

Land Use Subcommittee on Zoning and Franchises

Date	6-2-08
Start Time	
Finish Time	

REZONING APPLICATION C050172 ZMX

2008 – 2040 Westchester Ave

June 2, 2008

The applicant, Westpark Inc, is seeking a zoning map amendment, the Westchester Avenue Rezoning, for the subject property known as Block 3805 Lots: 1, 7, p/o 169, p/o 11, 13, 14, 15, 17, 20, p/o 64, p/o 67, p/o78. The subject property is currently zoned R5/C2-2, residential with a commercial overlay. The applicant is seeking to change the zoning on these lots to R6/C2-2. Specifically, the area of the rezoning proposal is bounded by Pugsley Avenue, Westchester Avenue, a line 450 feet easterly of Pugsley Avenue, and a line midway between Westchester Avenue and Newbold Avenue.

This application has been certified by the New York City Department of City Planning, approved by Bronx Community Board Nine (75% approval) and approved by the Borough President of the Bronx.

The applicant is planning to build 116 units of affordable housing on the rezoned site. The affordable housing development has the endorsement of local community leader's such as New York City Council member Annabel Palma, New York State Senator Reverend Ruben Diaz Sr. and New York State Assemblyman Peter Rivera.

The Westchester Ave Rezoning is located 2 blocks south of the Parkchester Condominium Development, a large housing development

built by Metropolitan Life in the early 1940's and revitalized by the Community Preservation Corporation in the 1990's. The term "Parkchester" is commonly used to describe both the housing complex and the surrounding neighborhood.

Westchester Avenue, a wide avenue, is a major retail shopping corridor serving the Parkchester neighborhood. The number 6 elevated subway runs along Westchester Avenue with nearby stations at Parkchester/177th St (Hugh Grant Circle) and Castle Hill Avenue. Both subway stops are 1 ½ blocks from the rezoning site. The number 6 express subway travels from the Parkchester station to Grand Central Station in approximately 30 minutes. The BxM6 express bus services the Parkchester community from Hugh Grant Circle to midtown Manhattan. The area is also serviced by the Bx4, Bx14, Bx22, Bx36, Bx39 and Q44 bus routes.

Parkchester, the neighborhood, is located in the eastern Bronx, bounded to the north by East Tremont Avenue, to the east by Purdy Street, St. Raymond Avenue, and Olmstead Avenue, to the south by McGraw Avenue, and to the west by White Plains Road. The Westchester Avenue retail area, extending from Beach Avenue to Havemeyer Avenue, is generally developed with a range of building types, including one- and two-story commercial uses and smaller low scale apartment buildings, several with commercial uses on the ground floor. The interior blocks, outside the Parkchester Condominium Development, are characterized by low and mid-density residential development comprised of large one- and two-family detached homes. Apartment

buildings along with one and two story commercial stores are found along the wider avenues.

The subject property currently contains a series of garages, parking lots, several auto related uses, a closed laundromat, and several small retail uses. The proposed rezoning is appropriate since it is more reflective of the existing commercial and residential development along Westchester Avenue.

There are six story apartment buildings in the immediate vicinity, one almost directly opposite the subject property facing Benedict Avenue and two others facing Olmstead Avenue.

The applicant owns Lots 169, 11, 13, 14, 15, 17, and 20. These lots could, upon the approval of the proposed rezoning, be developed with a single seven-story, mixed-use building.

A proposed building is shown, for illustrative purposes. This building, rendering attached, is a 7-story residential structure on a one-story base containing commercial/community uses on the ground floor. Off street accessory parking would be located underground and outside. The total number of parking spots is expected to be 200. A parking entrance and exit would be provided with access to Westchester Avenue at the eastern end of the proposed building. The residential portion of the building would contain approximately 102,000 sf of residential floor area divided into 116 affordable rental apartments (29 one-bedroom, 58 two-bedroom, and 29 three-bedroom units).

