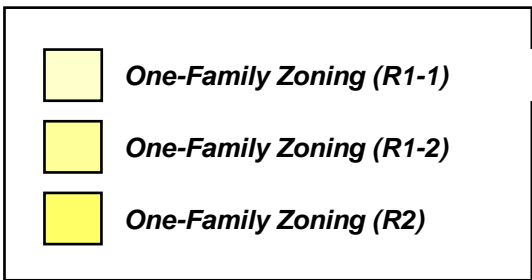
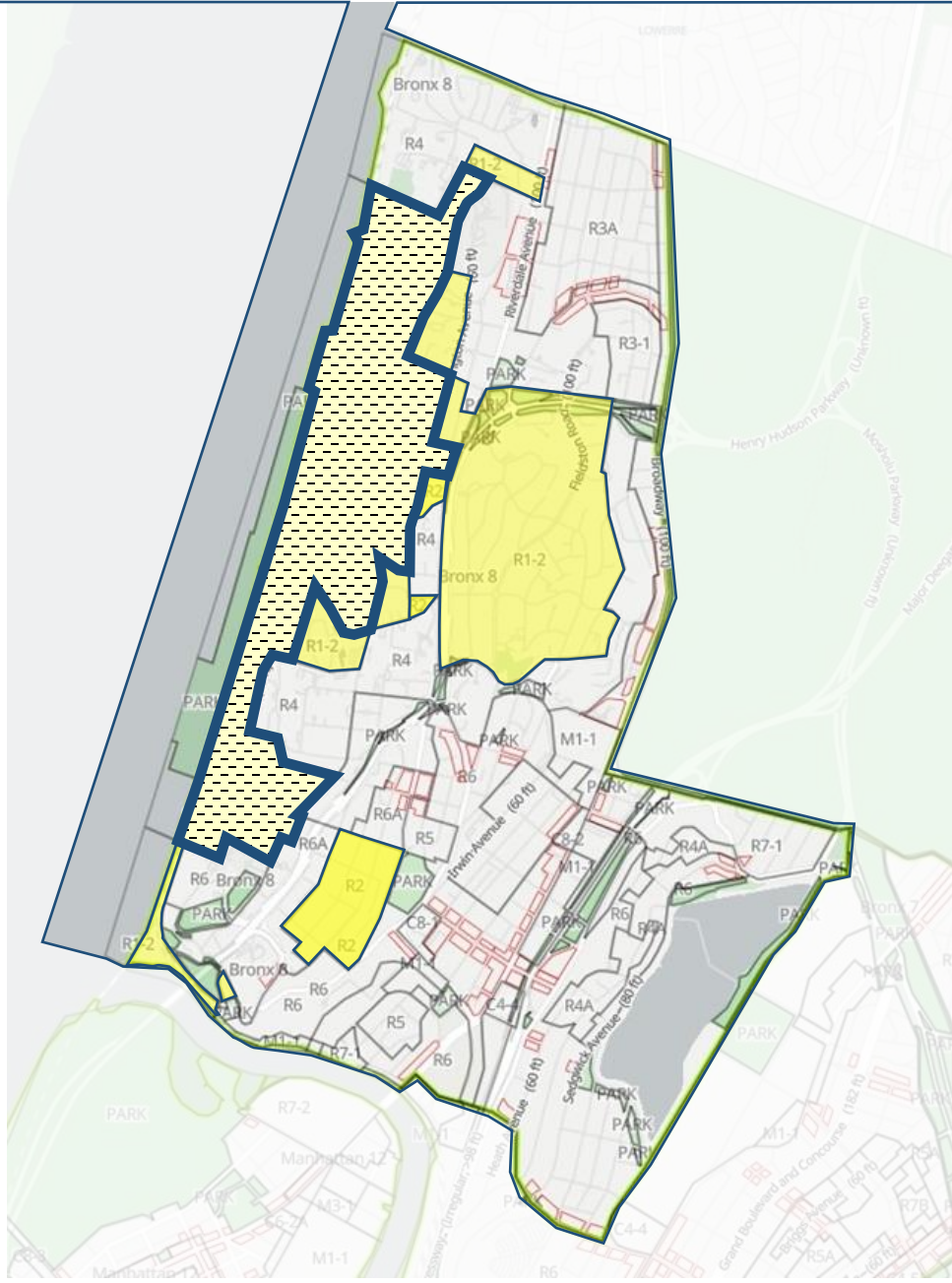


**CB 8 Bronx – How *City of Yes for Housing Opportunity*
Is an Extinction Event for Your Unique Community**

June 2024

Prepared by: Paul Graziano

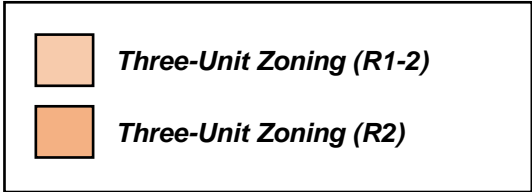
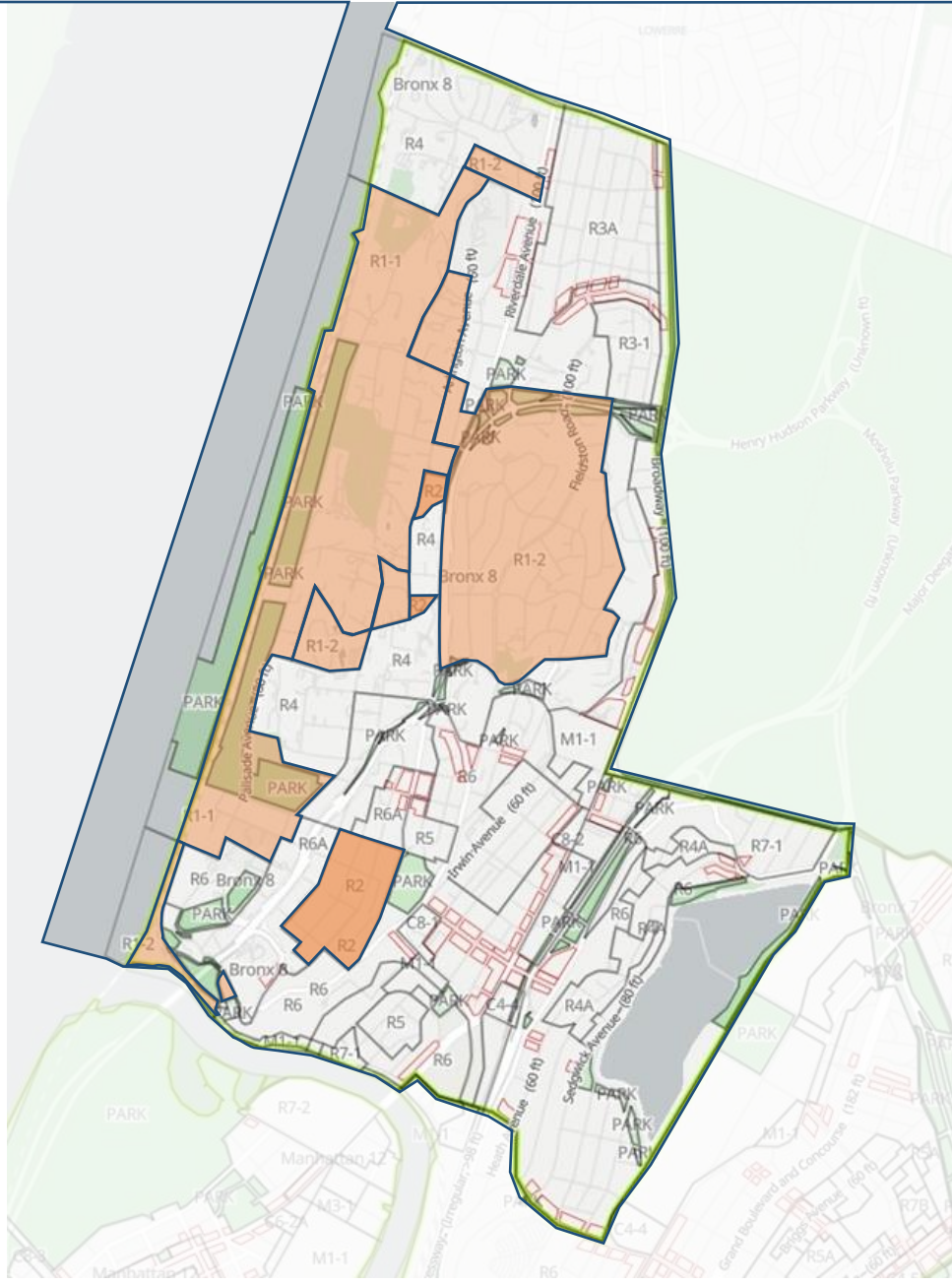
Associated Cultural Resource Consultants



As per the Department of City Planning (DCP), the *City of Yes for Housing Opportunity* proposes to eliminate R1-1 zoning, which makes up a large portion of single-family zoning in Riverdale.

