

## Tibbetts Brook Daylighting Easement Acquisition

### Tibbetts Brook Daylighting Project

**Bronx Community Board 8: Land Use Committee Meeting**  
**Held virtually via Zoom and in-person**  
**5676 Riverdale Avenue, Suite 100**  
**March 11, 2024**  
**7:00 PM**

# Agenda

1. Introductions
2. Project Goals
3. Project Background
4. Tibbetts Brook Daylighting Easement Acquisition
5. Schedule
6. Discussion & Questions

# DEP Mission Statement



DEP's mission is to enrich the environment and protect public health for all New Yorkers by providing high quality drinking water, managing wastewater and stormwater, and reducing air, noise, and hazardous materials pollution.

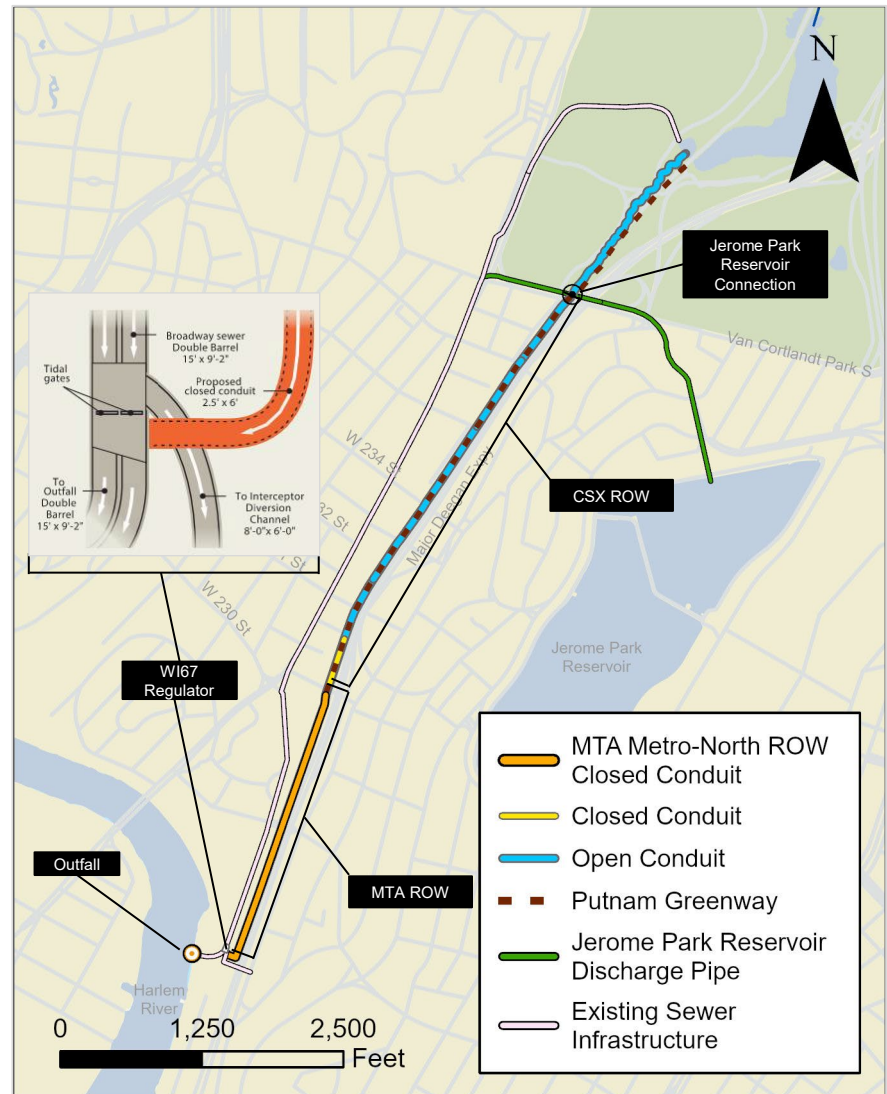
The Tibbetts Brook Daylighting Easement Acquisition supports the larger project of conveying base flow from the mill pond, plus some wet weather runoff, directly to Harlem River, increasing the available capacity of the combined sewer collection system and reducing frequency and volume of combined sewer overflow (CSO) events for overall water quality improvements to the river.

# Project Goals

- Restore the hydraulic connection between Tibbetts Brook and the Harlem River
- Divert fresh water from the combined sewer system to the new stream corridor to reduce CSO volumes
- Extend the current Putnam Trail in Van Cortlandt Park to West 230th Street, connecting the trail to the existing bicycle network
- Create an inviting experience for the public along the daylighted stream and greenway extension
- Expand and enhance the wetland habitat within Van Cortlandt Park and the CSX Corridor

