



CITY PLANNING COMMISSION

January 5, 2011, Calendar No. 19

C 090196 MMX

IN THE MATTER OF an application submitted by the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of a park running generally alongside the Major Deegan Expressway, between West 230th Street and Van Cortlandt Park South; and
- the establishment of a park addition to Van Cortlandt Park, between Van Cortlandt Park South and The Bronx-Westchester County Line,

including authorization for any acquisition or disposition of real property related thereto, in Community District 8, Borough of The Bronx, in accordance with Map No. 13129, dated May 21, 2010 and signed by the Borough President.

The application (C090196 MMX) for an amendment to the City Map involving the establishment of a park from West 230th Street, running through Van Cortlandt Park to The Bronx-Westchester County Line, was filed by the Department of Parks and Recreation on November 12, 2008, to facilitate the creation of a pedestrian and bicycle pathway in the northeastern area of The Bronx.

BACKGROUND

The Department of Parks and Recreation (DPR) is proposing an amendment to the City Map to establish a park addition to Van Cortlandt Park, and a new park, the Putnam Greenway, south of Van Cortlandt Park, in the Borough of the Bronx, Community District 8. The establishment of the new park and park addition would facilitate the implementation of the Department of City Planning's and The Bronx Borough President's Greenway Plans for The Bronx.

The new park and park addition comprise a 2.5-mile-long segment of the former Putnam Railroad Right-of-Way (ROW), whose use was gradually discontinued from the late 1950's to the 1980's. The subject portion of the ROW extends from the Bronx/Westchester County Line, through Van Cortlandt Park, and ends at West 230th Street in The Bronx's Kingsbridge neighborhood. The proposed project would unite the easterly and westerly portions of Van Cortlandt Park, which are presently bisected by the ROW, and would create a new

bicycle/pedestrian path leading to Van Cortlandt Park from West 230th Street. This action would result in an addition of almost 700,000 square feet (or approximately 16 acres) of mapped parkland. The City of New York has already acquired the portion of the ROW between the Westchester/Bronx County line and Van Cortlandt Park South. This portion of the ROW is currently maintained by DPR. The portion of the ROW between Van Cortlandt Park South and West 230th Street, currently owned by the Consolidated Rail Corporation (“Conrail”), would be acquired by the City as part of this action, and also maintained by DPR.

The portion of the ROW within Van Cortlandt Park is approximately 1.7-mile-long by 70-foot-wide, is already in use by park visitors and currently consists of an unpaved path with dense vegetation on either side. For much of its length, the property is bordered on both sides by a chain-link fence and the Van Cortlandt Golf Course. The only significant improvement required is to upgrade the path’s surface for improved bicycle/pedestrian use. The ROW includes three railroad bridges, two of which span narrow portions of Van Cortlandt Lake, and one of which crosses over a park service road. The three bridges have been assessed by a DPR structural engineer and have been deemed safe for pedestrian and bicycle use. The ROW also crosses under the Mosholu Parkway. The greenway will connect to Westchester County’s existing Trailway system, which extends for nearly 40 miles north of Van Cortlandt Park into southern Putnam County.

South of Van Cortlandt Park, the approximately ¾-mile-long ROW varies in width from 25 to 50 feet. It is currently vacant and not publicly accessible. The ROW is overgrown with shrubs and trees and contains scattered debris and refuse. The steel rails and spikes have been removed along the majority of this segment of ROW, although many wooden railroad ties still remain. This portion of the ROW lies within manufacturing, commercial and residential zoning districts and the western boundary abuts the rear yards of properties that have frontages along Broadway, including medium-size chain retail stores, banks, an indoor athletic facility, a supermarket, a department store, restaurants, medium-rise residential buildings, a church, and the former Stella D’oro bakery facility. However, the ROW is at a lower elevation than Broadway and, in most cases, is also lower than the adjacent properties. The east side of the ROW is adjacent to the Major Deegan Expressway. The Conrad Grauer City Park and ballfield is located east of the

Major Deegan Expressway at this location. The proposed greenway's southerly terminus is located less than 700 feet south of the West 231st Street Station of the number "1" train. This segment of the ROW south of Van Cortlandt Park crosses under five streets between (and including) West 230th Street and West 238th Street. These cross-streets provide an east-west connection over the Major Deegan Expressway.