Source: *City of Yes for Housing Opportunity – May 2024*

CB 8 Bronx – Proposed City of Yes Baseline Zoning



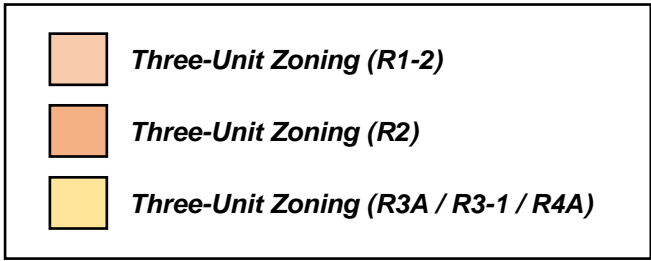
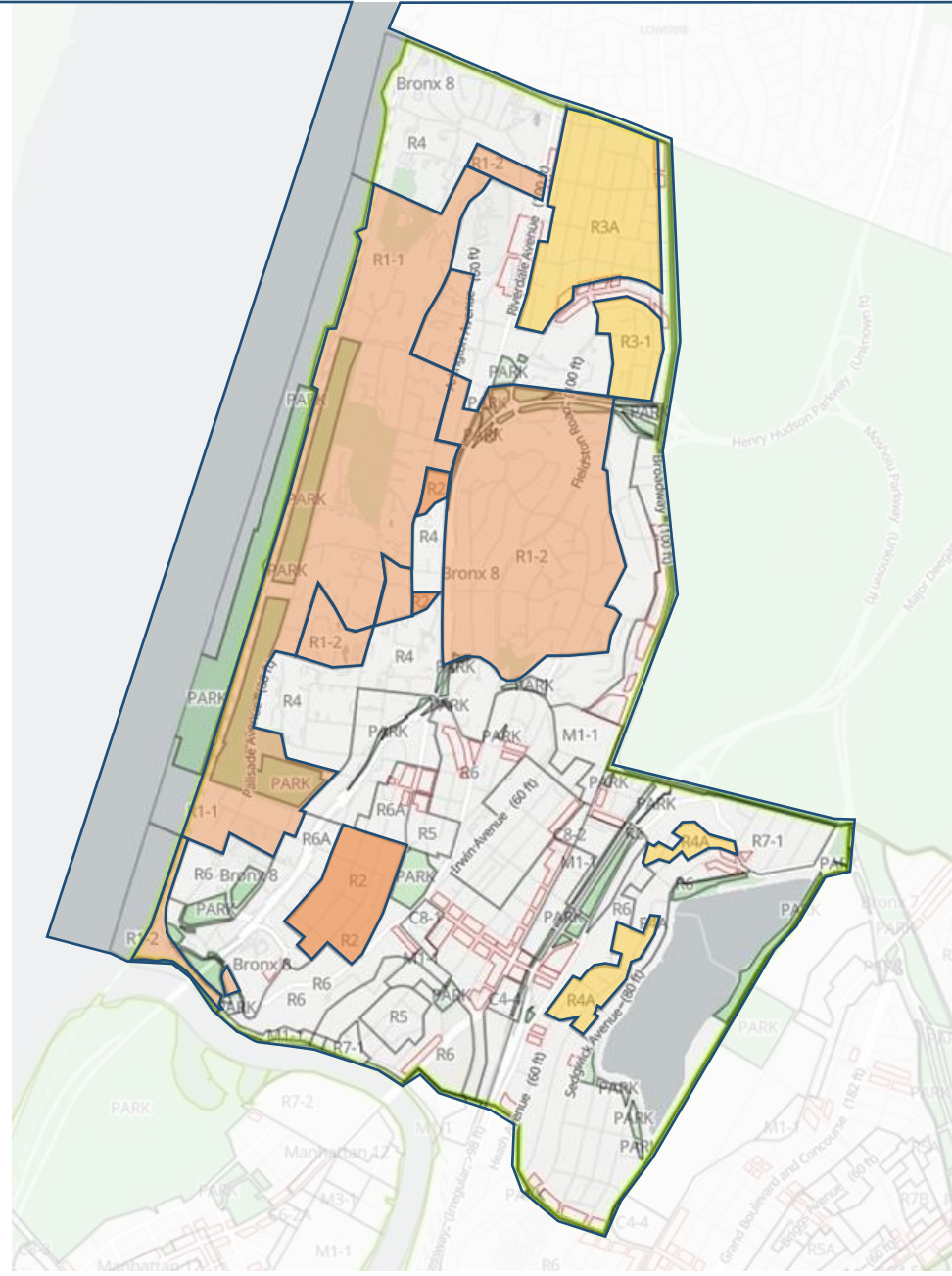
All R1-2 and R2 zones will now become baseline three-unit zones – one-family zoning will be eliminated, so two-family houses plus one Accessory Dwelling Unit (ADU) allowed on all current one and two-family properties will be the norm.

In addition, basic zoning regulations will be radically amended to encourage more and denser development. R1-2 zoning will go to 50’ widths and 4750 sf. R2 zoning will go to 30’ widths and 2850 sf. Both zones will have 20’ rear yard and 10’ side yard total minimums, 60% to 80% lot coverage and 0.75 Floor Area Ratio maximums, a 50% increase in baseline FAR.

Front yards will remain the same – unless in a transit zone and if they qualify to build an apartment building (see TOD map).

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Proposed City of Yes Baseline Zoning

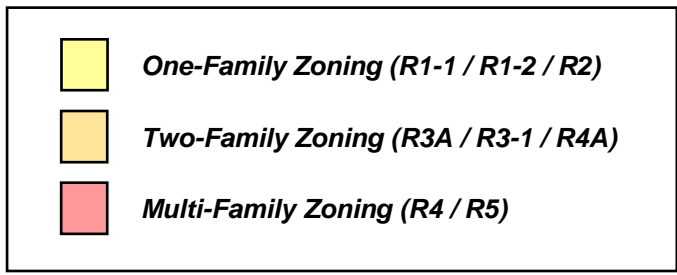
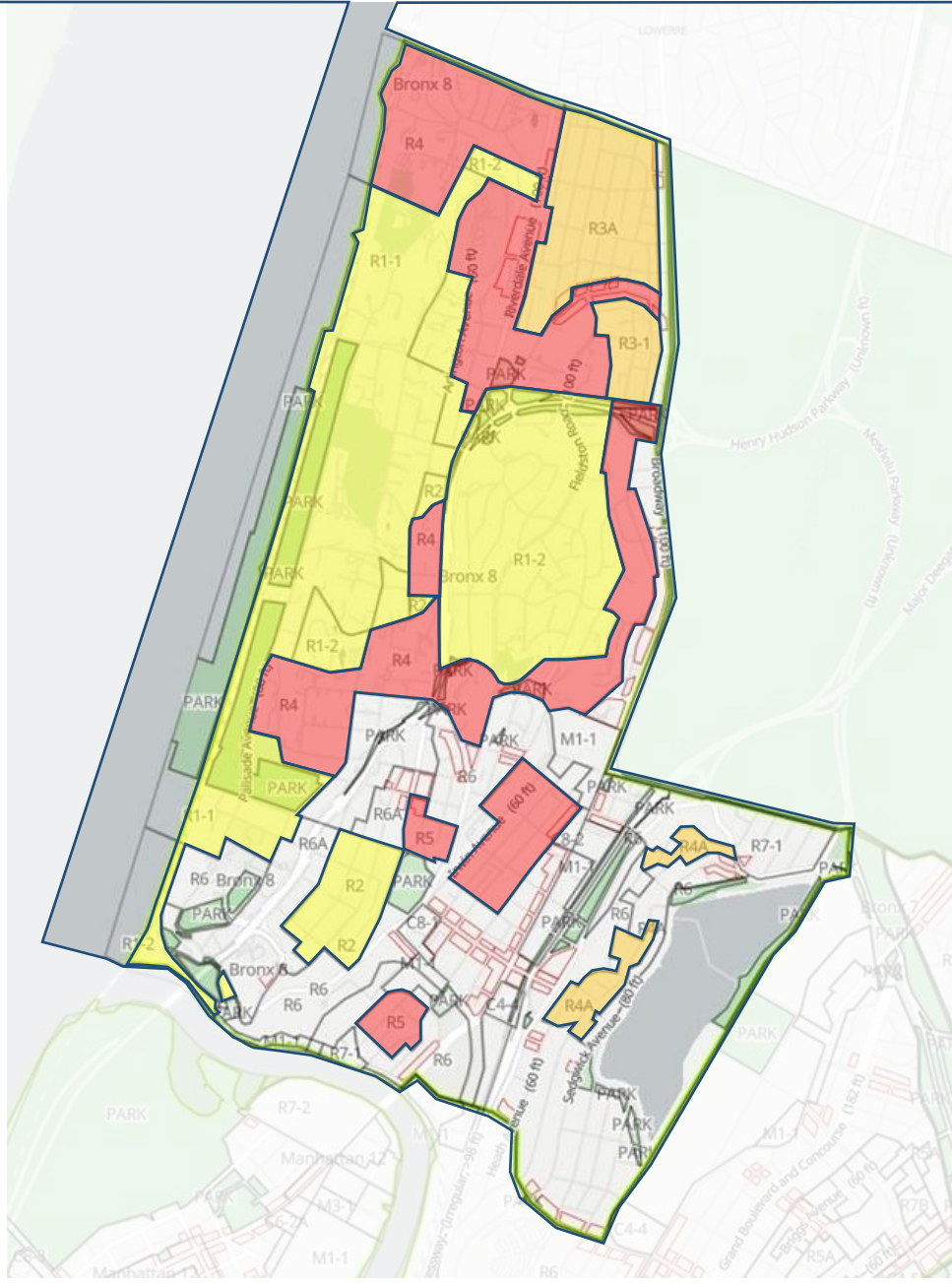


Similarly, the two-family zones in the district – R3A and R3-1 in North Riverdale and R4A in Van Cortlandt Village – will also be three-unit baseline zoning.

ADUs are a centerpiece of Mayor Adams’ and the Department of City Planning’s package to create “gentle density” – between 100% and 200% baseline in actuality – in all one and two-family zone and individual properties.

Source: City of Yes for Housing Opportunity – May 2024

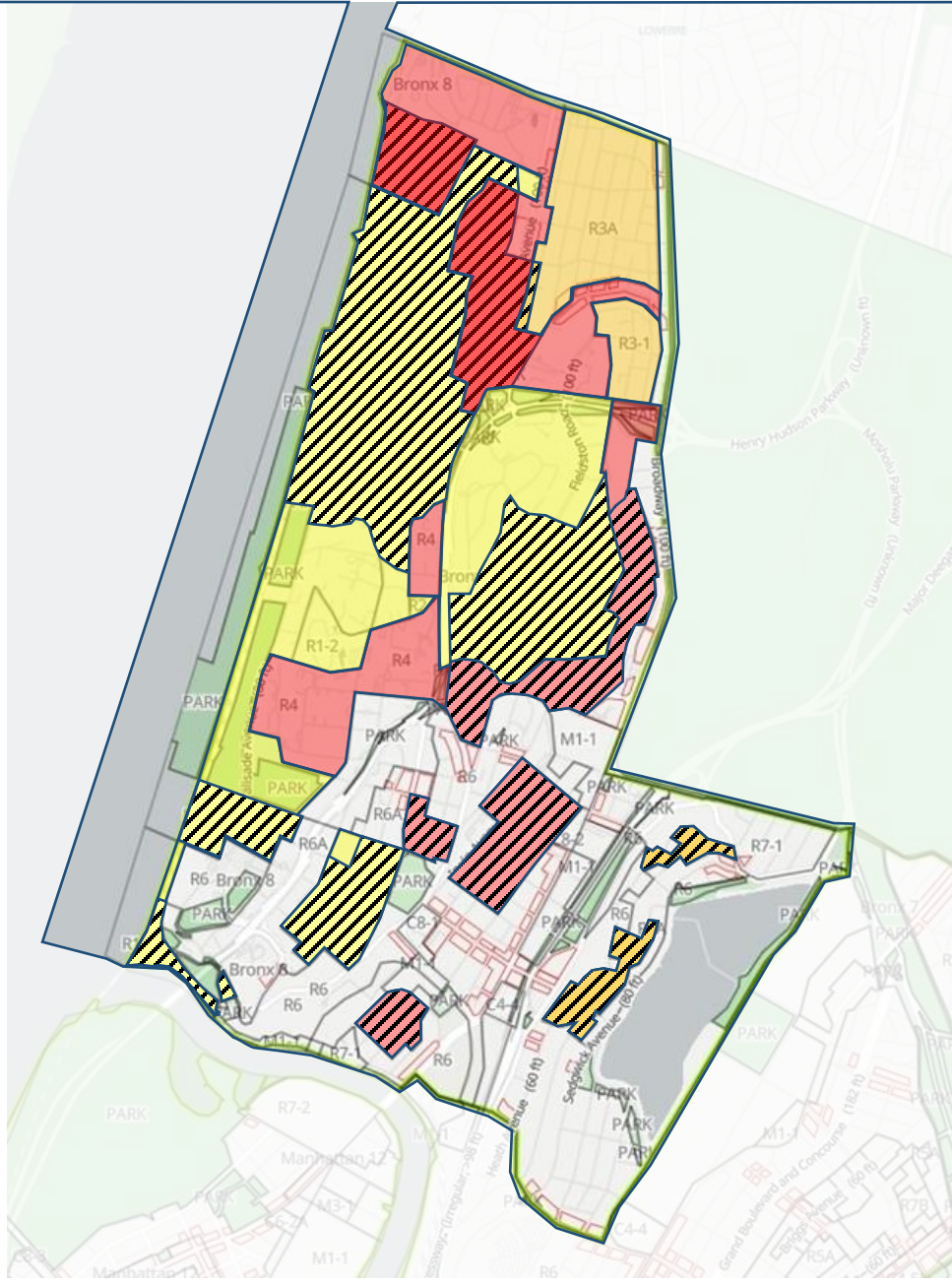
CB 8 Bronx – Proposed City of Yes Baseline Zoning



Current zoning in CB8 is relatively balanced, with approximately two-thirds of the district in one-family, two-family or lower-density multi-family zoning (R1-R5). The remaining one-third of the district has higher density zoning (R6-R7), allowing for very tall and/or dense development, particularly in lower Riverdale, Spuyten Duyvil, Kingsbridge Heights, Kingsbridge and Van Cortlandt Village.

