

Appendix A:
Literature Review

Title: Cyclists Push for Paths Circling Bronx

Author: Ethan Wilensky-Lanford, *The Bronx Beat*, Columbia University Graduate School of Journalism

Date: May 7, 2007

Study Area: Bike network connecting the South Bronx to the North Bronx

This article documents proposed greenway bike paths throughout the Bronx. Currently bicycle paths that connect the South Bronx to the North Bronx are limited. Bike advocates are encouraging a Bronx greenway system that would enable bicyclists to navigate the borough. The proposed routes are as follows:

- Bronx River Greenway – Scheduled to begin construction in 2008. The path will follow the Bronx River from the Concrete Plant Park, pass the Bronx Zoo and connect to the Pelham Parkway Greenway.
- Creation of Starlight Park, located between Westchester and East Tremont avenues stretching from 172nd Street to 174th Streets. The Bronx River Greenway will pass through future park.
- South Bronx Greenway, which will go around Hunts Point Terminal Market and Port Morris to Mott Haven with a possible extension to Randall’s Island.
- Greenway connecting Roberto Clemente State Park to High Bridge at 169th Street.
- High Bridge – Mayor Bloomberg plans to reopen the bridge which will provide another bike connection between the Bronx and Manhattan.

Title: Pelham Bay Rezoning (C 060179 ZMX)

Author: NYC DCP, City Planning Commission

Date: February 8, 2006

Study Area: Pelham Bay neighborhood of the Bronx bounded by Pelham Parkway South on the north, the Bruckner Expressway to the east, the Hutchinson River Parkway to the west and Middletown Road to the south.

The Pelham Bay community was concerned that the recently approved contextual low density rezoning of the neighboring Throgs Neck area would result in out-of-scale development in their neighborhood. Pelham Bay is a low-density neighborhood comprised of large one- and two-family detached homes. Some of the wider avenues are lined with multi-family elevator buildings and retail establishments. The current zoning scheme has been in place since 1985 when much of the area was changed from R7-1 to R5 or R6 except along wider corridors such as Westchester and Crosby avenues.

Commercial uses and multi-family or single-family residences line the northern side of Middletown Road. Prior to the rezoning, Middletown Road from Westchester Avenue to just west of Mayflower Avenue were zoned R7-1, the western side of Mayflower Avenue to Gillespie Street was zoned R5, and Gillespie Street to the Bruckner Expressway was zoned R7-1. After the rezoning, the existing R7-1 areas remained unchanged and the R5 district was rezoned to R5-1. The zoning change affects FAR along this section. R5 areas have a 1.25 maximum FAR allowing 3-story attached houses and small apartment buildings. R5-1 areas restrict FAR to 1.1 allowing one and two-family residences.

Community Board 10 approached the NYC Department of City Planning after the contextual rezoning to preserve the existing, low-density character of Throgs Neck. The City Planning Commission agreed that the current zoning did not follow development patterns of Pelham Bay. Much of the area was rezoned to preserve the character of the neighborhood and prevent new out-of-scale development. The rezoning proposal completed the Uniform Land Use Review Procedure (ULURP) and received a negative declaration after completing the SEQRA and CEQR procedures.

Title: Special Natural Area District (N 050093 ZRY)

Author: New York City Planning Commission

Date: January 5, 2005

Study Area: Special Natural Area Districts

The Department of City Planning filed a zoning text amendment pertaining to the four Special Natural Area Districts located in Staten Island, Queens and the Bronx. These districts are characterized as well preserved natural areas with steep slopes, rock outcroppings, forests, wetlands and pond and stream corridors located in low-density residential areas with few commercial uses. Each zoning text amendment proposed will preserve and enhance the Special Natural Area Districts. There are amendments prescribed for the following natural features found within a Special Natural Area District:

- Hillsides and steep slopes
- Private roads and driveways and Tier II Sites
- Elimination of grandfather
- As-of-right development for small flat lots with few trees
- Site planning standards for controlling erosion and run-off
- Preservation of trees and more guidelines for replanting trees
- Procedural modifications to ease approvals for lesser lots

Community boards in the Bronx and a task force in Staten Island worked with the Department of City Planning to enhance the Special Natural Area District standards. The initial project was pursued in order to further preserve lots in these districts. Small flat lots with little natural value are no longer required to follow the procedures like they were before.

The Department of City Planning concluded that approving these amendments would not significantly impact the environment and the amendments are consistent with the WRP policies.

Title: Riverdale-on-Hudson Rezoning (C 050480 ZMX)

Author: New York City Planning Commission

Date: September 26, 2005

Study Area: West 261st Street to the North, Riverdale Avenue / Henry Hudson Parkway to the East, West 230th Street to the South and the Hudson River to the West.