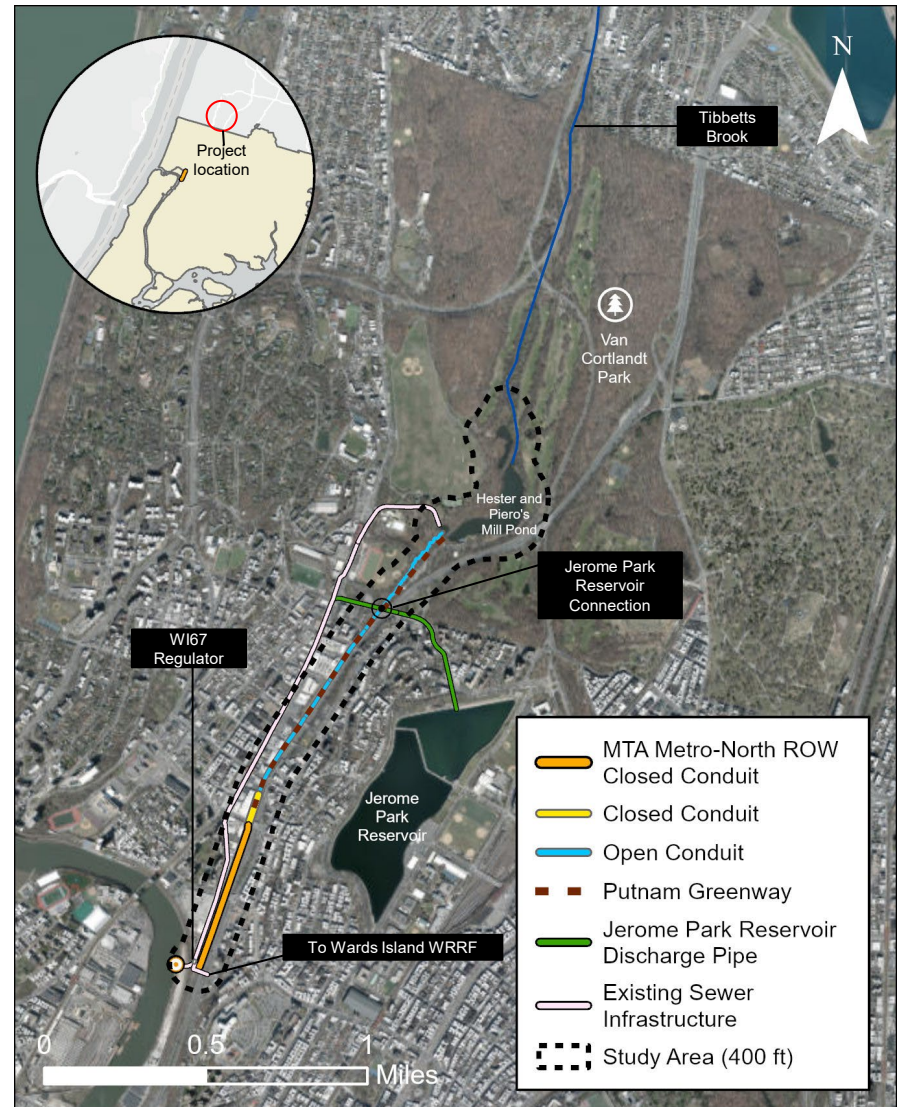
# Overall Project Background

- Project elements located within former NYCRR Putnam Division ROW in three areas:
  - Former ROW within Van Cortlandt Park (now part of Putnam Greenway)
  - Former ROW bordering Major Deegan from Van Cortlandt Park South to West 230<sup>th</sup> Street
  - Segment owned by MTA Metro-North south of West 230<sup>th</sup> Street (easement acquisition location)
- ULURP completed in 2011 to establish park within CSX ROW between West 230<sup>th</sup> Street and Bronx-Westchester County line (090196MMX)



# Overall Project Background

- Modify existing pond weir and construct new side weir
- Open channel creation (daylighting) south of pond to West 232<sup>nd</sup> Street
- Enclosed conduit will convey water from pond to Harlem River, reducing CSO volume by 215-220 MGY
- Closed conduit through MTA Metro-North rail yard to connect to existing Harlem River outfall
- Putnam Greenway extension to West 230<sup>th</sup> Street
- Jerome Park Reservoir discharge pipe
- Extensive Community Board engagement throughout design process



# CSX Corridor Segment

Design Considerations based on input/feedback from CB8 and other stakeholders

- Connectivity & Circulation
- Access
- Public Art
- Ecology
- Hydrology



View from W. 234th St. looking North (Existing)