Source: Department of City Planning - Zola

CB 8 Bronx – One-Family, Two-Family and Lower Density Multi-Family Zoning

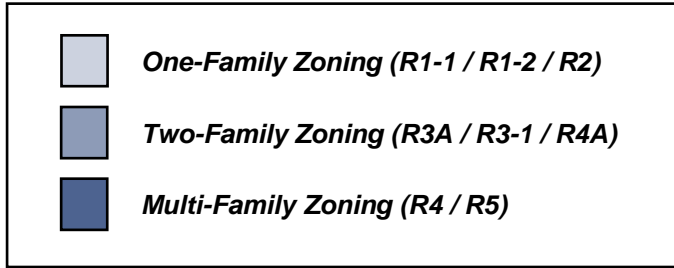
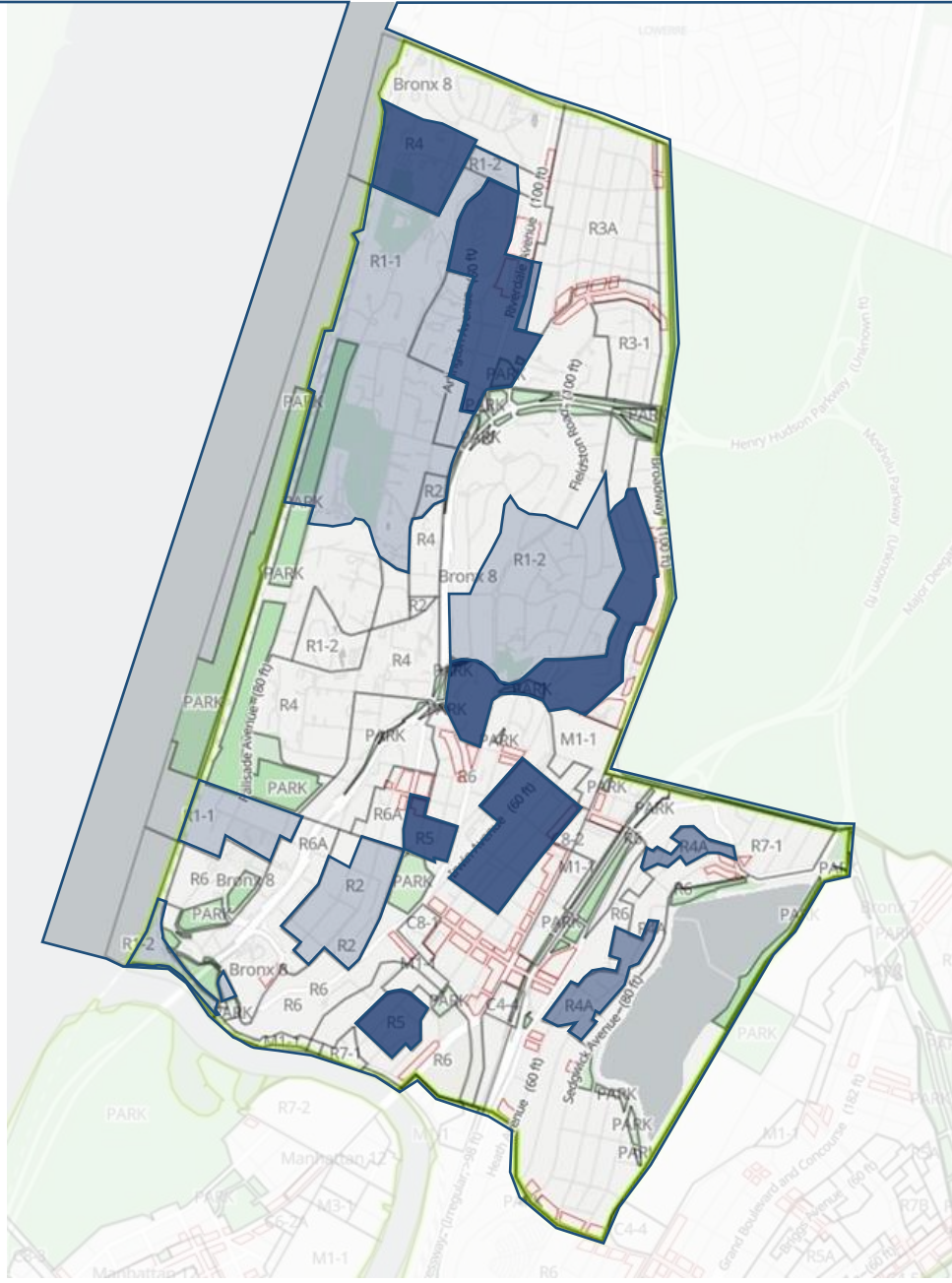


- One-Family Zoning (R1-1 / R1-2 / R2)**
- Two-Family Zoning (R3A / R3-1 / R4A)**
- Multi-Family Zoning (R4 / R5)**

The proposed Transit-Oriented Development (TOD) zone would cover more than 50% of the present R1-R5 zones and 70% of the present R1 and R2 zones.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Present R1-R5 Zoning Impacted By COY TOD Legislation

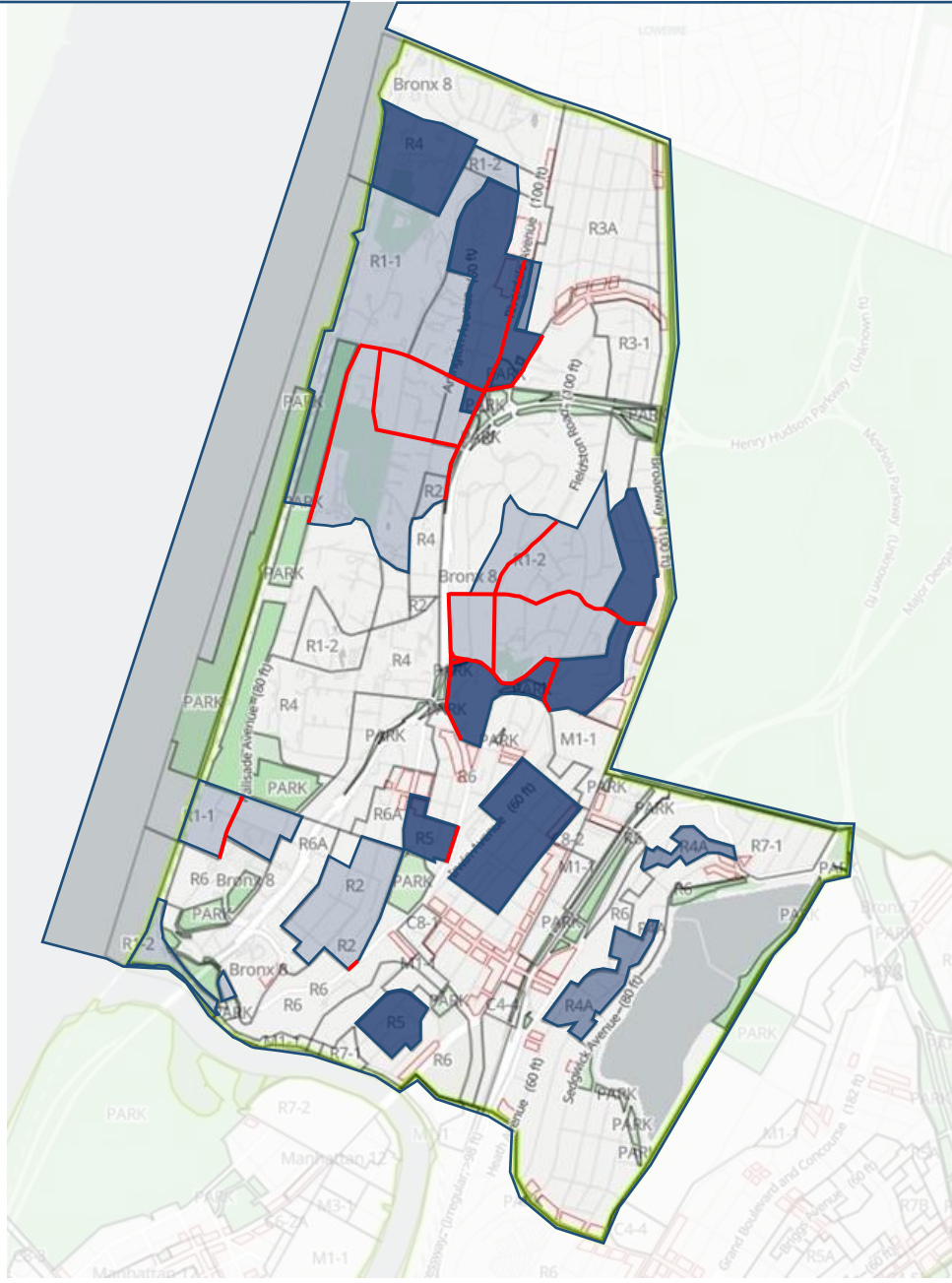


The TOD zones would allow for three to five-story apartment buildings in all current R1 through R5 zones. Specifically, this proposal is geared towards creating apartment buildings in current one and two-family zones, which is not allowed under the present rules, which were created under the 1961 Zoning Resolution. Rather, the TOD zone would go back to the rules under the 1916 Zoning Ordinance.