Though not part of this application, the rail tracks between West 230th Street and West 225th Street are owned and still in use by the Metropolitan Transportation Authority ("MTA"). The MTA will continue to maintain and use these tracks until at least 2013, after which time DPR is planning to lease the ROW from the MTA for the purpose of creating another segment of greenway that will connect to that of the current proposal. Eventually the goal is to have the greenway continue along the waterfront of the Harlem River, connecting to other existing and proposed greenways further to the south.

To convert the portion of the ROW into a functioning bicycle/pedestrian greenway, DPR expects to construct a new sub-base with a paved surface and trim away the overgrown vegetation that currently blocks the path. Access to the greenway will be by ramps connecting the trail to street level at West 230th Street, West 234th Street, and West 238th Street. The greenway will include an eight-foot-wide bikeway and a four-foot-wide walkway (a total of 12-feet in width). Both sides of the pathway would be planted. The proposed project is anticipated to be completed by 2012.

The affected agencies and utilities were polled on November 24, 2008. No agencies expressed any objections to the proposal.

ENVIRONMENTAL REVIEW

This application (C 090196 MMX) 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 08DPR004X. The lead is the Department of Parks and Recreation. After a study of the potential environmental impact of the proposed action, a Negative

Declaration was issued on February 13, 2009.

UNIFORM LAND USE REVIEW

This application (C 090196 MMX), was certified as complete by the Department of City Planning on August 9, 2010, and was duly referred to Community Board 8 and the Borough President of The Bronx in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

COMMUNITY BOARD PUBLIC HEARING

Community Board 8 held a public hearing on this application (C 090196 MMX) on October 12, 2010, and on that day, by a vote of 33 to 2, with 0 abstentions, adopted a resolution recommending approval of the application.

BOROUGH PRESIDENT RECOMMENDATION

This application (C 090196 MMX) was considered by the Borough President of The Bronx, who issued a recommendation approving the action on November 16, 2010.

CITY PLANNING COMMISSION PUBLIC HEARING

On, November 17, 2010 (Calendar No. 1), the City Planning Commission scheduled December 1, 2010 for a public hearing on this application (C 090196 MMX). The hearing was duly held on December 1, 2010 (Calendar No. 8).

There were nine speakers in favor of this application, including neighborhood residents and representatives from Bike New York and Transportation Alternatives. Two of these nine speakers were in favor conditionally, and there were none opposed. The two speakers who spoke conditionally in favor of the application, a representative of the Five Borough Bicycle Club and a professional transportation planner, requested that DPR remove the remaining wooden railroad ties, construct two separated pathways for bicycles and pedestrians, provide a solid foundation for the pathway and commit to keeping the greenway open during night-time hours.

A staff representative of the Department of Parks and Recreation spoke, describing the proposed

City Map amendment and the proposed greenway's plans. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this amendment to the City Map is appropriate. The Commission notes that Van Cortlandt Park, an important recreational resource in the north-west Bronx, is currently bisected by the stretch of ROW to be acquired by DPR and that this new park addition would knit the east and west sections of the park together.

The Commission also notes that the proposed map amendment would create a new greenway to be enjoyed by pedestrians and bicycle enthusiasts. The Commission believes that this greenway has the potential to become an important recreational resource, connecting the Bronx to over 40 miles of trailways in Putnam County for use by bicyclists and hikers.

The Commission acknowledges the recommendations of some of the speakers at the public meeting about the design of the proposed greenway. While the Commission recognizes that the application is for an amendment to the City Map and not for the review of a specific park design, the Commission is nevertheless pleased to note that the design recommendations were considered by the Department of Parks and Recreation, who responded in a Memorandum dated December 13, 2010, stating that due to the age of the railroad ties, they pose no threat to the environment or to the public and that the Public Design Commission requested that as many ties as possible be saved in order to preserve remaining elements of the rail line's history. DPR further stated that a 16-foot-wide greenway path, comprising a 10-foot-wide asphalt path and 3-foot-wide buffer areas along either side of the asphalt would have a soft surface suitable for runners. DPR's design team believes that this layout will adequately accommodate the needs of different user groups, while minimizing potential conflicts. Regarding storm water runoff DPR noted that the greenway will be built on top of existing ballast (crushed stones upon which the railway tracks were laid) for the majority of its length allowing storm water runoff to drain on either side of the paved path. An elevated boardwalk will be installed in areas that are prone to flooding. DPR noted that the greenway, as a park facility, will be subject to Van Cortlandt Park's posted nightly curfew, requiring the park to close at 10:00 P.M. While the project design

is currently in development, DPR has agreed to present renderings and schematic design drawings of the project to Community Board 8 as soon as plans are ready.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition to be appropriate, adopts the following 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 Sections 197-c and 199 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 090196 MMX) for the amendment to the City Map involving:

- the establishment of a park running generally alongside the Major Deegan Expressway, between West 230th Street and Van Cortlandt Park South; and
- the establishment of a park addition to Van Cortlandt Park, between Van Cortlandt Park South and The Bronx-Westchester County Line,

including authorization for any acquisition or disposition of real property related thereto, in Community District 8, Borough of The Bronx, in accordance with Map No. 13129, dated May 21, 2010 and signed by the Borough President, is approved.

All such approvals being subject to the following condition:

The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 13129 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City.

The above resolution (C 090196 MMX), duly adopted by the City Planning Commission on

January 5, 2011 (Calendar No. 19), 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.

AMANDA M. BURDEN, *FAICP*, Chair
KENNETH J. KNUCKLES, *Esq.*, Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, *P.E.*,
ALFRED C. CERULLO, *III*, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, ANNA HAYES LEVIN,
SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners

**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 090196 MMX

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 8

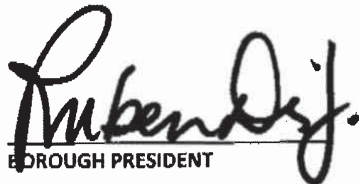
BOROUGH: BRONX

RECOMMENDATION

- 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


BOROUGH PRESIDENT

11/16/10
DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 090196 MMX
PUTNAM GREENWAY CITY MAP CHANGE**

DOCKET DESCRIPTION

In the matter of an application, submitted by the Department of Parks and Recreation (DPR) pursuant to Sections 197-c and 199 of the New York City Charter, Section 5-420 *et. seq.* of the New York City Administration Code, for an amendment to the City Map involving:

- The establishment of a park running generally alongside the Major Deegan Expressway, between West 230th Street and Van Cortlandt Park South; and
- The establishment of a park addition to Van Cortlandt Park, between Van Cortlandt Park South and The Bronx-Westchester County Line,

Including authorization for any acquisition or disposition of real property related thereto, in Community District #8, Borough of The Bronx, in accordance with Map. No. 13129, dated May 21, 2010, and signed by the Borough President.

BACKGROUND

Approving this application would amend the City Map by:

- Mapping as parkland a 2.5 mile segment of the decommissioned Putnam Railroad Right-of-Way (ROW) extending from the Bronx/Westchester County Line through Van Cortlandt Park to West 230th Street as a pedestrian and bicycle greenway.

This property, the Putnam Line Greenway, is comprised of two distinctly different portions. The northern portion of the greenway begins at Van Cortlandt Park South and extends north through Van Cortlandt Park to the border of Westchester County. This northern portion of the greenway is 1.7 miles long and is currently functioning as a pedestrian and bicycle path. Part of this portion of the greenway, closest to Van Cortlandt Park South, already contains an asphalt path. However, the majority of this portion of the greenway consists of a woodchip path. This portion of the greenway is located within a former rail right of way, and some of the historic railway infrastructure still exists, such as abandoned train stop shelter structure. This portion of the greenway is approximately 70 feet wide and extends through a scenic wooded portion of the park. The path is presently used by walkers and off-road bicyclists.

The southern portion of the greenway consists of approximately .8 mile of abandoned rail right-of-way (ROW) owned by CSX. This portion of the greenway ranges from 20 to 50 feet wide and does not currently have any public access. The entire southern portion of the greenway is currently unimproved and unutilized. Tall marsh grasses grow along the corridor, indicating that this land is marshy, with possible standing water. This portion of the greenway is not maintained and contains litter and rubbish.