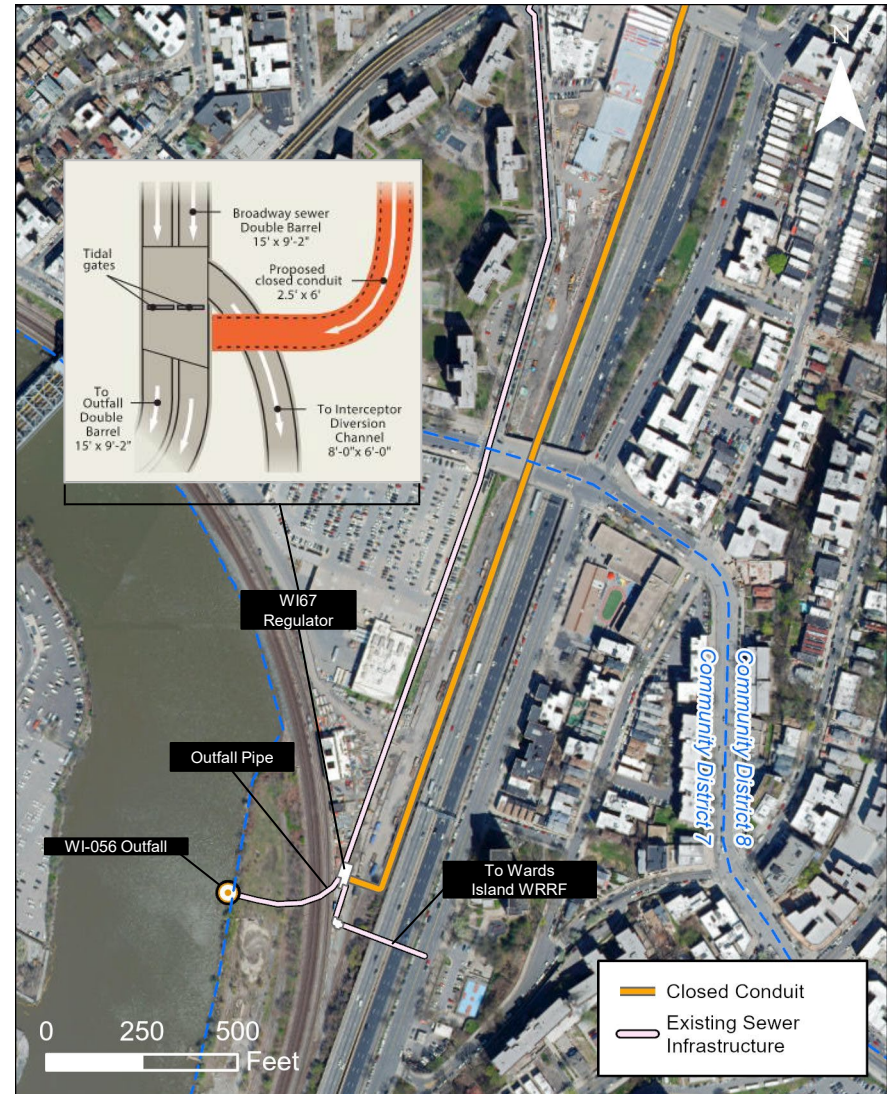


View from W. 236th St. looking North (Proposed)

# Tibbetts Brook Daylighting Easement

Permanent easement within MTA Metro-North rail yard to allow installation, maintenance, and inspection of closed conduit

- 2.5-foot-high by 6-foot-wide concrete box conduit
- Conduit turns to cross under railyard tracks at West 193<sup>rd</sup> St
- No disruption to active commuter rail line – all work to occur within rail yard





# Tibbetts Brook Daylighting Easement

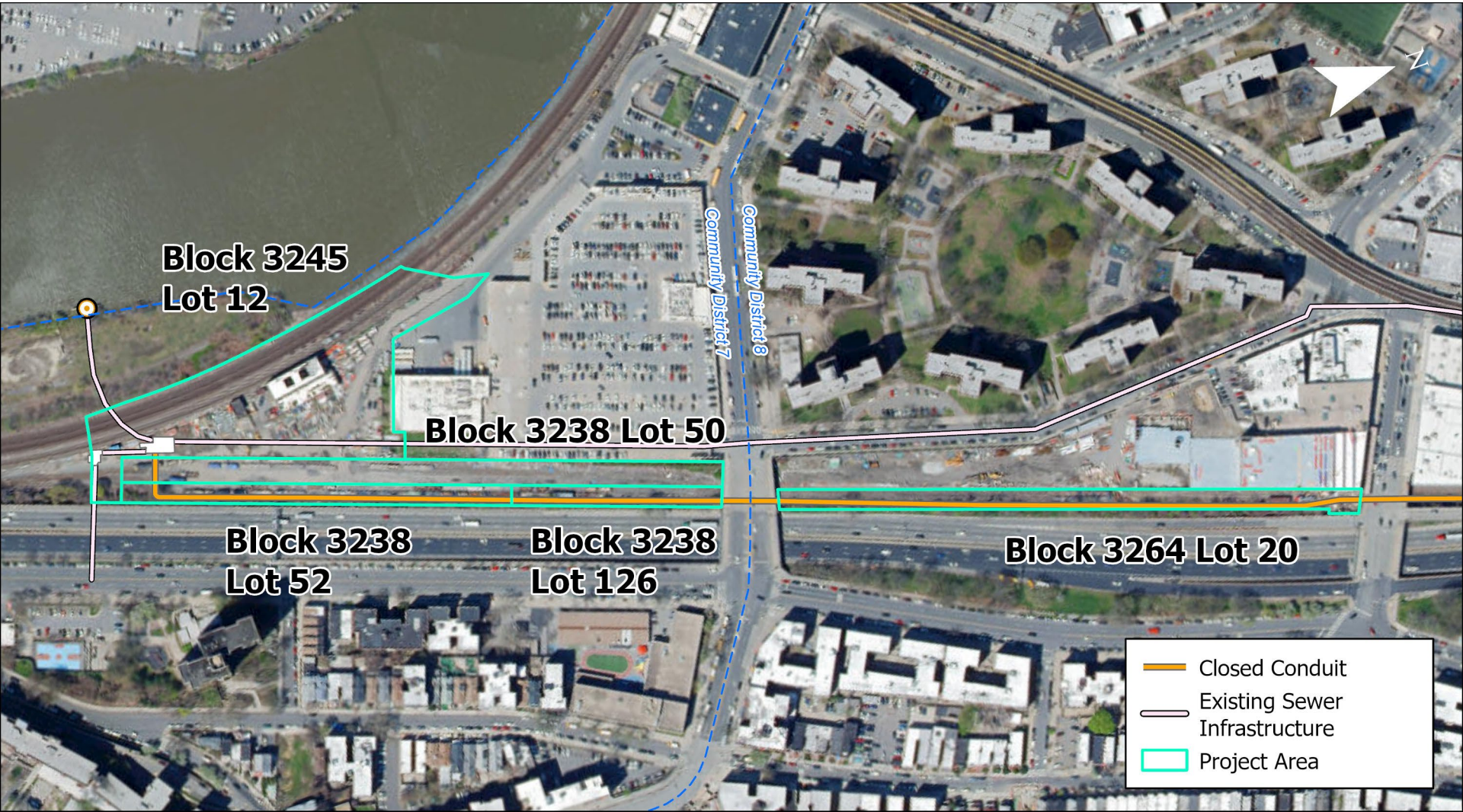
Closed conduit ties into outfall pipe upstream of Harlem River Outfall WI-056