All properties on “large lots” – 5,000 square feet or larger (including assemblages) – on wide streets, defined as 75’ wide or wider, will be eligible to develop an apartment building. On narrow streets, corners will be allowed to have apartment buildings, though it is unclear what the definition of a corner is: property within 100’ of a corner; or a controlling corner parcel with additional midblock parcels.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Present R1-R5 Zoning Impacted By COY TOD Legislation



	One-Family Zoning (R1-1 / R1-2 / R2)
	Two-Family Zoning (R3A / R3-1 / R4A)
	Multi-Family Zoning (R4 / R5)
	Wide Streets (75'+)

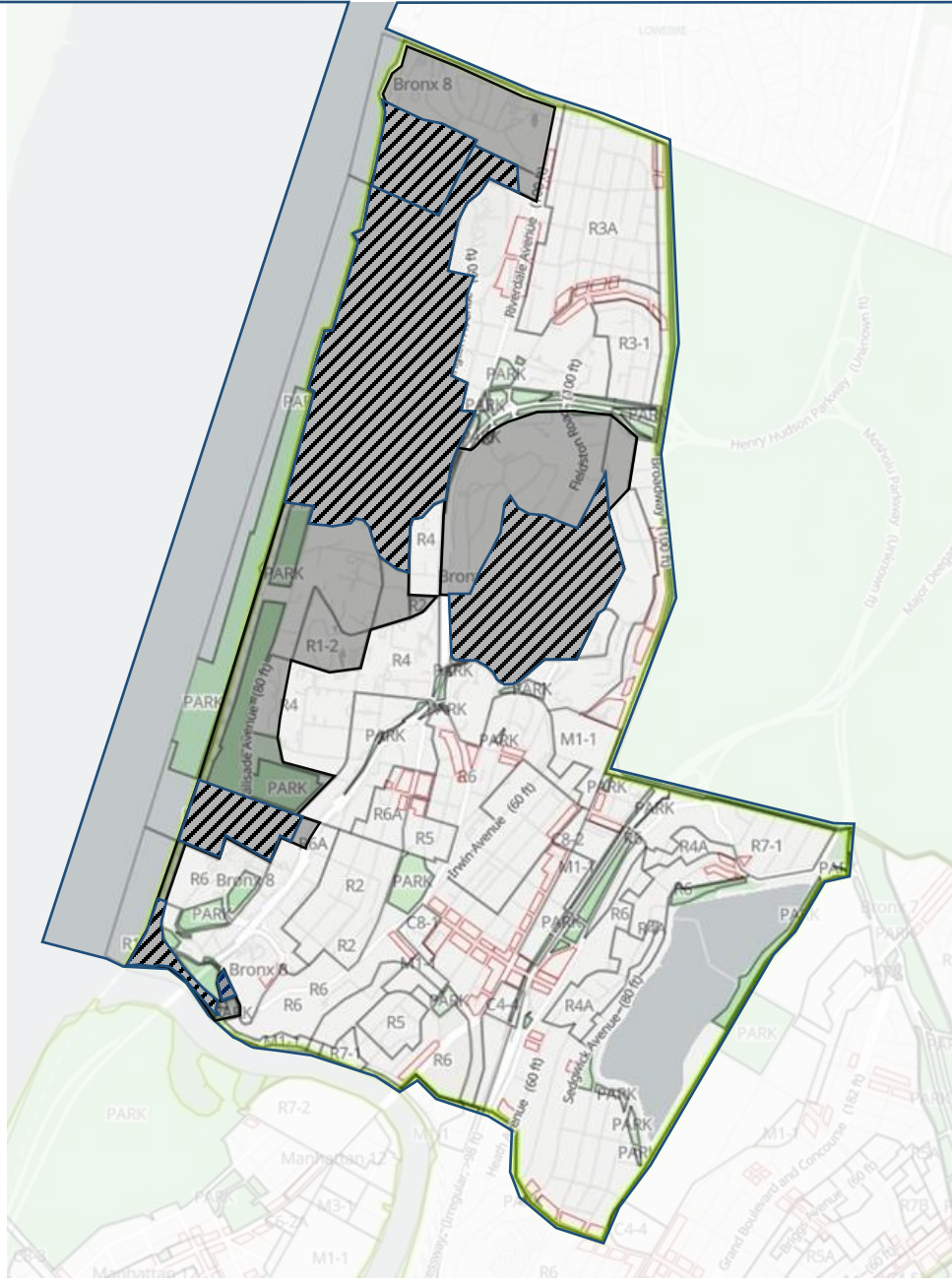
The Wide Streets where apartments would be allowed on any property 5,000 sf or larger include portions of Riverdale Avenue, Palisades Avenue, Fieldston Road, Manhattan College Parkway, West 248th Street and West 254th Street.

All other “corner” locations would be eligible within the TOD zone.

In TOD zones, the baseline FAR will increase to 1.0 for R1-2, R2, R3A and R3-1 districts; 1.5 for R4A and R4 districts; and 2.0 for R5 districts. In addition, lot coverage will increase to 80% on interior lots and 100% on corners and front yard setbacks can be as little as 5’.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Present R1-R5 Zoning Impacted By COY TOD Legislation



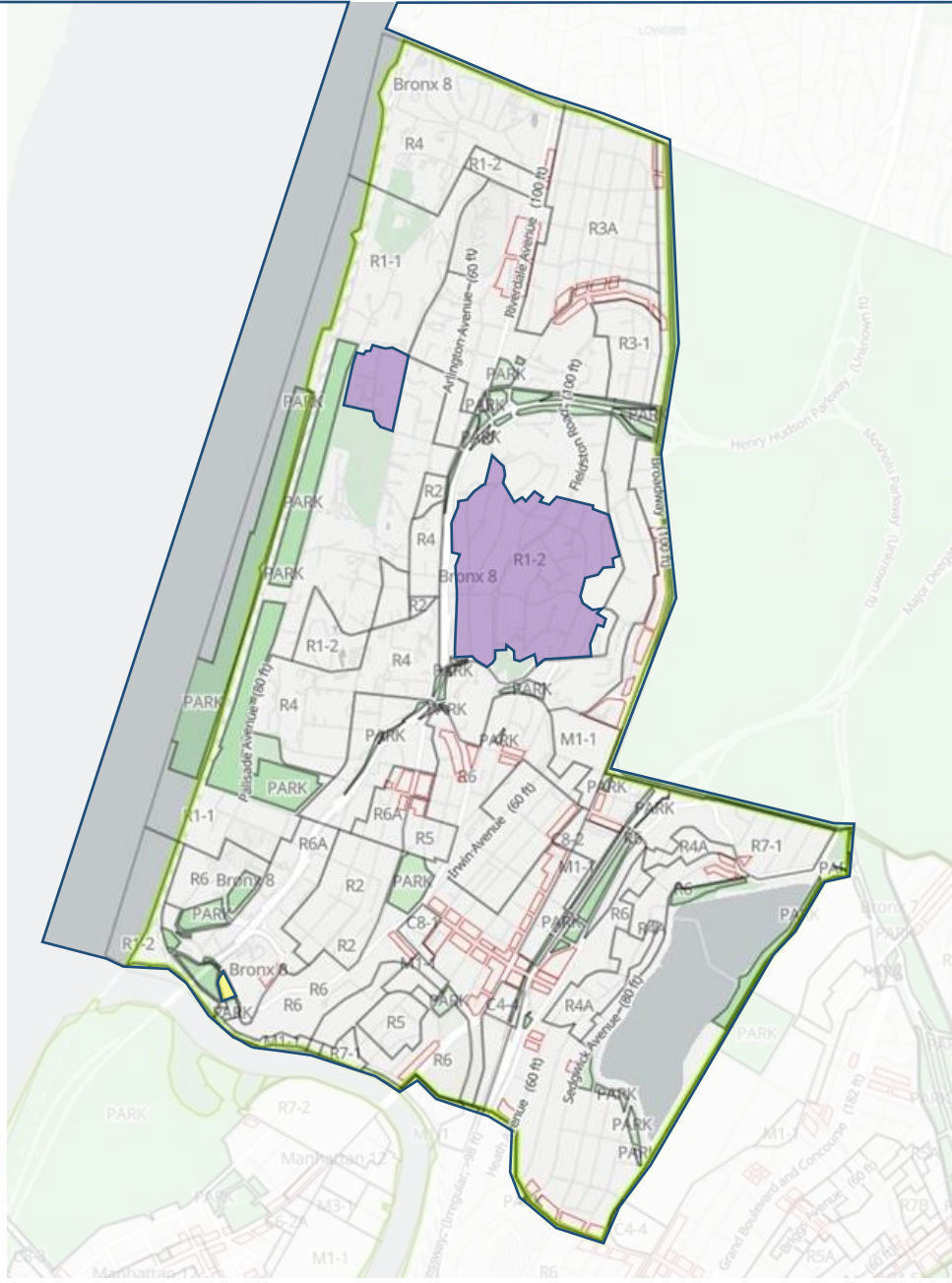

Special Natural Area District

According to the Department of City Planning, the City of Yes for Housing Opportunity “will seek to carry changes through to special districts.”

This would include basic changes to zoning regulations (known as “District Fixes”); the introduction and allowance of ADUs on all one and two-family properties; and areas covered by the TOD zones, all of which would affect more than 50% of the SNAD. This would also include proposed “Campus Infill” provisions.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Special Natural Area District Impacted By COY TOD Legislation