This portion of the greenway runs immediately adjacent to the Major Deegan Expressway (I-87) for its entirety. From West 230th Street to West 238th Street, the greenway is bordered on the west by vacant parcels, industrial uses and street ends. It passes underneath West 231st, West 233rd, West 234th and West 238th Streets and Van Cortlandt Park South. Throughout this area, the greenway is separated from the Major Deegan on the east by a barrier and chain link fence and from vacant and industrial lands on the west by another chain link fence.

The Parks Department has reported that it has dedicated \$2.3 million in the budget for the development of the northern portion of the greenway within Van Cortlandt Park from Van Cortlandt Park South, north to the Westchester County line. Presently no funds are dedicated to the acquisition or development of the southern portion of the greenway.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

The City Planning Commission certified this application as complete on August 9, 2010. This application has been reviewed pursuant to CEQR and SEQR and received an Unlisted Declaration. Unlisted actions are not identified as either Type I or Type II Actions. In this matter the Department of Parks and Recreation received an Unlisted Action, pursuant to SEQR.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #8 held a public hearing on this matter on October 12, 2010. A vote recommending approval of this application was 33 in favor, two against and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on this matter on October 14, 2010. Representatives of the Parks Department were present and spoke in favor of this application. No other members of the public testified and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

The development of a network of bicycle and pedestrian greenways throughout the Bronx is a high priority of the Bronx Borough President's Office and something that will serve the health, recreation and travel needs of Bronx residents. The Putnam Greenway will provide a recreational outlet as well as an alternative transportation route for residents and visitors, and will serve as a potential link to the envisioned Harlem River Greenway.

Approval of this application will establish as mapped parkland the existing bicycle and pedestrian path within Van Cortlandt Park and lay the groundwork for the development of the southern portion of the greenway from Van Cortlandt Park South to West 230th Street. Recognizing that the southern portion of the greenway has yet to be acquired and developed, I intend to work closely with the Parks Department to ensure completion of this project in the near term and to monitor the undeveloped site to avoid the attraction of litter and illegal dumping within the interim.

I recommend approval of this application.

Smiger SV/JM/SO/JH/BX

Community/Borough Board Recommendation

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

Application # **C 090196 MMX**
CEQR # **08DPR004X**

Community District No. 08 Borough: The Bronx
Community District No. 8 Borough: Bronx

Project Name: **PUTNAM GREENWAY CITY MAP CHANGE**

INSTRUCTIONS 1. Complete this form and return one copy to the Calendar Information Office, City Planning Commission, Room 2E, at the above address.	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.
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Docket Description:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of a park running generally alongside the Major Deegan Expressway, between West 230th Street and Van Cortlandt Park South; and
- the establishment of a park addition to Van Cortlandt Park, between Van Cortlandt Park South and The Bronx-Westchester County Line,

including authorization for any acquisition or disposition of real property related thereto, in Community District 8, Borough of The Bronx, in accordance with Map No. 13129, dated May 21, 2010 and signed by the Borough President.

Applicant(s): NYC-Dept. of Parks & Recreation	Applicant's Representative: Antonios Michelakis Department of Parks & Recreation 830 5th Avenue, Room 401 New York, New York 10021 Tel.:212.360.3436 Fax:212.360.3453
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CITY PLANNING COMMISSION
2010 OCT 25 AM 10:50
DEPT OF CITY PLANNING

Community Board No. 8 Borough: The Bronx	Borough Board
Date of public hearing: <u>10/21/10</u>	Location: <u>Amalgamated Houses 74 VAN CORTLANDT PARK SOUTH BRONX NY 10471</u>
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<small>A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>
Vote adopting recommendation taken: <u>yes</u>	Location: _____

RECOMMENDATION

- | | |
|---|---|
| <input checked="" type="checkbox"/> Approve | <input type="checkbox"/> Approve With Modifications/Conditions |
| <input type="checkbox"/> Disapprove | <input type="checkbox"/> Disapprove With Modifications/Conditions |

Explanation of Recommendation-Modification/Conditions (Attach additional sheets if necessary)

Voting
In Favor: 33 Against: 2 Abstaining: _____ Total members appointed to the board: 47

Damian McShane
Community/Borough Board Officer

CHAIRMAN
Title

10/20/10
Date

v.012006w

* Indicates application was certified by the CPC pursuant to Section 197-C(c) of the City Charter.