- Conduit will convey stream baseflow and limited wet weather flow from pond and surrounding parkland
- Restores hydraulic connection between Tibbetts Brook and Harlem River
- Conduit ties into outfall pipe downstream of Regulator WI-067, bypassing diversion channel to Wards Island WRRF (a/k/a sewage treatment plant)
- The closed connection to outfall WI-056 engineered to prevent combined flows from backflowing during storm events

# Tibbetts Brook Daylighting Easement

- Easement acquisition for MTA Metro-North ROW
  - Block 3264 Lot 20 (CD 8)
  - Block 3238 Lots 50, 52,126 (CB 7)
  - Block 3245 Lot 12 (CB 7)
- Zoned M1-1; Block 3238 Lot 50 adjacent to C8-3
- Construction anticipated beginning late 2025

# MTA Metro-North ROW Properties



0 500 1,000 Feet

Aerial Photograph  
Bronx, NY

# Schedule and ULURP Timeline

Item	Date
Pre-ULURP Presentation to Community Board 7	May 2023
Completion of CEQR EAS	January 2024
Negative Declaration Issued	February 12, 2024
ULURP Certification	February 20, 2024
Community Board Review (must be completed by April 29, 2024)	CB8: March 11, 2024 CB7: TBD
Borough President and Borough Board (BP and BB) Review (occurs within 30 days of CB recommendation)	May 29, 2024
City Planning Commission (CPC) Review (occurs within 60 days of the BP review period)	July 29, 2024
<i>City Council Review</i> (optional – may elect to review within 20 days of CPC report; 50 day total clock)	<i>September 2024</i>
<i>Mayoral Review</i> (optional – can review and veto CC or CPC decisions; 5 day total clock)	<i>September 2024</i>
Anticipated ULURP Completion	July 2024*

\*ULURP completion could extend an additional 65 days if City Council and Mayor elect to review