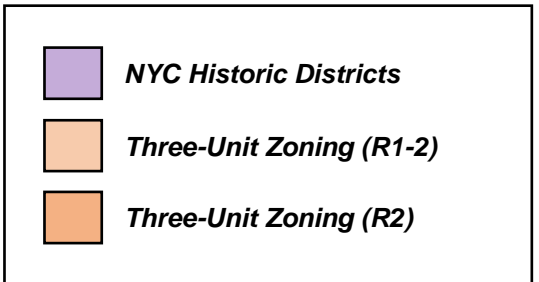
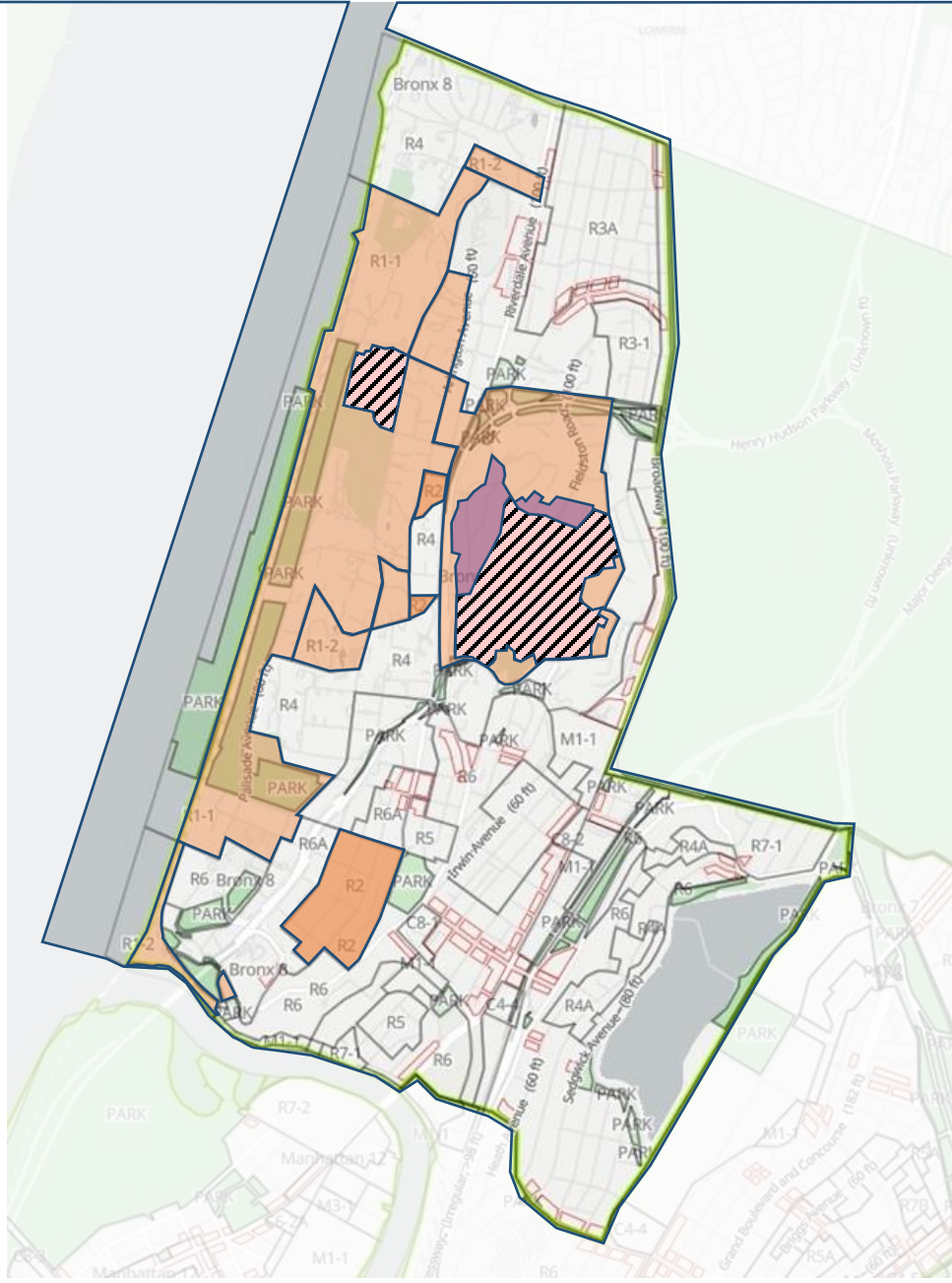
 NYC Historic Districts

CB 8 also has two historic districts – Riverdale and Fieldston. Properties in these neighborhoods have landmark designation and must go through additional approvals by the Landmarks Preservation Commission (LPC) in order to get building or alteration permits.

Currently, both of these historic districts are in R1-1 and R1-2 one-family zones and are almost entirely covered by the SNAD.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Historic Districts Impacted By COY TOD Legislation

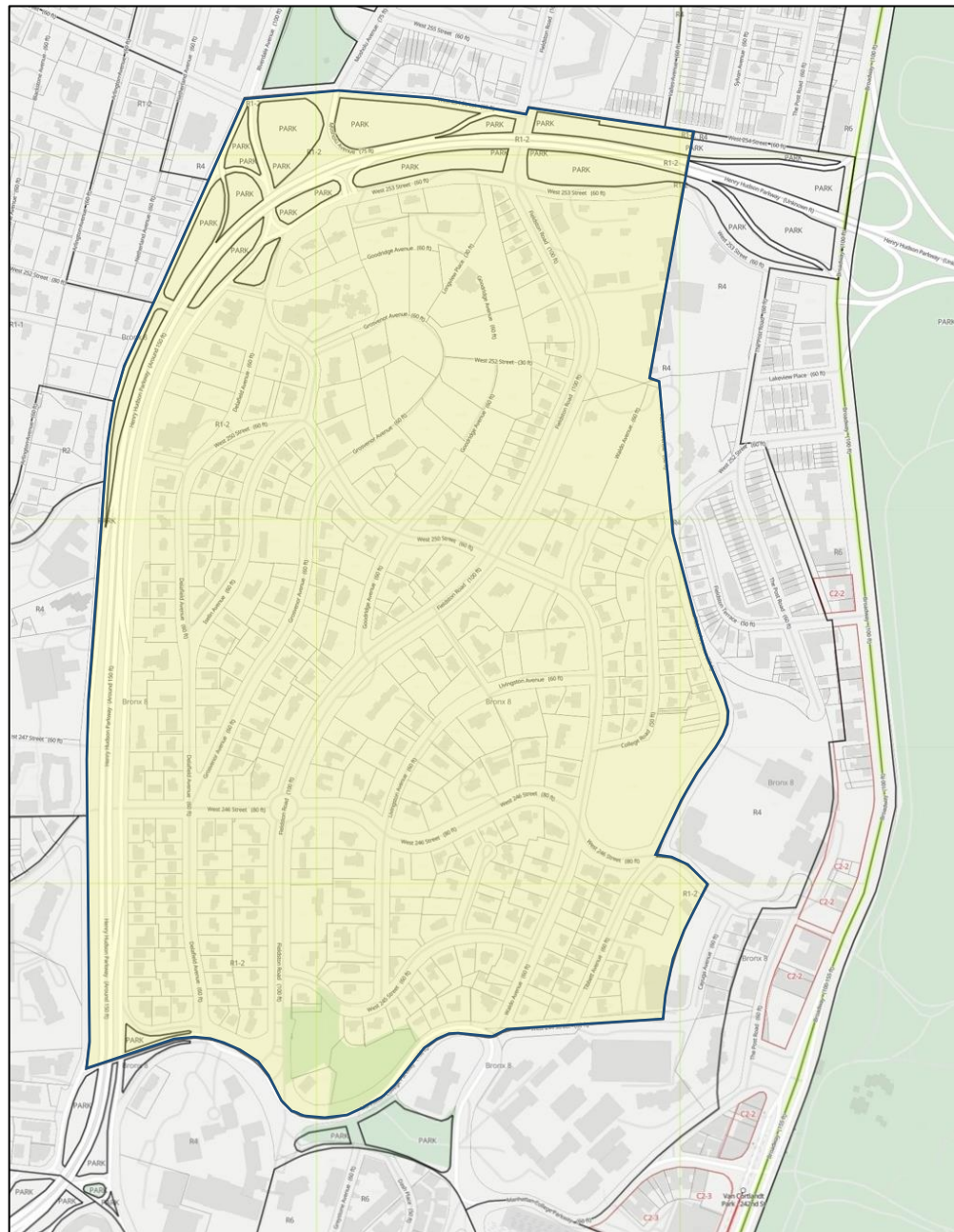


The new baseline zoning will allow 3 units per parcel, even in historic districts, which will also be subject to increased lot subdivisions based on the decrease in minimum lot size. In addition, multi-family and apartment buildings will also be legal should they meet the TOD regulations and the LPC approves their design. All of the Riverdale Historic District and 85% of the Fieldston Historic District lies within the proposed TOD zones.

Fieldston, which has additional avenues of protection through the enforcement of its private covenants, will also be vulnerable on that front, as increased and expensive litigation may result from repeated and sustained challenges by developers.

Source: City of Yes for Housing Opportunity – May 2024

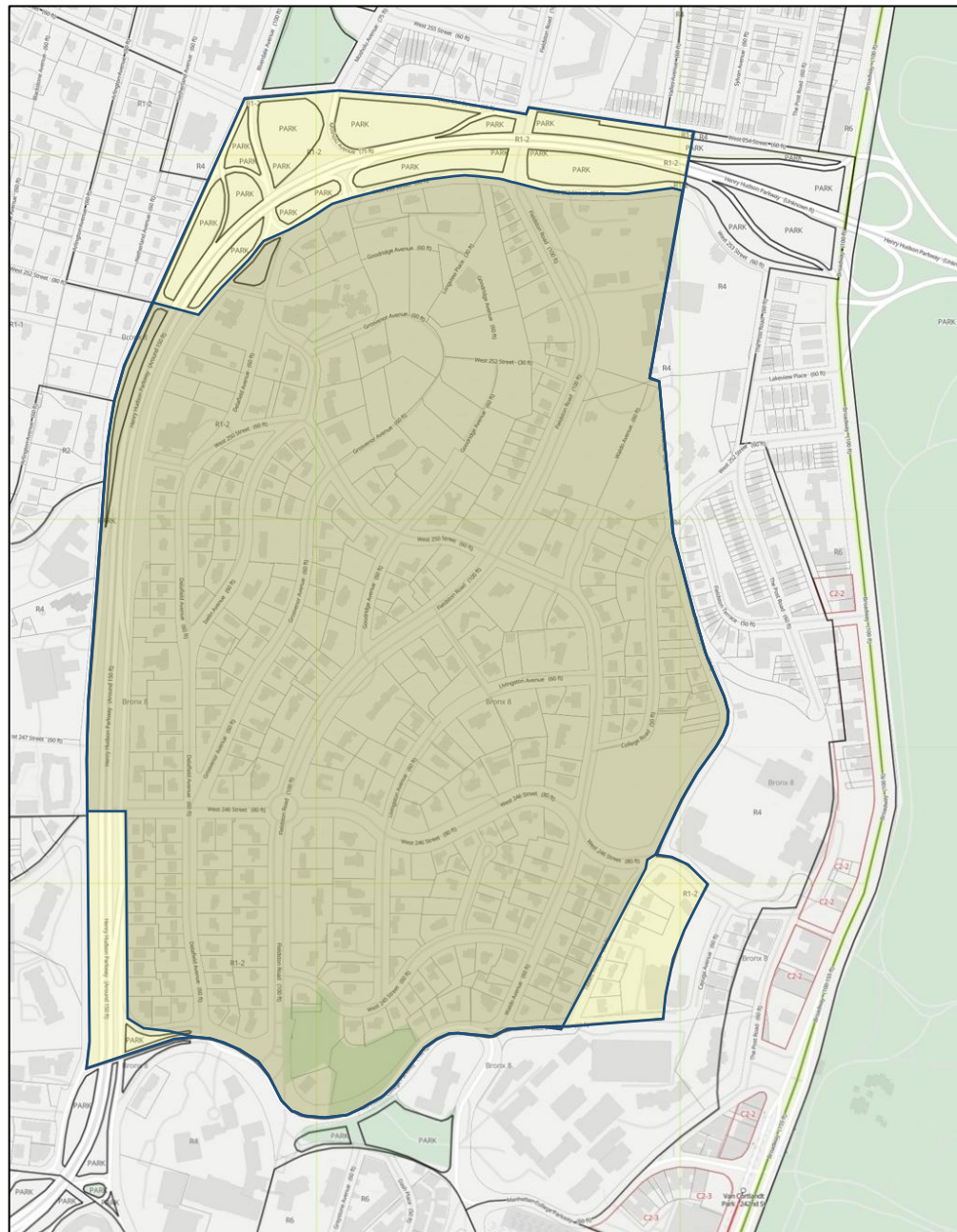
CB 8 Bronx – Historic Districts Impacted By COY TOD Legislation



Fieldston and its immediate surroundings are primarily zoned R1-2. In addition, a large portion of the area is covered by private deed restrictions and covenants. There are currently 381 parcels of land wholly or partially within the boundaries of the R1-2 zoning area.