COMMUNITY BOARD NO. 8 BRONX

5676 Riverdale Avenue, Suite 100 • Bronx, New York 10471-2194

Telephone: 718-884-3959 • Fax: 718-796-2763

E-Mail: brxcb8@optonline.net

Website: www.nyc.gov/bronxcb8

**Honorable Ruben Diaz, Jr.
Bronx Borough President**

OFFICERS:

Chairperson
Damian McShane

Vice Chairperson
Robert Fanuzzi

Secretary
Joyce M. Pilsner

Treasurer
Philip Friedman

COMMITTEE CHAIRS:

Aging
Karen Pesce

Budget
Philip Friedman

Economic Development
Maria Khury

Education
Debbie Bowden

Environment & Sanitation
Saul Scheinbach

Health, Hospitals & Social Services
Steven Froot

Housing
Thomas C. Durham

Land Use
Charles G. Moerdler

Law, Rules & Ethics
Irving Ladimer

Libraries & Cultural Affairs
Robert G. Abbott

Parks & Recreation
Bob Bender

Public Safety
Arlene Garbett Feldmeier

Traffic & Transportation
Daniel Padernacht

Youth
Andrew Cohen

October 20, 2010

**OFFICE OF THE
CHAIRPERSON** District Manager
Nicole M. Stent

OCT 22 2010

CITY PLANNING COMMISSION
2010 OCT 25 AM 10:53
DEPT. OF CITY PLANNING

Amanda M. Burden, FAICP, Chair
Calendar Information Office, Room 2E
City Planning Commission
22 Reade Street
New York, NY 10007

Re: City Planning Commission ULURP Application No. C090196 MMX, CEQR No. 08DPR004X, Putnam Greenway City Map Change

Dear Chairperson Burden:

At its regular Board Meeting held on October 12th, 2010 Bronx Community Board No. 8 passed the following resolution by a vote of 33 in favor, 2 opposed and 0 abstentions:

WHEREAS, the Uniform Land Use Review Procedure (ULURP) is a standardized procedure whereby applications affecting the land use of the city are publicly reviewed; and

WHEREAS, the ULURP application process requires Bronx Community Board No. 8 (the Board) to conduct a public hearing which was announced in The City Record, September 27, 2010 and other local newspapers and was held on October 5, 2010 with more than twenty percent of the appointed board members in attendance: and

WHEREAS, the New York City Department of Parks and Recreation is the applicant and seeking the approval of the Board under the ULURP process for:

City Planning Commission ULURP Application No. C 090196 MMX, CEQR No. 08DPR004X, Putnam Greenway City Map Change –an application submitted by the Department of Parks and Recreation, for an amendment to the City Map involving:

- The establishment of a park running generally alongside the Major Deegan Expressway, between West 230th Street and Van Cortlandt Park South; and

Serving the neighborhoods of Fieldston, Kingsbridge, Kingsbridge Heights, Marble Hill, Riverdale, Spuyten Duvvil, and Van Cortlandt Village

- The establishment of a park addition to Van Cortlandt Park, between Van Cortlandt Park South and The Bronx-Westchester County Line, including authorization for any acquisition or disposition of real property related thereto, in Bronx Community District 8, in accordance with Map No. 13129, dated May 21, 2010 and signed by the Borough President.

NOW, THEREFORE BE IT RESOLVED, that Bronx Community Board No. 8 recommends approval of the Department of Parks and Recreation ULURP application for an amendment to the City Map.

