block 3981, p/o Lot 2) for use as a branch library facility, Borough of the Bronx, Community District 10, is approved.

The above resolution (C 160335 PCX), duly adopted by the City Planning Commission on

September 7, 2016 (Calendar No. 9), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

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

The City of New York

Ruben Diaz, Jr.
Borough President

BRONX COMMUNITY BOARD NO. 10

3165 East Tremont Avenue • Bronx, New York 10461
Tel: (718) 892-1161 • Fax: (718) 863-6860
E-mail: bx10@cb.nyc.gov • www.bronxmall.com
Website: www.nyc.gov/bronxcb10

Martin A. Prince
Chairperson

Kenneth Kearns
District Manager

June 28, 2016

Mr. Dana Driskell, City Planner
Bronx Office
New York City
Department of City Planning
1 Fordham Plaza
Bronx, NY 10458

Dear Mr. Driskell:

At the Uniform Land Use Review Procedure, Public Hearing for ULURP #160335PCX held on June 27, 2016, at 1200 Waters Place, Bronx NY 10461, Bronx Community Board #10 considered the following Resolution:

"**Resolved**...at the recommendation of Bronx Community Board #10, that the full Board approves the following Resolution: That the City of New York select and acquire the site at 9 Westchester Square, for the development of a replacement branch for the existing New York Public Library Branch at 2521 Glebe Avenue, under Uniform Land Use Review Procedure (ULURP) #160335PCX, and that this information be reported to the appropriate governmental agencies."

There were thirty one voting members present at this Public Hearing, and the Resolution passed unanimously.

Thank you for your attention and consideration.

Sincerely,

Martin Prince, Chairman
Bronx Community Board #10

MP/kk

Corres: # 78

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 160335 PCX

DOCKET DESRCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 10 **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 BOROUGH PRESIDENT'S RECOMMENDATION

Ruben Díaz, Jr.

BOROUGH PRESIDENT

7/27/16

DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 160335 PCX
July 28, 2016
Westchester Square Branch Library

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the New York Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 9 Westchester Square (Block 3981, p/o Lot 2) for use as a library.

BACKGROUND

Approval of this application will facilitate the purchase by the New York Public Library (the applicant) of a privately owned, irregularly shaped lot, located at 9 Westchester Square (Block 3981, p/o Lot 2). This site is currently owned by the Huntington Free Library, located in Bronx Community District #10 and is zoned R6/C1-4. The site consists of 9,335 square feet and is bounded by Overing Street on the west, Westchester Avenue on the south, and Lane Avenue on the east. Located on this site are two buildings: The Van Schaick Free Reading Room and the Huntington Free Library. The Van Schaick building was constructed around the year 1880 and designated as a landmark in 1994. This historic structure remains in use. The second building constructed in 1930 is known as the Annex building. It is situated on the south side of the Van Shaick Building and is now vacant. An enclosed corridor connects the two structures. Neither building exceeds three stories.

The proposed development plan at 9 Westchester Square includes the demolition of the Annex Building, including the connector that currently exists between this building and the Van Shaick Building. The demolition of this corridor will require approval by the Landmarks Preservation Commission.

The applicant is proposing to construct a new, two story facility consisting of 12,000 square feet. This new building will serve as a replacement for the applicant's current facility, located at 2521 Glebe Avenue. Opened in 1956, the Glebe Avenue location is approximately 0.2 miles from the proposed site of the new building. The Van Schaik Building will remain under the ownership of the Huntington Free Library. Both libraries will operate as independent facilities.

It is intended that this new library at Westchester Square will be operated by the New York Public Library and satisfy all ADA requirements. It is also anticipated that the bold, glass design of the new facility will allow it to be very energy efficient. The interior design of this library building will facilitate easy circulation and access to the variety of services and available resources. The most up-to-date access for computer usage will be available, as will ample space be made for children's books and programming.

Pending approval of this application, the New York Public Library will commence construction of the new Westchester Square facility in 2017. Completion is expected in 2019.

Existing development of the surrounding community is typified by mid-rise residences and one-story retail accommodations. St. Peter's Episcopal Church, a historic church and cemetery are located within a two block radius of the library site. This area is also very well served by an extensive listing of bus routes which terminate at Westchester Square and/or operate on East Tremont Avenue, one block north of the proposed site. Additionally, subway service via the #6 Lexington Avenue subway is accessible at East Tremont Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQR and CEQR and received a Negative Declaration, meaning the proposed project will have no impact on the environment. The City Planning Commission certified this application was complete on June 20, 2016.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #10 held a public hearing on this application on June 27, 2016. A vote recommending approval of this application was 29 in favor, two opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on this application on July 26, 2016. Representatives of the applicant were in attendance and spoke in favor of this application. No other members of the public offered comment, and the hearing on this matter was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The measure of a great city is its public library system. There can be no question that the greatness of the City of New York is the New York Public Library system. I also recognize that, for over a century, the Westchester Square community has also been the beneficiary of the Huntington Free Library. Together, these two library systems offer exceptional access to knowledge and programming for all our East Bronx citizens.

Therefore, it is with much enthusiasm that I support this application and the anticipated construction of a new and fully equipped library to be constructed at 9 Westchester Square. I am also very pleased that the architects of this new building have opted to create a low-rise, structure composed almost entirely of glass. Consequently, during the day this new building will not appear to conflict with the adjacent historic structure that is to be preserved and operated by the Huntington Free Library. At night, the new facility will illuminate the surrounding area, much the way knowledge illuminates the mind and spirit.

I recommend approval of this application.