Source: City of Yes for Housing Opportunity – May 2024

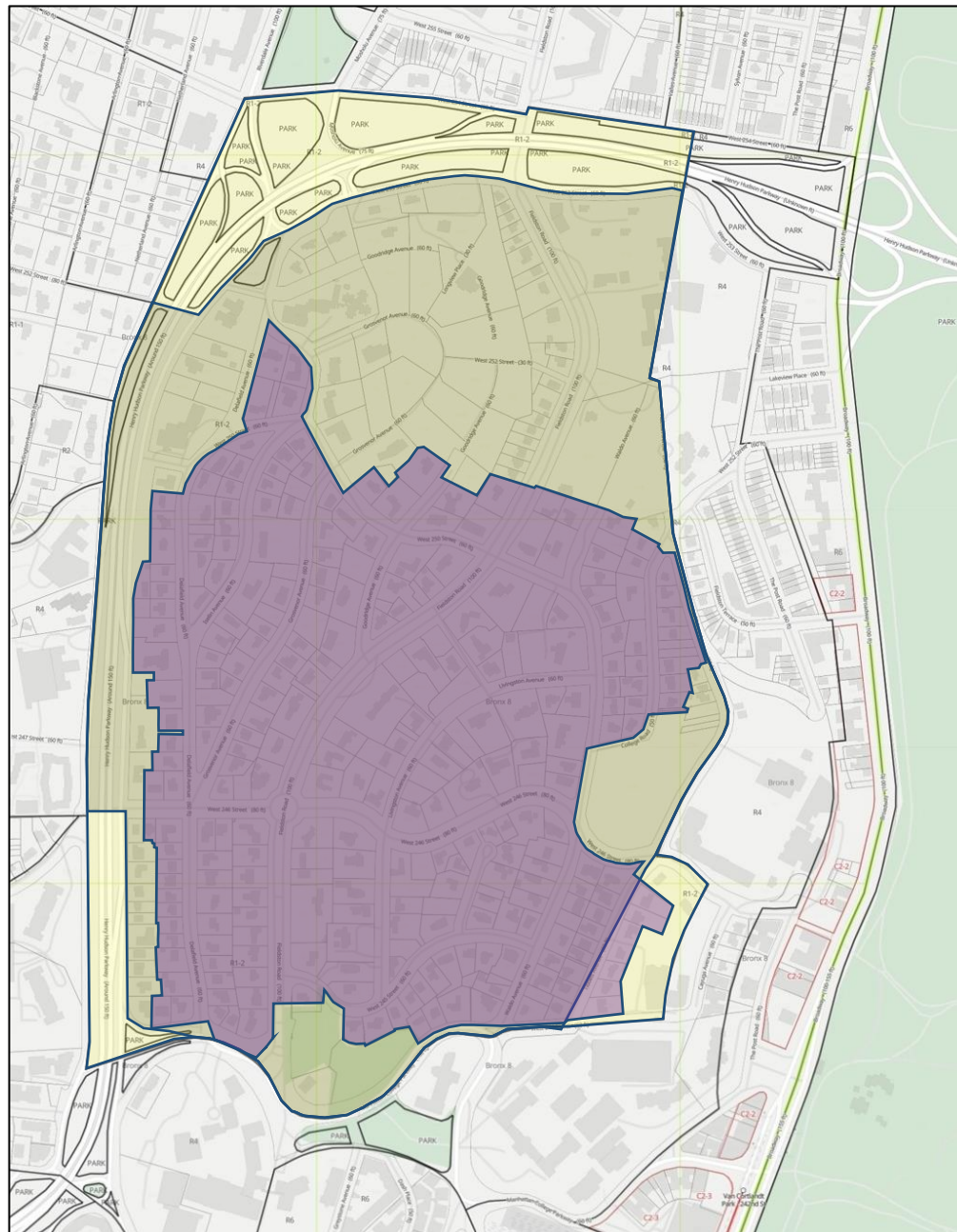
CB 8 Bronx – Areas Impacted By COY TOD Legislation - Fieldston



The SNAD covers all but one block of the R1-2 zoning area of Fieldston.

Source: City of Yes for Housing Opportunity – May 2024

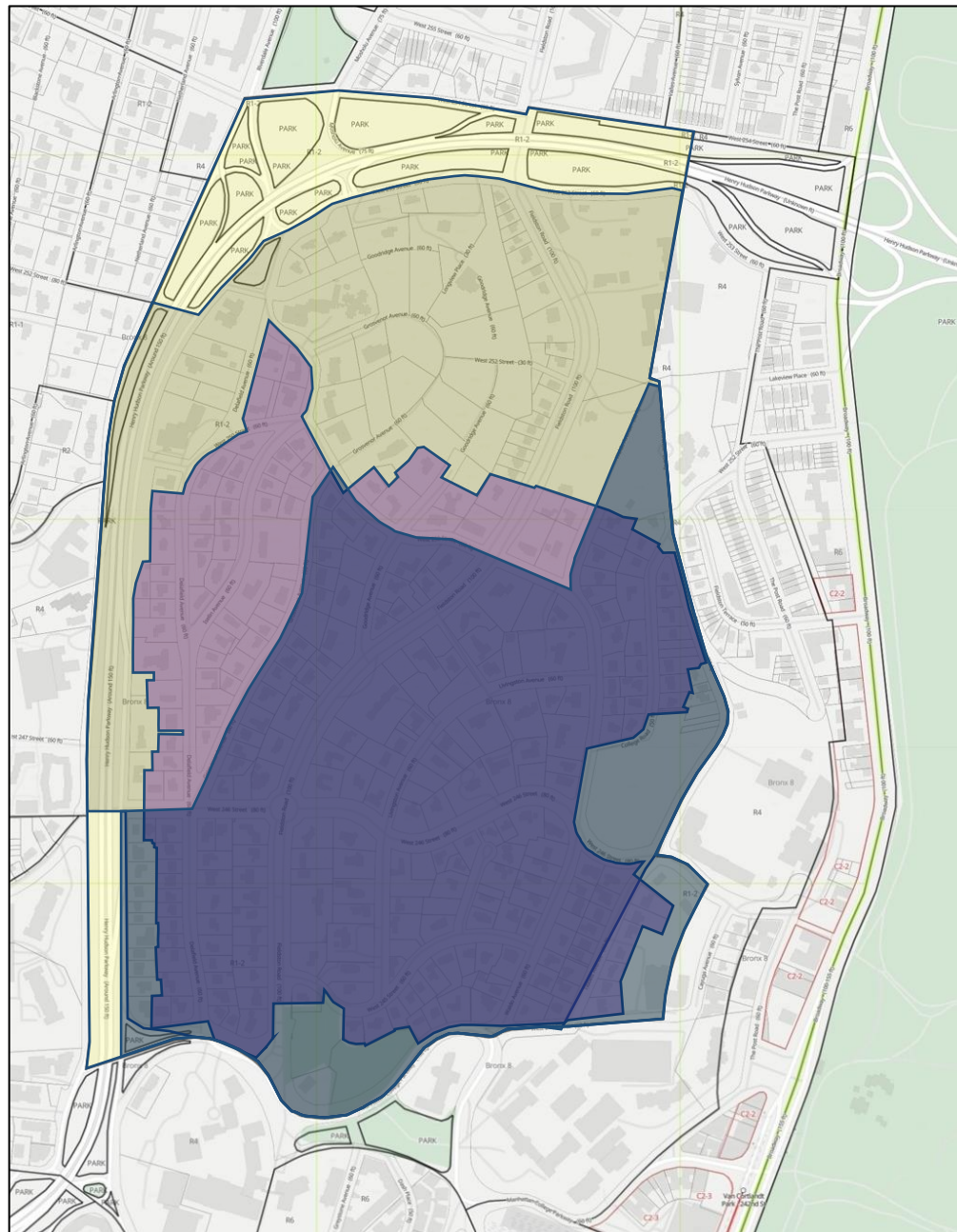
CB 8 Bronx – Areas Impacted By COY TOD Legislation - Fieldston



The Fieldston Historic District covers approximately 75% of the R1-2 zoning area and a total of 286 parcels of land, also 75% of the total parcels in Fieldston.

Source: City of Yes for Housing Opportunity – May 2024

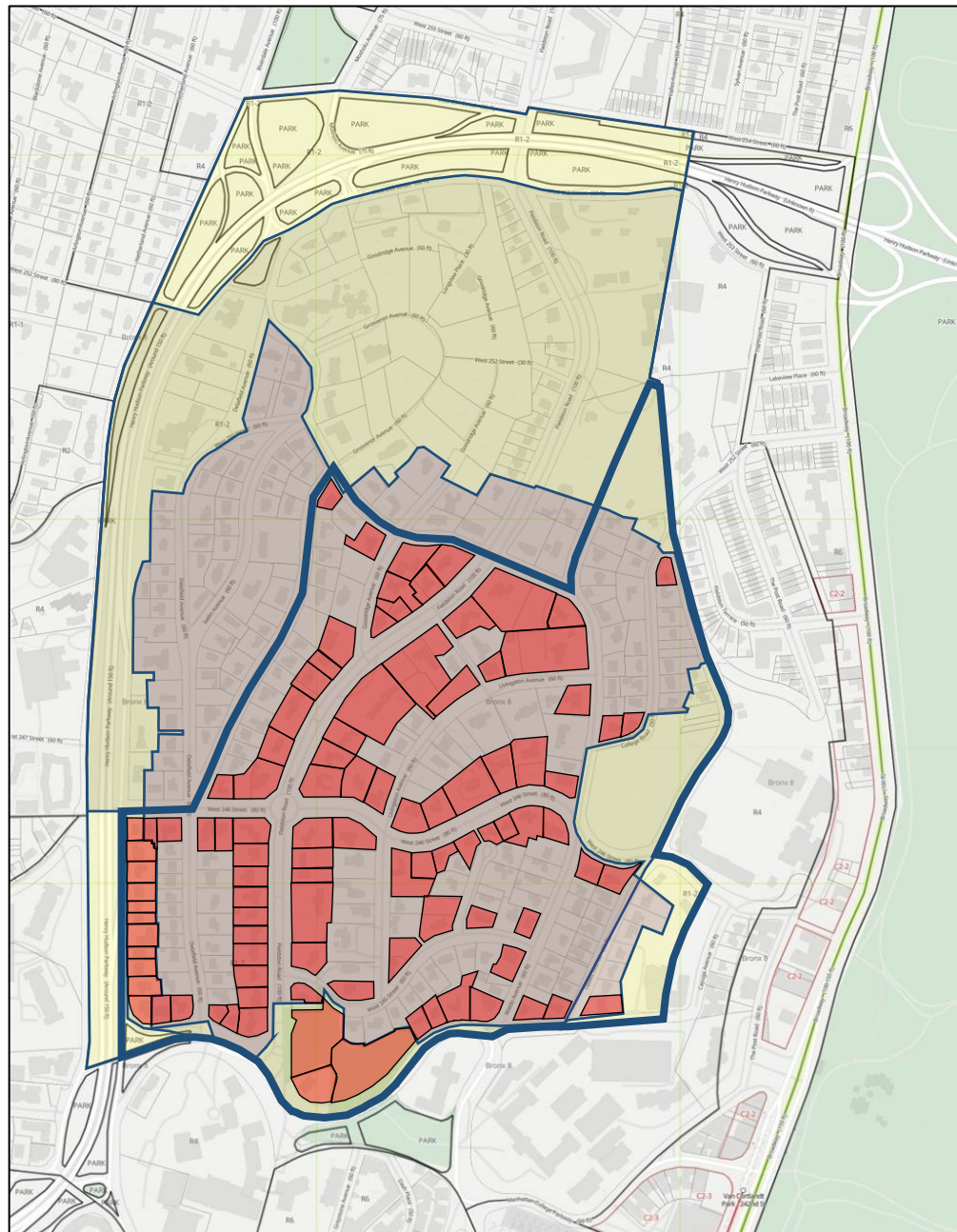
CB 8 Bronx – Areas Impacted By COY TOD Legislation - Fieldston