The applicant believes that there are a number of advantages to this rezoning request. The arrangement of the proposed buildings would allow development along Westchester Avenue that is more in keeping with the R6 district to the north and C2-2 overlay to the west. The proposed development would replace outdated uses currently found on the subject property; mainly automotive uses dating back to before the 1961 Zoning Resolution.

In the summer of 2005, the New York City Department of City Planning issued a Strategic Plan which stressed the facilitation of housing production and the protection of neighborhood character. The Westchester Avenue Rezoning would help to accomplish both of these aims.

The Westchester Avenue Rezoning would also comply with the goals of the approved Westchester Square Rezoning, and Stratton Park rezonings, which seek to limit apartment buildings and commercial development to the larger avenues.

Mayor Bloomberg has issued a New Housing Marketplace Plan which calls for the creation and preservation of 165,000 affordable housing units by 2013. This is the largest municipal affordable housing plan in the nation's history and will provide affordable homes for 500,000 New Yorkers. "Building affordable housing is critical to New York's future," said Mayor Bloomberg. The Westchester Avenue Rezoning will help to accomplish Mayor Bloomberg's goals.

Twelfth Street Corp.
d/b/a/ Village Den
225 W. 12th St.
DCA# 1035310

RECEIVED MAY 27 2008 May, 22 2008

Honorable Council Speaker Quinn
224 West 30th St., Suite 1206
N.Y., N.Y. 10017

Dear Council Speaker Quinn,

This letter should serve as our agreement with your district office and Community Board 2 that we will commit to the following:

1. Repositioning the planter/barriers, without permanent attachment to the sidewalk, so that there is eight feet clearance for pedestrian right of way at all points on both 12th St and Greenwich Ave.
2. Submission of new plans that accurately represent the configuration and clearances of this unenclosed sidewalk café.

If there are any questions please call my office. Thank you.

Sincerely,


Konstantinos Danalis

cel 917 747 9335

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1641 CASTLE HILL AVENUE
BRONX, NY 10472
(718) 792-1140
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o CITY HALL OFFICE
250 BROADWAY, ROOM 1781
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THE COUNCIL
OF
THE CITY OF NEW YORK
ANNABEL PALMA
COUNCIL MEMBER, 18th DISTRICT

CHAIR
DRUG ABUSE
COMMITTEES

ECONOMIC DEVELOPMENT
GENERAL WELFARE
IMMIGRATION
LAND USE
LANDMARKS
PUBLIC SITING & MARITIME USES
MENTAL RETARDATION, ALCOHOLISM,
DRUG ABUSE & DISABILITY

Honorable Tony Avella
Chair Zoning & Franchises
250 Broadway, Room 1731
New York, NY 10007

Re: Westpark Inc Zoning Resolution

I am writing to you to ask for your support with application L.U. #785, ULURP#C050172ZMX, a Zoning amendment that is located in the Parkchester section of my district, the 18th Council District and Community District 9 in the Bronx. My district biggest concern is the need for affordable housing and this project will provide 116 units of housing to my working class community, as well as retail space and 200 parking spaces. The developers have made sure that this plan fits in with the architecture of the area and spot zoning is not being used.

Besides my support the ULURP application has the support of The Bronx Borough President Adolfo Carrion Jr., The City Planning Commission, our local state representatives as well as Community Board 9, Bronx. I hope that the Zoning Committee can support this venture as well.

Sincerely

A handwritten signature in black ink, appearing to read "Annabel Palma".

Annabel Palma
18th Council District

**ANDRA HORSCH
DIRECTOR OF INTERGOVERNMENTAL AFFAIRS
NEW YORK CITY DEPARTMENT OF TRANSPORTATION**

**HEARING BEFORE THE NEW YORK CITY COUNCIL
ZONING AND FRANCHISES SUBCOMMITTEE
JUNE 2, 2008**

Good morning Chairman Avella and Members of the Zoning and Franchises Subcommittee. My name is Andra Horsch, Director of Intergovernmental Affairs at the New York City Department of Transportation (DOT) and with me here today is Franco Esposito, Associate Counsel at DOT. Thank you for the opportunity to be here today to discuss the Administration's support for Intro 773 which will amend the City Charter by authorizing DOT to extend the date of the operating authority for two unsubsidized private bus services.