# Stakeholder Engagement

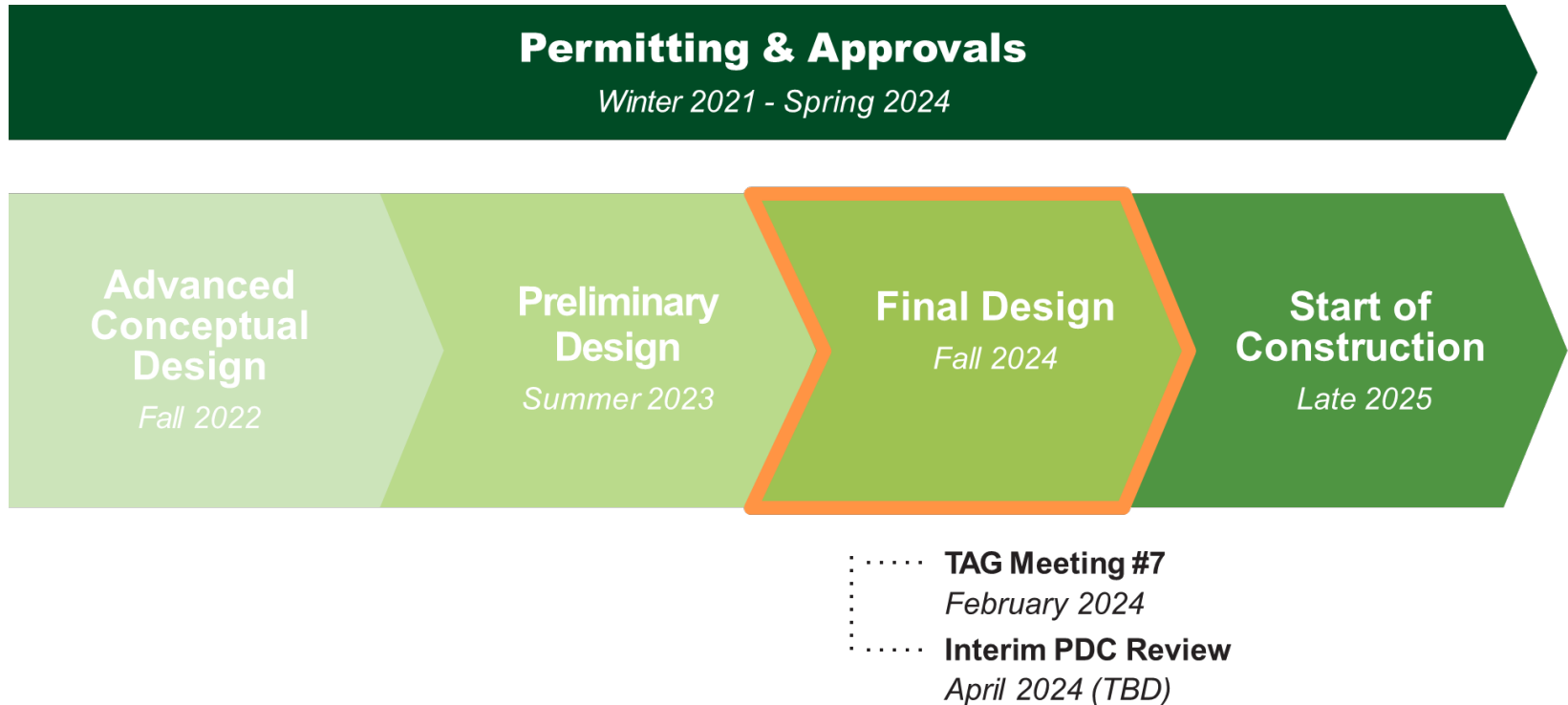
- **Past Tibbetts Meetings**

- Dec 15, 2021: CB8 Meeting
- Mar 10, 2022: Kick-off Meeting with Tibbetts Advisory Group (TAG)
- Apr 19, 2022: TAG Meeting on Conceptual Design
- Apr 21, 2022: TAG Site Visit to VCP and along CSX corridor
- May 25, 2022: CB8 Meeting
- Jul 11, 2022: PDC Conceptual Review Public Meeting
- Oct 17, 2022: TAG #3
- Nov 9, 2022: DCAS Public Hearing on CSX Acquisition
- Dec 14, 2022: TAG #4 Advanced Conceptual Design
- Apr 27, 2023: TAG #5 & Site Visit to CSX Corridor
- May 10, 2023: CB7 Committee Update – Easement Acquisition ULURP
- May 24, 2023: CB8 Meeting
- Aug 14, 2023: PDC Preliminary Review Public Meeting
- Dec 2023: TAG #6 Feedback on Stream Inlet Design
- March 11, 2024: CB8 Land Use Committee Public Hearing

- **Upcoming Tibbetts Meetings**

- March – April 2024: CB7 Public Hearing (TBD)
- April 2024: Interim PDC Review (TBD)