The proposed City of Yes TOD zone would cover 64% of the total number of parcels in Fieldston – 244 parcels – and over 80% of the Fieldston Historic District.

Source: City of Yes for Housing Opportunity – May 2024

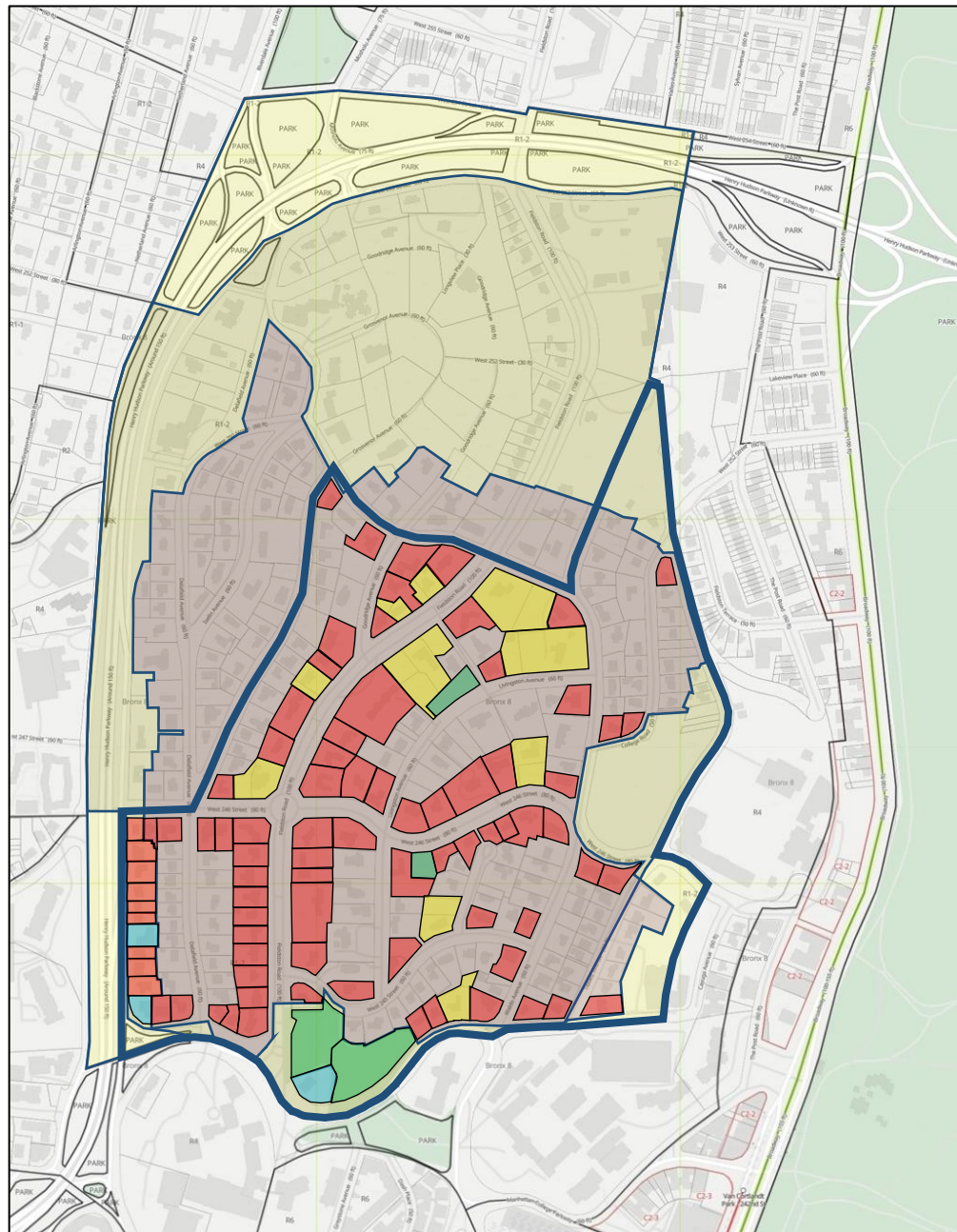
CB 8 Bronx – Areas Impacted By COY TOD Legislation - Fieldston



With the exception of parcels on the east side of the Henry Hudson Parkway and the Ethical Culture Society, every parcel affected would be in the Fieldston Historic District.

Source: City of Yes for Housing Opportunity – May 2024

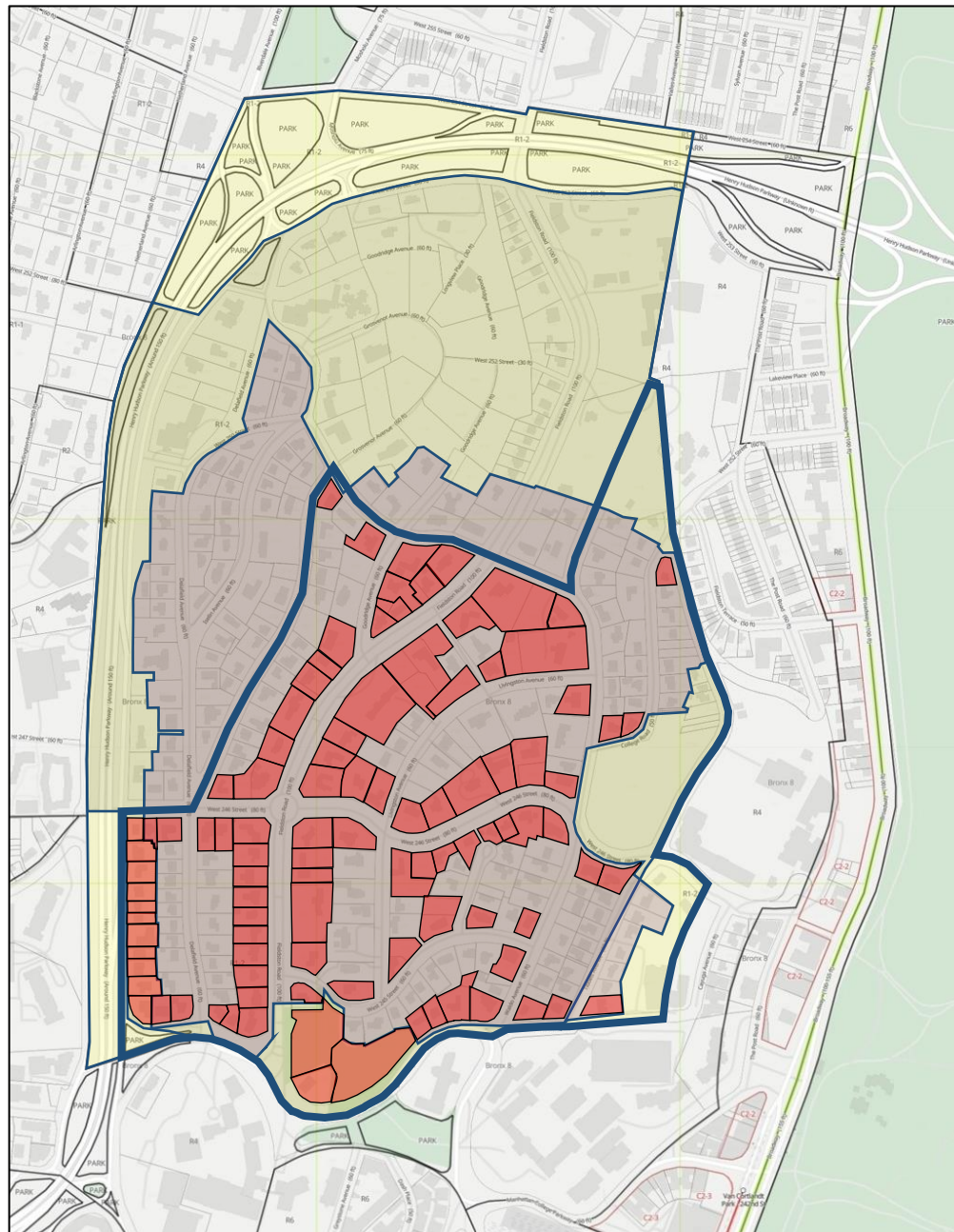
CB 8 Bronx – Areas Impacted By COY TOD Legislation - Fieldston



Of the 111 parcels affected, 3 are current Community Facilities (in blue, left out of this analysis); 14 are vacant lots (in green alone and yellow when combined with a house lot); and 94 single-family houses.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Areas Impacted By COY TOD Legislation - Fieldston