Specifically, Intro 773 allows DOT to proceed to the Franchise and Concession Review Committee to extend the expiration date of any franchise pursuant to which companies operate unsubsidized private bus service, until June 30th, 2009, since in accordance to Local Law 30 of 2007, the operating authority of the two unsubsidized bus services currently providing service in New York is set to expire at the end of this month (June 30). These services are Private One of New York, LLC, (d.b.a., New York Airport Service) which transports approximately 873,000 passengers annually from Manhattan to LaGuardia and Kennedy Airports and between these airports; and Private Transportation Corp. (commonly known as Bus Route B-110) which transports approximately 579,000 passengers annually between Williamsburg and Borough Park in Brooklyn.

As you know, the Committee approved Authorizing Resolution #838-A last year, which allows DOT to award these franchises competitively. A competitive solicitation will ensure that the opportunity to operate these bus services is offered to the company or companies that provide the City with the best overall proposal. DOT is currently in the process of finalizing an RFP to

solicit proposals for these new franchises. Given the time period needed to undertake the RFP process, we are seeking an extension to the existing franchises to ensure that the New Yorkers who depend on these buses will not experience a disruption in service.

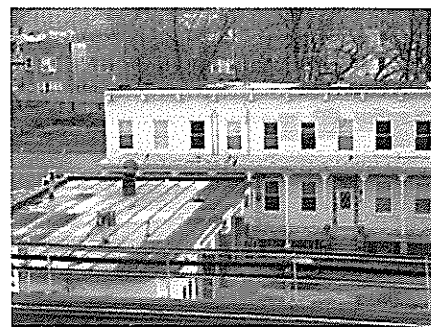
Thank you for your consideration of this bill, we would be happy to answer any questions that you may have at this time.