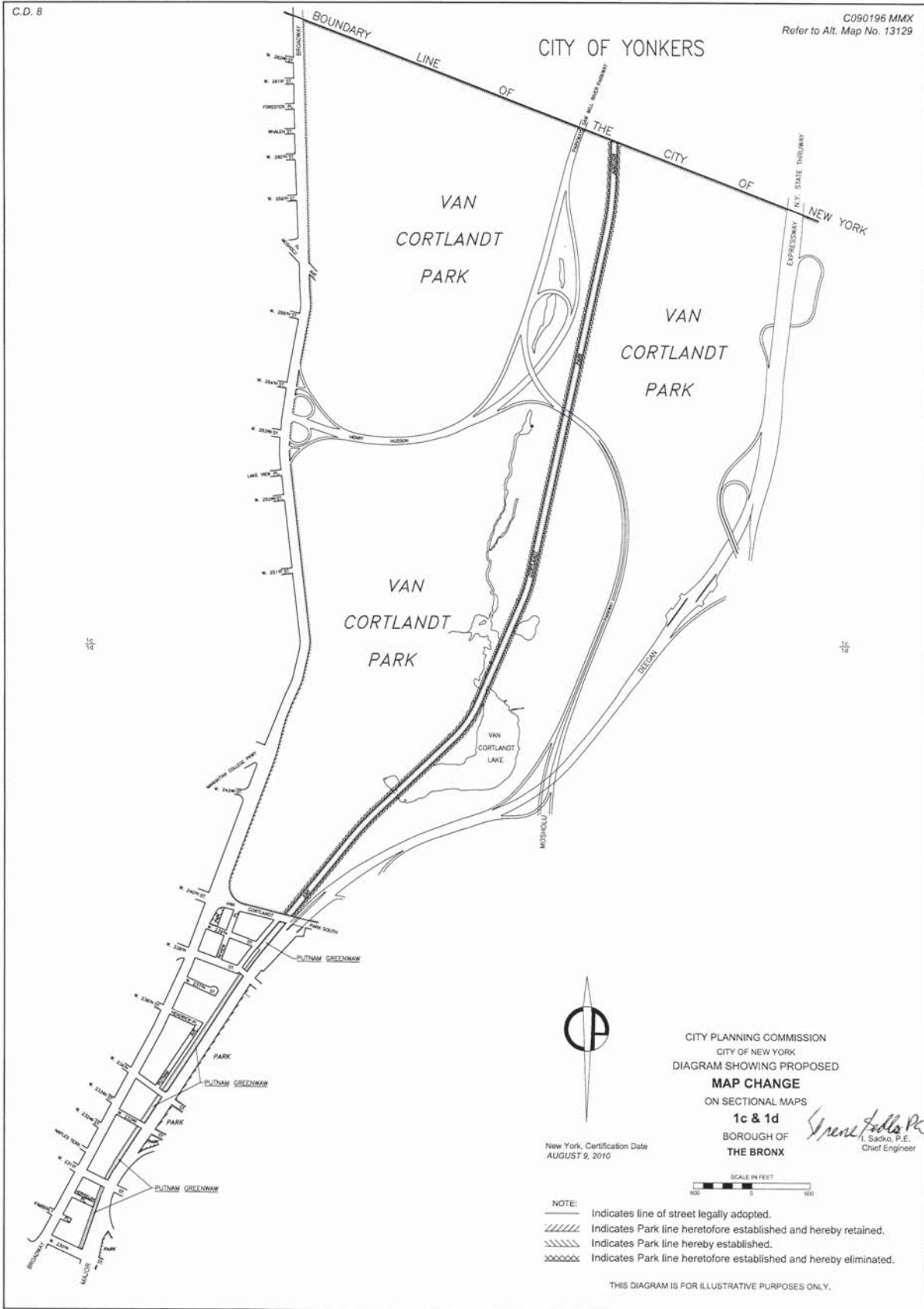
Sincerely,


Damian McShane
Chairman

DMcS:db

C: N. Danyluk, DCP
Antonios Michelakis, DPR
Bronx Borough President Ruben Diaz, Jr.

*Serving the neighborhoods of Fieldston, Kingsbridge, Kingsbridge Heights,
Marble Hill, Riverdale, Spuyten Duyvil, and Van Cortlandt Village*



CITY OF YONKERS

BOUNDARY LINE OF THE CITY OF NEW YORK

EXPRESSWAY N.Y. STATE THRUWAY

VAN CORTLANDT PARK

VAN CORTLANDT PARK

VAN CORTLANDT PARK

VAN CORTLANDT LAKE



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAPS
1c & 1d
BOROUGH OF
THE BRONX

Green Hills Park
I. Sadko, P.E.
Chief Engineer

New York, Certification Date
AUGUST 9, 2010



- NOTE:
- Indicates line of street legally adopted.
 - ////// Indicates Park line heretofore established and hereby retained.
 - ||||| Indicates Park line hereby established.
 - xxxxx Indicates Park line heretofore established and hereby eliminated.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.