This CPC report approves the rezoning of 23 blocks of Riverdale-on-Hudson from R1-2 to R1-1 zoning in order to preserve the current neighborhood character and restrict future development. The rezoning was first set forth by the 197-a plan developed by Community Board 8: *CB 8: 2000: A River to Reservoir Preservation Strategy*. The 197-a plan was approved by the City Planning Commission and City Council in the fall of 2003.

In 1975, this area was designated as a Special Natural Area District (NA-2). In 2005, the City Planning Commission adopted the zoning text amendment, N 050093 ZRY, requiring reviews of previously grandfathered lots.

The existing R1-2 zone allows the development of large single-family detached homes and a 0.5 max FAR with a total area of 5,700 square feet. Community facility FAR is restricted to 0.5. The proposed R1-1 zone permits single family detached dwellings on lots at least 100 feet wide and with an area of 9,500 square feet. The new zoning will not affect use, housing type or max FAR of residential or community facilities.

This project complied with SEQRA and CEQR and received a negative declaration. The zoning application was certified as complete by the City Planning Commission and referred to Community Board 8 and the Borough President. Both CB 8 and the Borough President recommended approval of the rezoning. On August 10, 2005, the City Planning Commission held a hearing where four spoke in favor of the project and none spoke against. The rezoning is in compliance with the New York City Waterfront Revitalization Program (WRP) and consistent with *CB 8 2000: A River to Reservoir Preservation Strategy*. The City Planning Commission found the rezoning caused no significant impacts on the environment and adopted the zoning change on September 26, 2005.

Title: North Riverdale Rezoning (C 050043 ZMX)

Author: NYC DCP, City Planning Commission

Date: November 3, 2004

Study Area: North Riverdale neighborhood in the Bronx bounded by the Yonkers City line to the north, Broadway to the east, Mosholu Avenue to the south, and Riverdale Avenue to the west.

Portions of the North Riverdale neighborhood were rezoned from R3-1 and R3-2 to R3A, except for a commercial overlay section, in order to preserve the existing character and prevent out-of-scale development in the neighborhood. Development trends in the neighborhood have not utilized the full FAR available under R3-1 and R3-2 districts. The new R3A district is reflective of development trends in the neighborhood.

An R3-2 district north of Mosholu Avenue from west of Delafield Avenue and east of Broadway was changed to R3A. There is commercial overlay within this district from Tyndall Avenue past Post Road along Mosholu Avenue. An area south of Mosholu Avenue and west of Broadway is rezoned from R3-2 to R3-1. The different zoning districts permit the following:

- R3-1 and R3-2 districts have a maximum residential FAR of .5 with an additional .1 attic allowance. The community facility FAR is 1.0. Both districts are comprised of detached, semi-detached, attached dwellings. R3-2 districts also allow multifamily dwellings.
- R3A districts allow one and two-family detached homes with a maximum residential FAR of .6. The community facility FAR remains the same.

The existing zoning, dated from 1961, did not reflect the community of one- and two- family homes north of Mosholu Avenue and detached and semi-detached homes south of Mosholu Avenue. Changes in zoning follow Community Board 8's 197-a plan. The rezoning completed the Uniform Land Use Review Procedure (ULURP). It received a negative declaration for environmental impact after completing SEQRA and CEQR procedures. The City Planning Commission agreed that the rezoning is more reflective of the neighborhood's development trends and wishes to preserve the character of the neighborhood.

Title: *CD8 2000: A River to Reservoir Preservation Strategy*

Author: New York City Planning Commission

Date: October 22, 2003

Study Area: Bronx Community District 8

Community Board 8 started developing a comprehensive plan for Community District 8 in 1997. In June of 2000, the community board submitted their comprehensive plan entitled *CD8 2000: A River to Reservoir Preservation Strategy, A 197-A Community Plan for Bronx Community District 8* to the Department of City Planning.

The following neighborhoods which comprise Community District 8 are Fieldston, Kingsbridge, Kingsbridge Heights, Marble Hill, Riverdale, Spuyten Duyvil and Van Cortlandt Village. The comprehensive plan included modifications to the following topics in order to preserve and enhance the character of the community district:

- Zoning
- Historic Resources
- Housing
- Parks and Recreation
- Economic Development
- Schools, Education and Employment
- Transportation

The 197-a plan was accepted by the Department of City Planning and the Borough President with modifications. Community Board 8 proposed zoning changes that could be achieved by enhancing the existing zoning through contextual zoning. Additionally, all parties agreed to enhance and preserve the Special Natural Area District (SNAD) currently in place.

The plan is consistent with WRP policies. CPC found no significant impacts on the environment as a result of the plan and it received a negative declaration according to SEQRA and CEQR guidelines. The City Planning Commission agreed to work with Community Board 8 in order to preserve the character of the neighborhood and encourage new development that is sensitive to the character of the neighborhood.

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