2020 Westchester Avenue 1



West down Westchester Avenue 2



2030, 2032, 2034 & 2036 Westchester Avenue 3



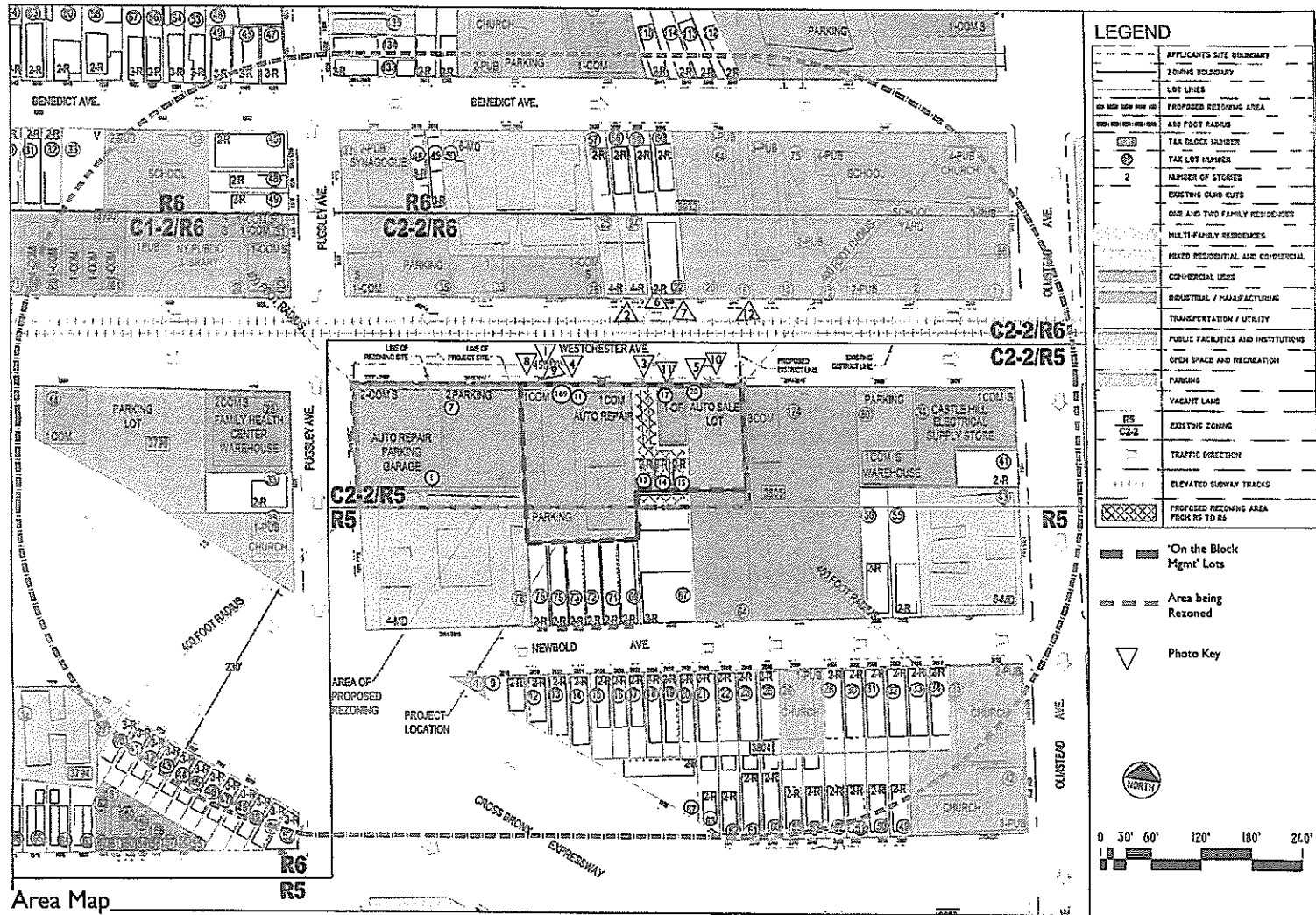
2020 Westchester Avenue 4