# Overall Project Timeline

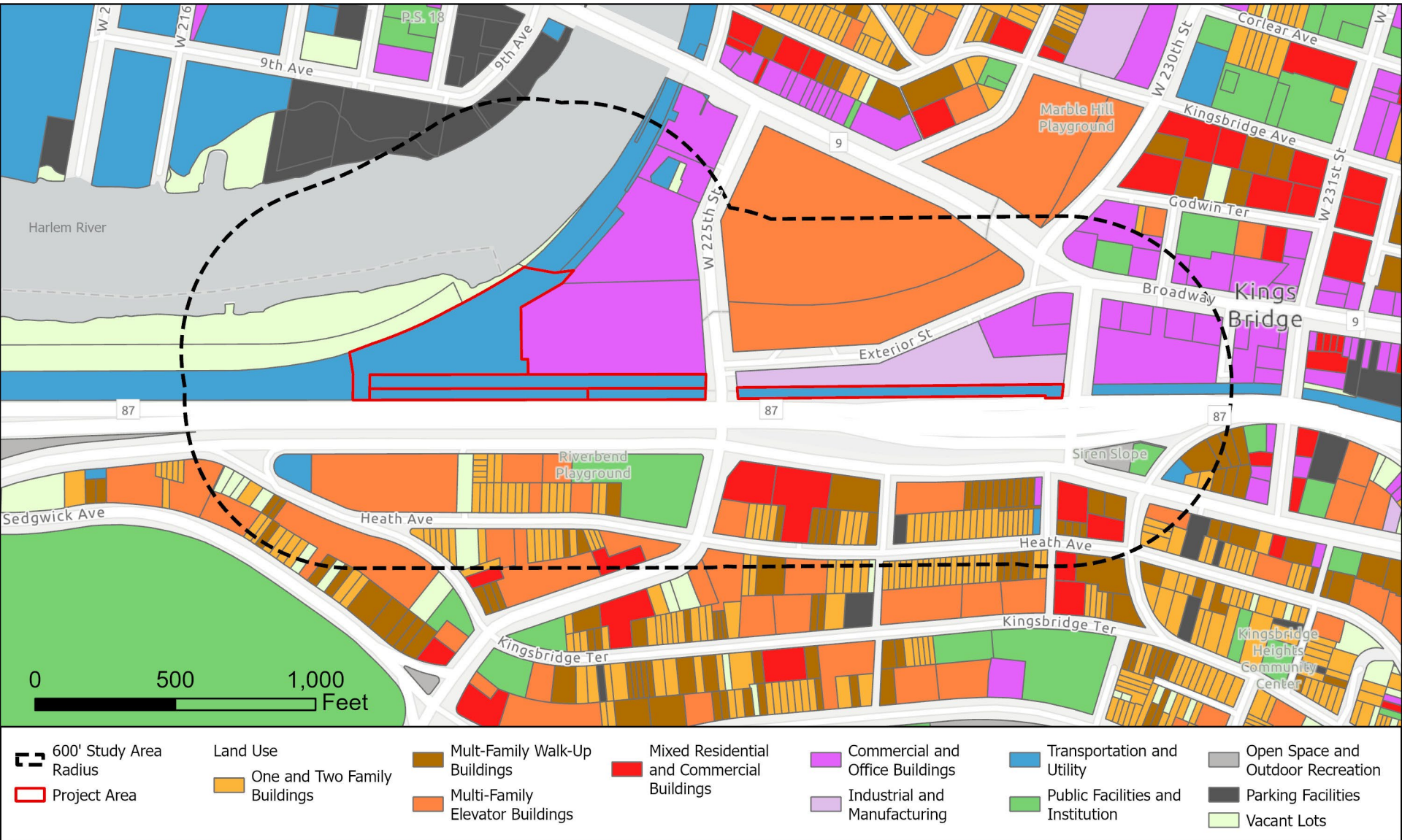


# Discussion & Questions

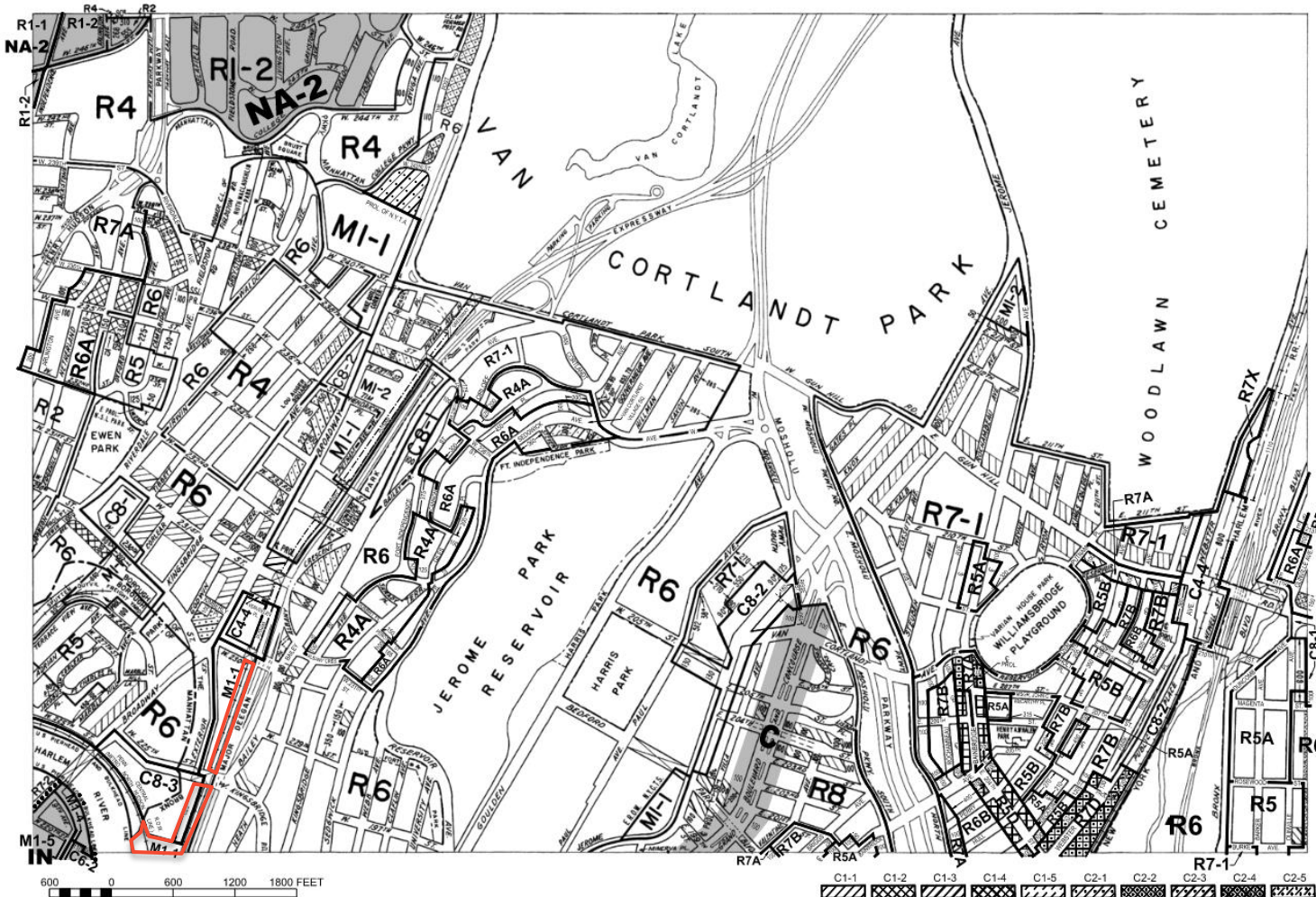
# Supplemental Slides



# Land Use Map



# Official Zoning Map 1d



**ZONING MAP**  
THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

**SPECIAL PURPOSE DISTRICT**  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

**AREA(S) REZONED**

**Effective Date(s) of Rezoning:**  
08-08-2018 C 180204(A) ZMM

**Special Requirements:**  
For a list of lots subject to CEOR environmental requirements, see APPENDIX C.  
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