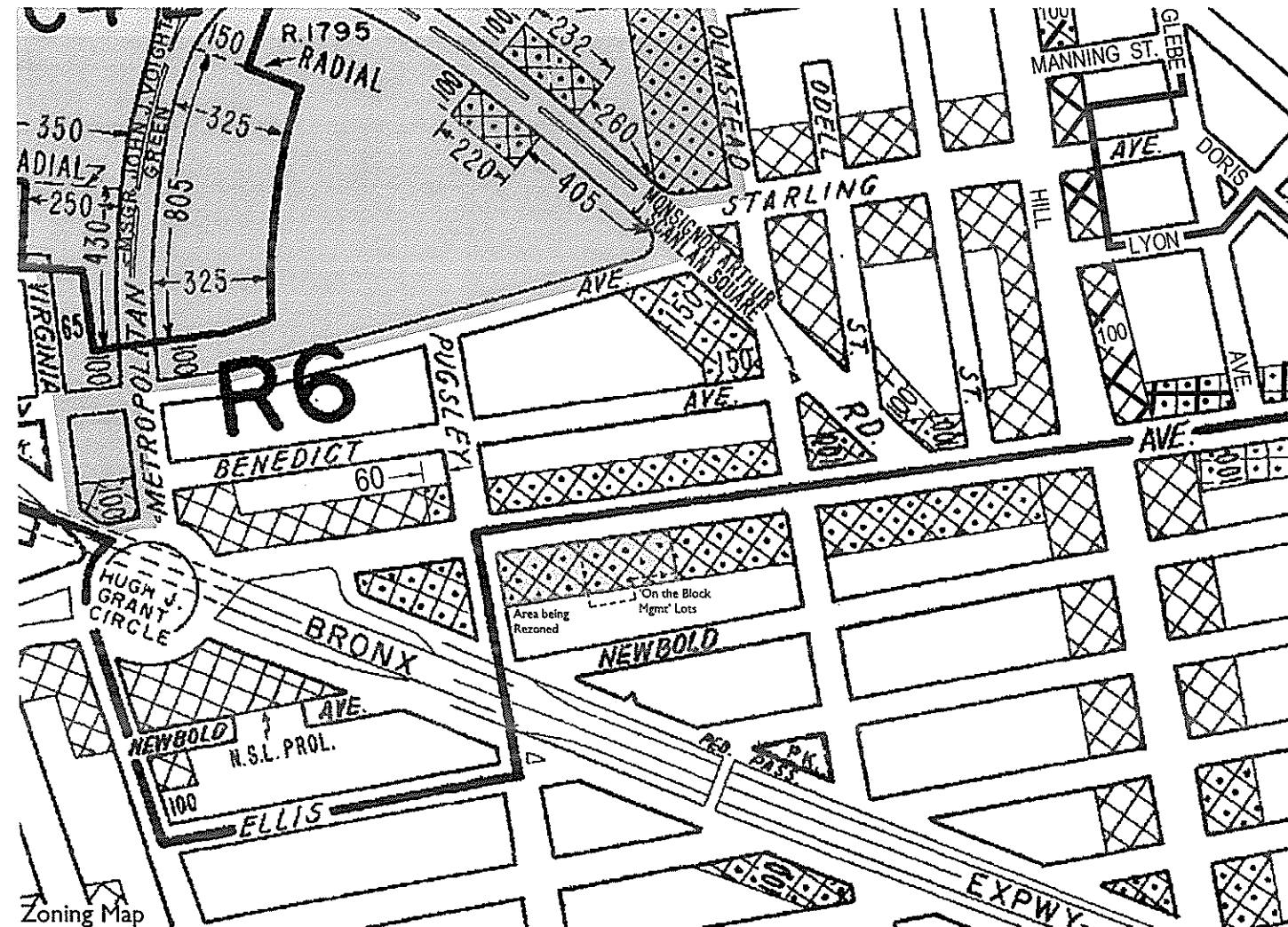
2040 Westchester Avenue 5



Subway Tracks along Westchester Avenue 6



Area Map



East down Westchester Avenue 7



2016 & 2020 Westchester Avenue 8



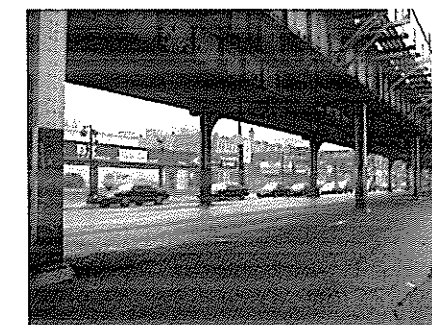
2016 Westchester Avenue looking West 9



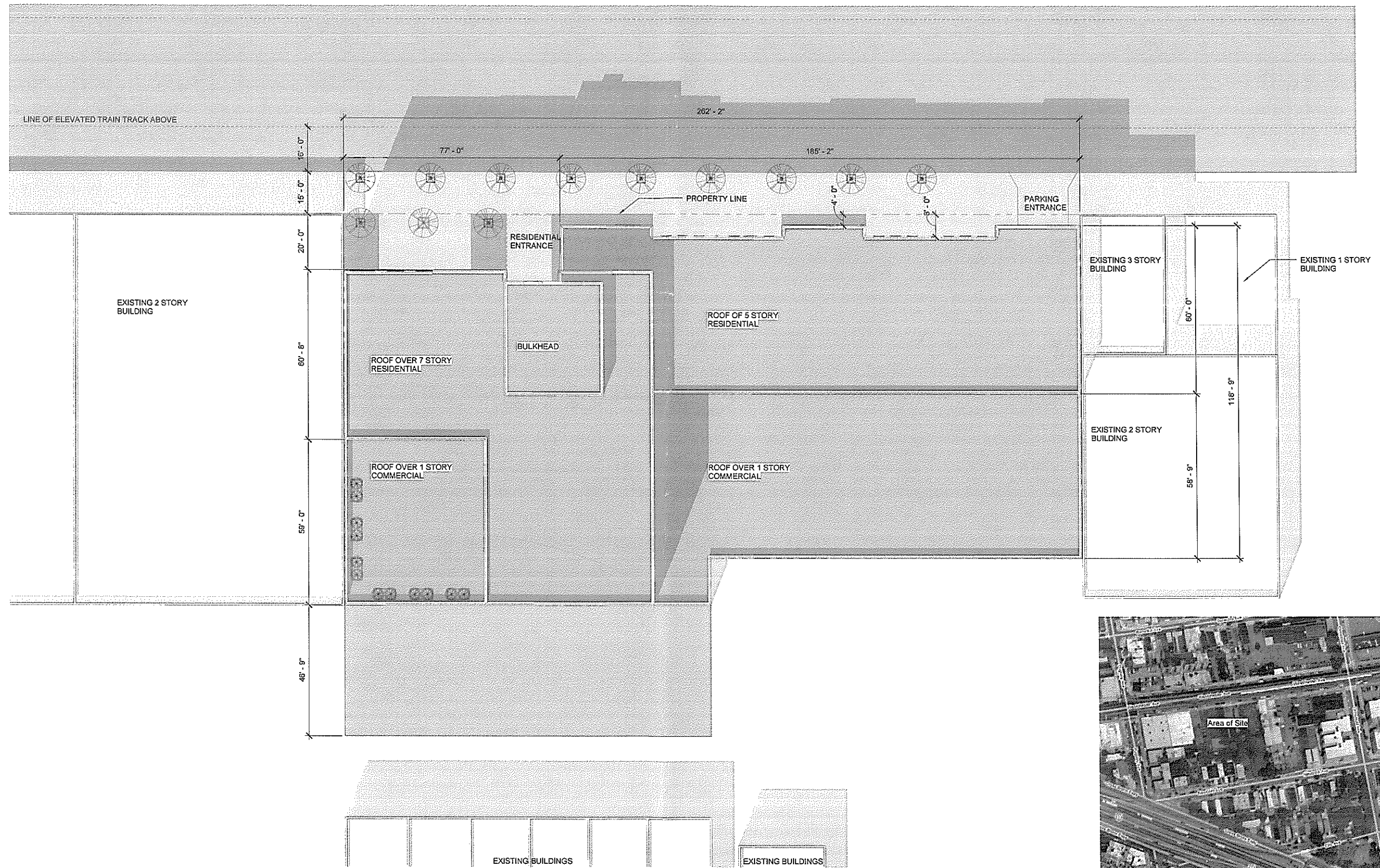
2040 Westchester Avenue 10