**MAP KEY**

1a	1c	2a
1b	<b>1d</b>	2b
3a	3c	4a

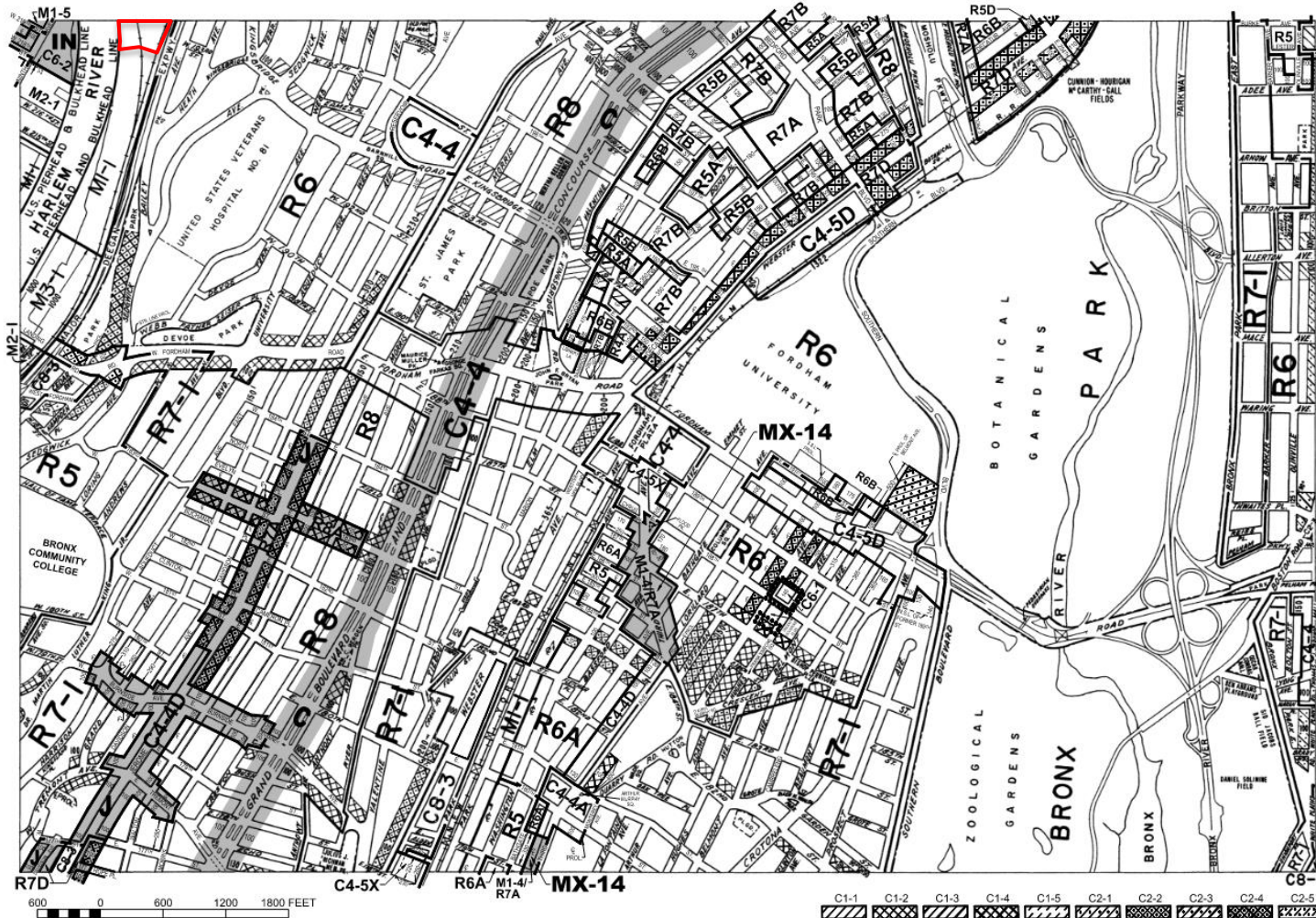
© Copyrighted by the City of New York.

**ZONING MAP 1d**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

**NOTE:** Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

# Official Zoning Map 3c



## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

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- SPECIAL PURPOSE DISTRICT  
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- AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
 05-27-2021 C 210027 ZMX

**Special Requirements:**  
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**MAP KEY**

1b	1d	2b
3a	<b>3c</b>	4a
3b	3d	4b

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- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