2030, 2032, 2034 & 2036 Westchester Avenue 11

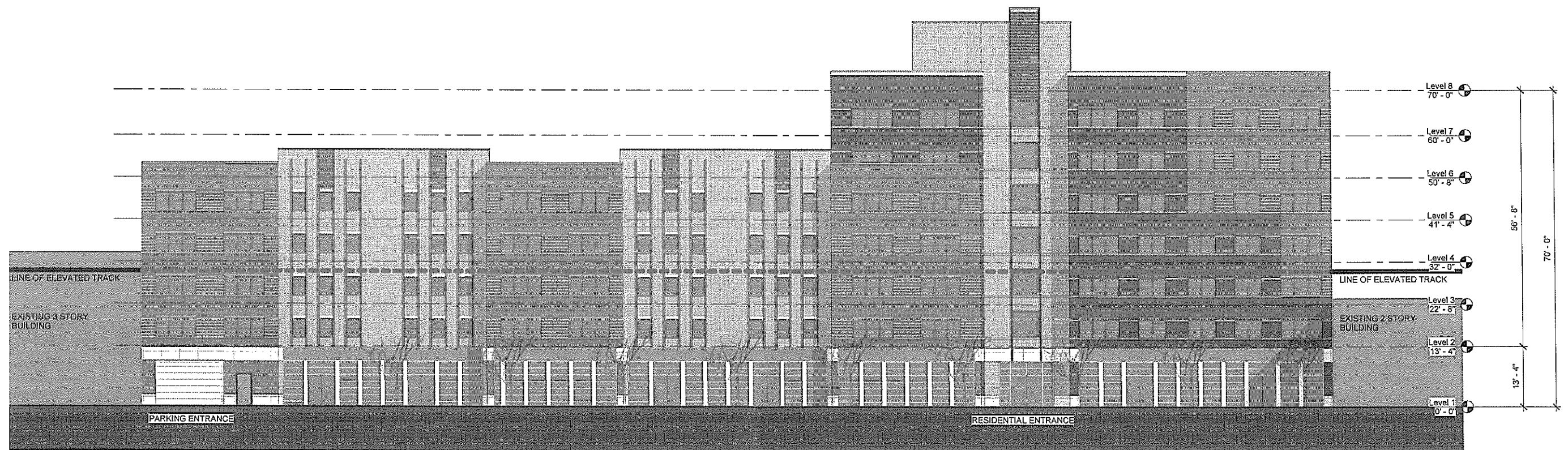


West down Westchester Avenue 12



1 Site Plan
1/16" = 1'-0"

Key Plan



① North
3/32" = 1'-0"



① View across Westchester Ave
1:1

Westchester Ave

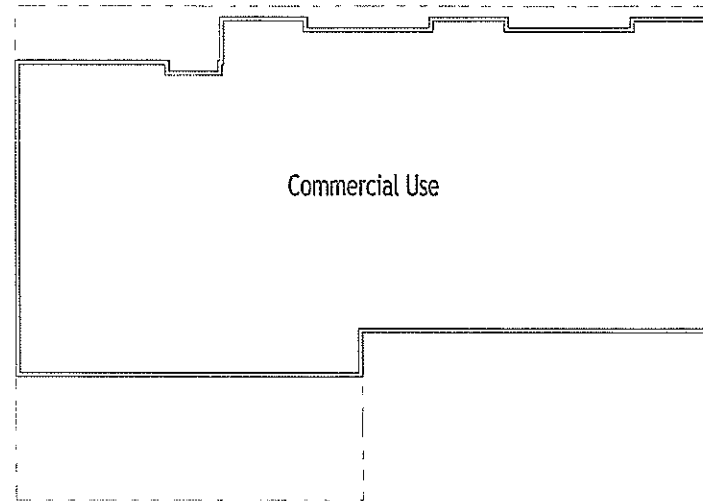
Bronx, NY

FOR ILLUSTRATIVE PURPOSES ONLY

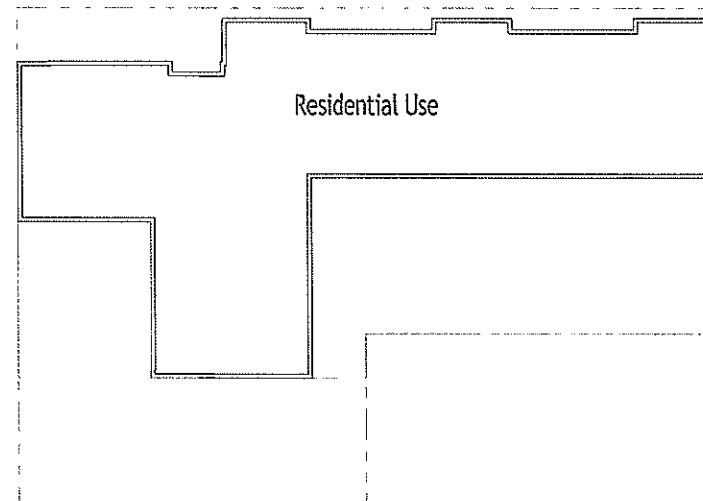
DATE: 01/02/08

JOB NUMBER: 07021

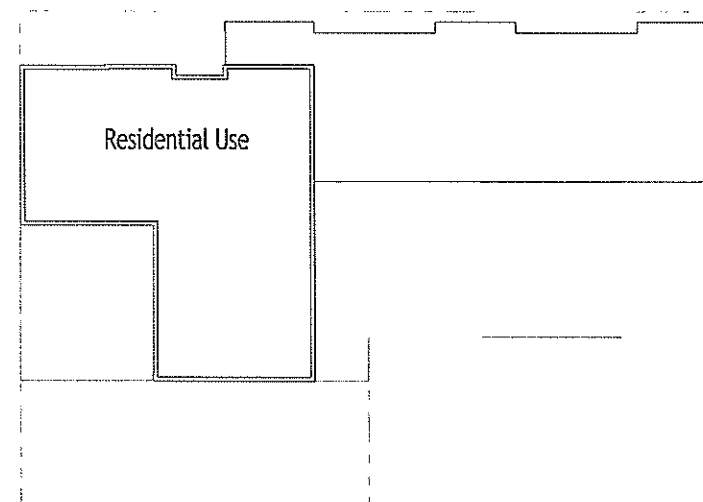
CS-3



FIRST FLOOR PLATE



SECOND THRU FIFTH FLOOR PLATE



SIXTH & SEVENTH FLOOR PLATE

Propose Building Summary

Floors	Commercial/Retail Use	Residential Use	Total Gross Floor Area
1	30,000 gsf	5,000 gsf	35,000 gsf
2	0 gsf	19,000 gsf	19,000 gsf
3	0 gsf	19,000 gsf	19,000 gsf
4	0 gsf	19,000 gsf	19,000 gsf
5	0 gsf	19,000 gsf	19,000 gsf
6	0 gsf	10,500 gsf	10,500 gsf
7	0 gsf	10,500 gsf	10,500 gsf
Total	30,000 gsf	102,000 gsf	132,000 gsf

Site Info				
Block	3805			
Lots	11, 13, 14, 15, 17, 20 & 169			
Zoning Analysis	4b			
Zoning Map	4b			
Lot Area	26,215 sf	8,151 sf	6,114 sf	40,480 sf
Zoning District	R6+C2-2(w)	R6+C2-2(n)	R5	Total
FAR				
Residential	3.00	2.20	1.25	
Community Facility	1.00	1.00	0.60	
Commercial	2.00	2.00	0.00	
Max Allowable FA				
Residential	78,645 sf	17,932 sf	7,643 sf	104,220 sf
Community Facility	26,215 sf	8,151 sf	3,668 sf	38,034 sf
Commercial	52,430 sf	16,302 sf	0 sf	68,732 sf
Total Available ZFA	104,860 sf	26,083 sf	7,643 sf	138,586 sf
Lot Coverage				
Max Allow. Lot Coverage	65%	60%	55%	
Max Allow. Bldg Footprint	17,040 sf	4,891 sf	3,363 sf	25,293 sf
Density				
Density Factor	680	680	710	
Max Allowable DU	116 du	26 du	11 du	153 du
Height/ Setback				
Max Base Height	60' du	na du	na du	
Min Initial Setback	10' du	na du	na du	
Max Bldg Height	70' du	55' du	40' du	
Parking Requirement				
Min Resid Parking Req't	35% of DU du	35% of DU du	70% of DU du	
Min Commercial Parking Req't	1 per 1000sf du	1 per 1000sf du	na	

ZONING ANALYSIS