**NOTE:** Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



# Official Tax Map

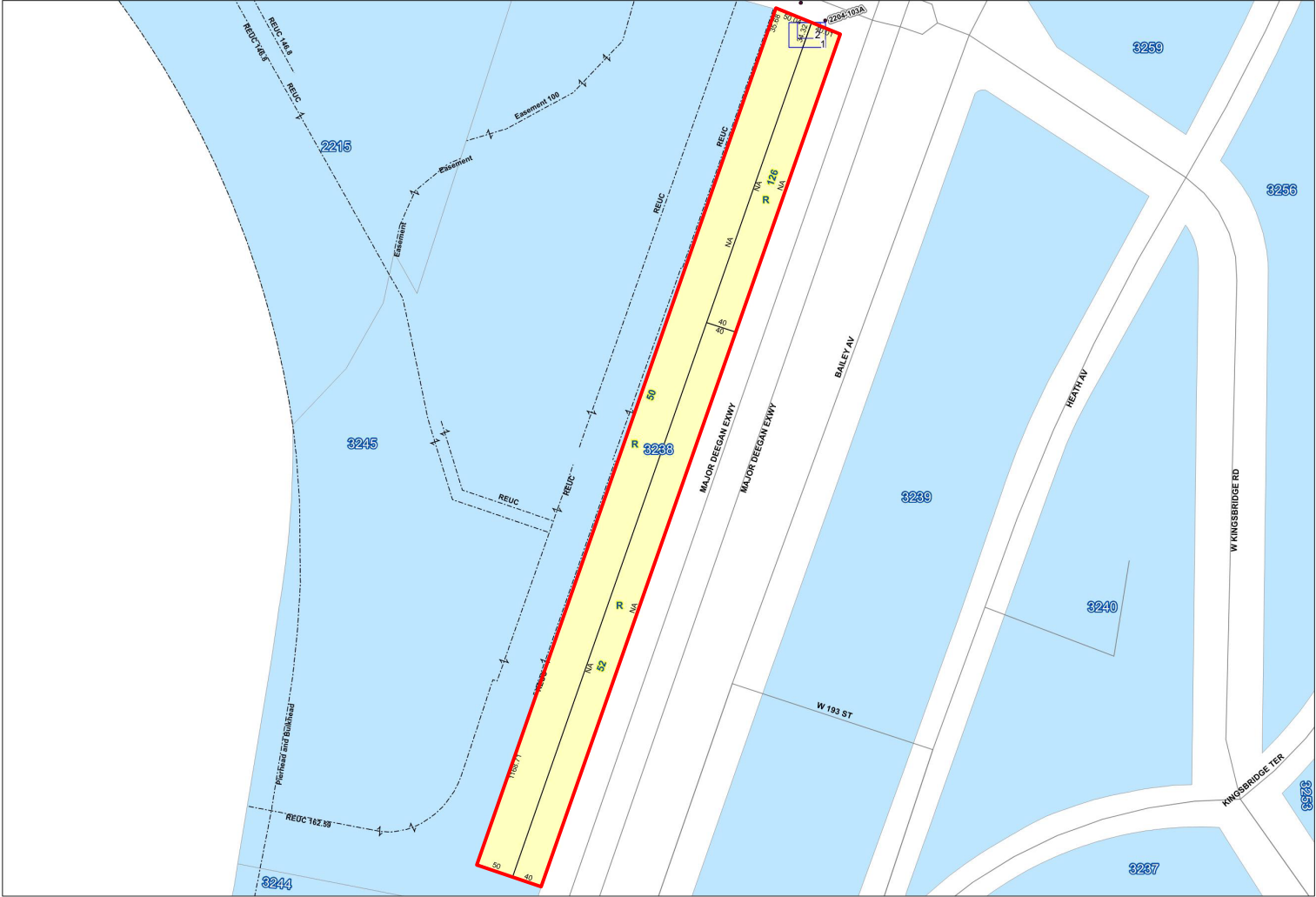


**NYC Digital Tax Map**

Effective Date : 12-05-2008 14:08:38  
 End Date : Current  
 Bronx Block: 3238

**Legend**

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Yellow Tax Lot Polygon
- Condo Number
- Blue Tax Block Polygon



# Official Tax Map



## NYC Digital Tax Map

Effective Date : 03-14-2011 16:23:21  
 End Date : Current  
 Bronx Block: 3245

### Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



0 20 40 80 120 160 Feet

# Site and Area Photos



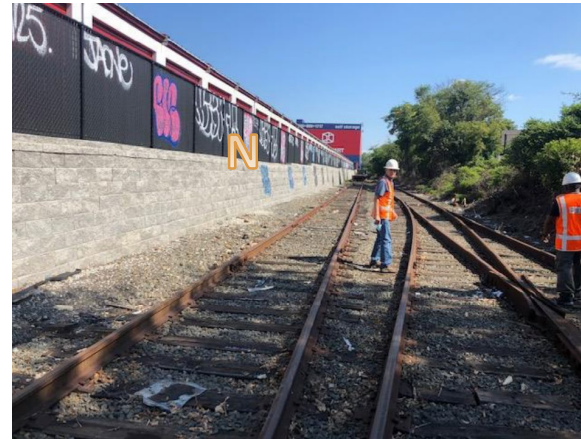
**01** View of the MTA Metro-North Right-Of-Way and adjacent parcels to the east and west facing south



**02** View of the MTA Metro-North Right-Of-Way and the adjacent parcel to the west facing north



**03** View of the MTA Metro-North Right-Of-Way facing south



**04** View of the MTA Metro-North Right-Of-Way and adjacent parcel to the west facing north



# Site and Area Photos



**05** View of the MTA Metro-North Right-Of-Way and the adjacent property to the west facing south



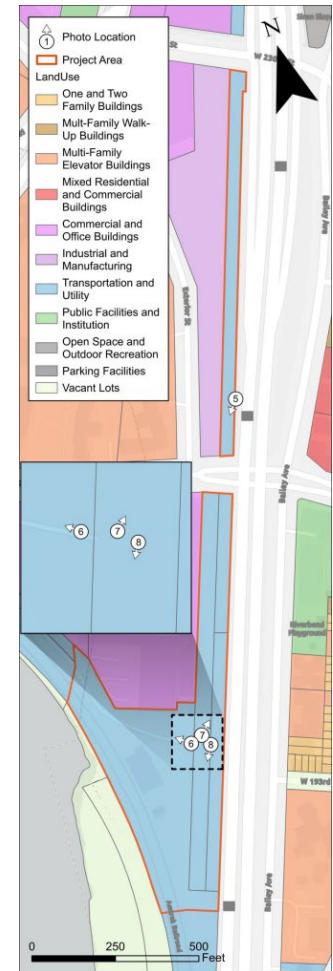
**06** View of the MTA Metro-North rail yard facing west



**07** View of the MTA Metro-North Right-Of-Way and the adjacent parcel to the west facing northeast



**08** View of the MTA Metro-North rail yard facing south





# Site and Area Photos



**09** View north from within the southern portion of the MTA Metro-North rail yard



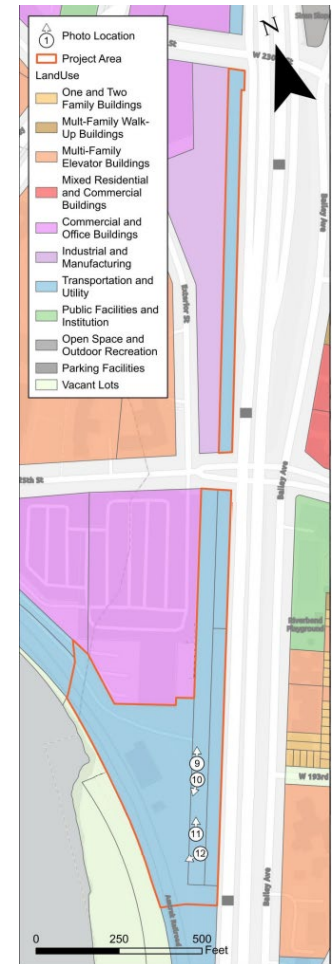
**10** View of southern portion of the MTA Metro-North rail yard facing south



**11** View from the southern portion of the MTA Metro-North rail yard facing north



**12** View southwest toward the Metro-North Hudson Line railroad tracks from the southern portion of the MTA Metro-North rail yard.



# Site and Area Photos



**13** View within the southwestern portion of the MTA Metro-North rail yard facing west/northwest



**14** View of western boundary of the MTA Metro-North rail yard facing west