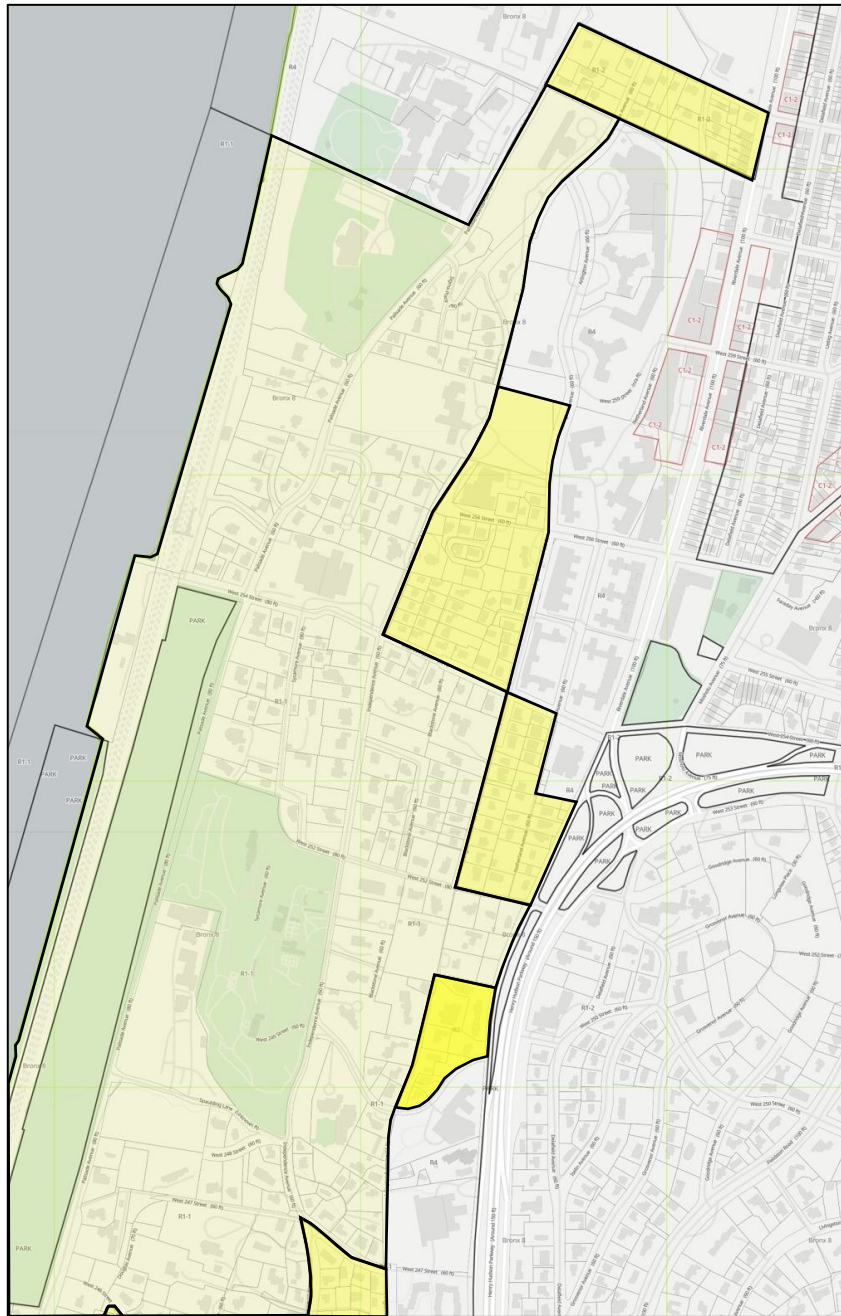


All single-family and vacant parcels will have a 0.75 baseline FAR under “District Fixes” and 1.0 FAR if located in a TOD zone, with a dwelling unit factor of 500.

Under the TOD zoning proposal, the 94 single-family homes and 14 vacant lots could generate up to 3073 units.

Source: City of Yes for Housing Opportunity – May 2024

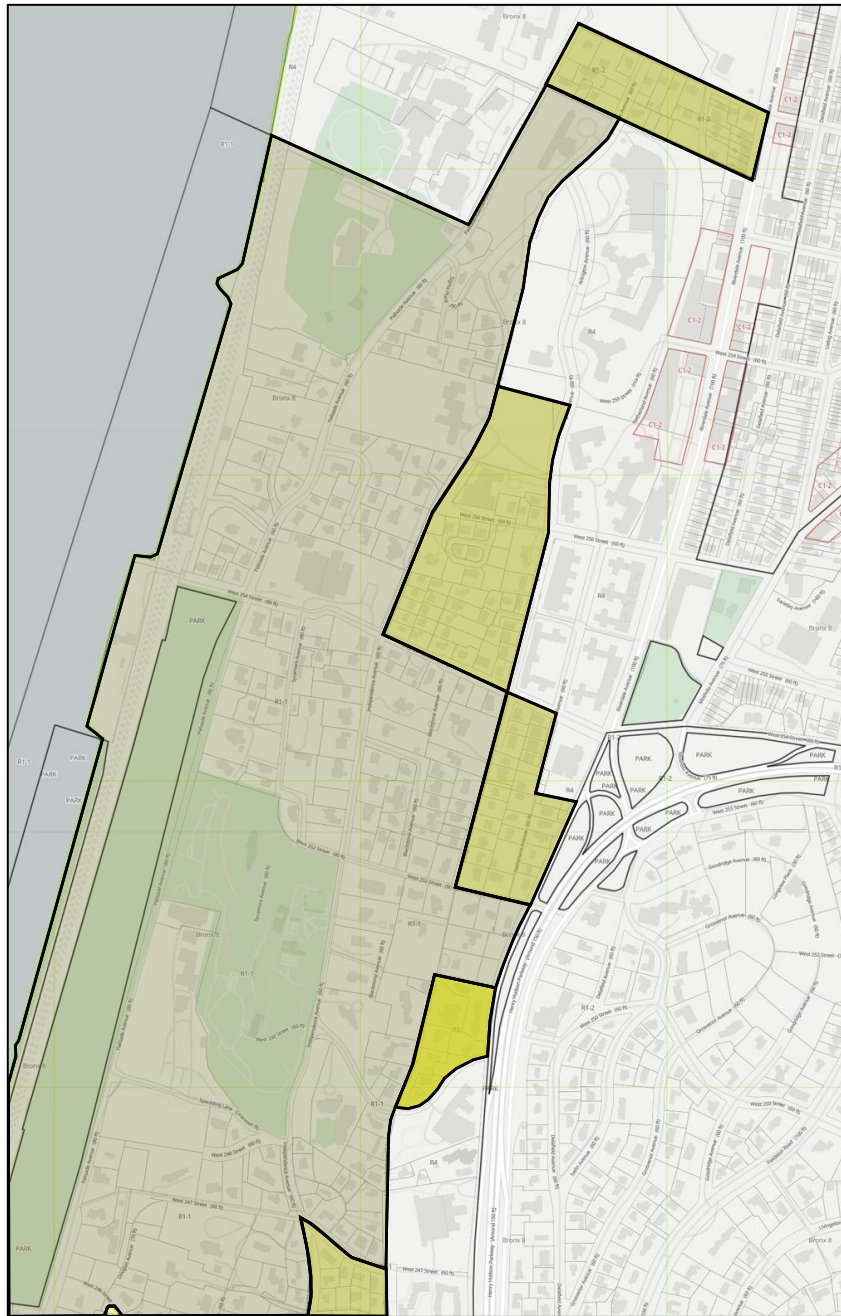
CB 8 Bronx – Areas Impacted By COY TOD Legislation - Fieldston



Riverdale West (including Riverdale-on-Hudson and other sub-neighborhoods) is primarily zoned R1-1 with smaller areas of R1-2 and R2.

Source: City of Yes for Housing Opportunity – May 2024

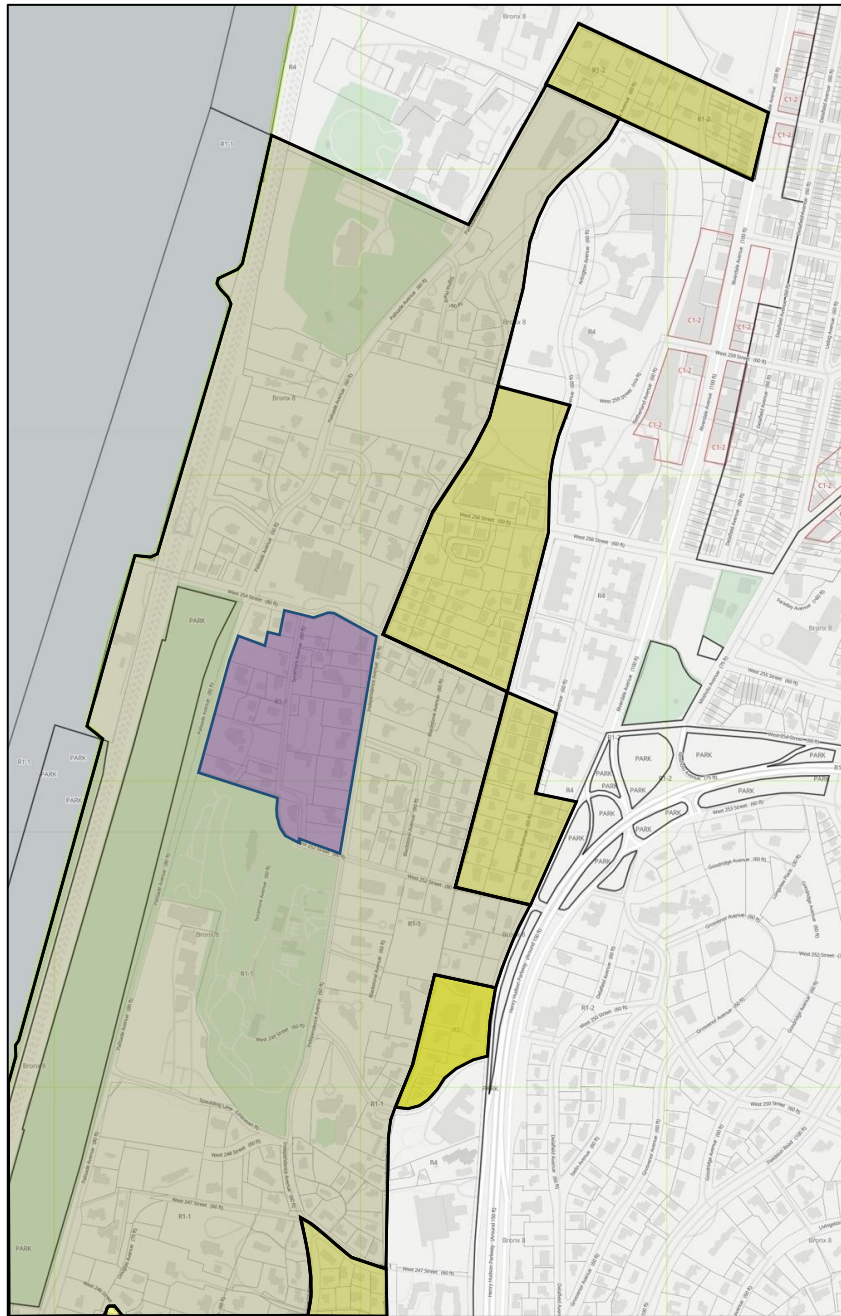
CB 8 Bronx – Areas Impacted By COY TOD Legislation – Riverdale West



Riverdale West single-family zoning is entirely within the SNAD.

Source: City of Yes for Housing Opportunity – May 2024

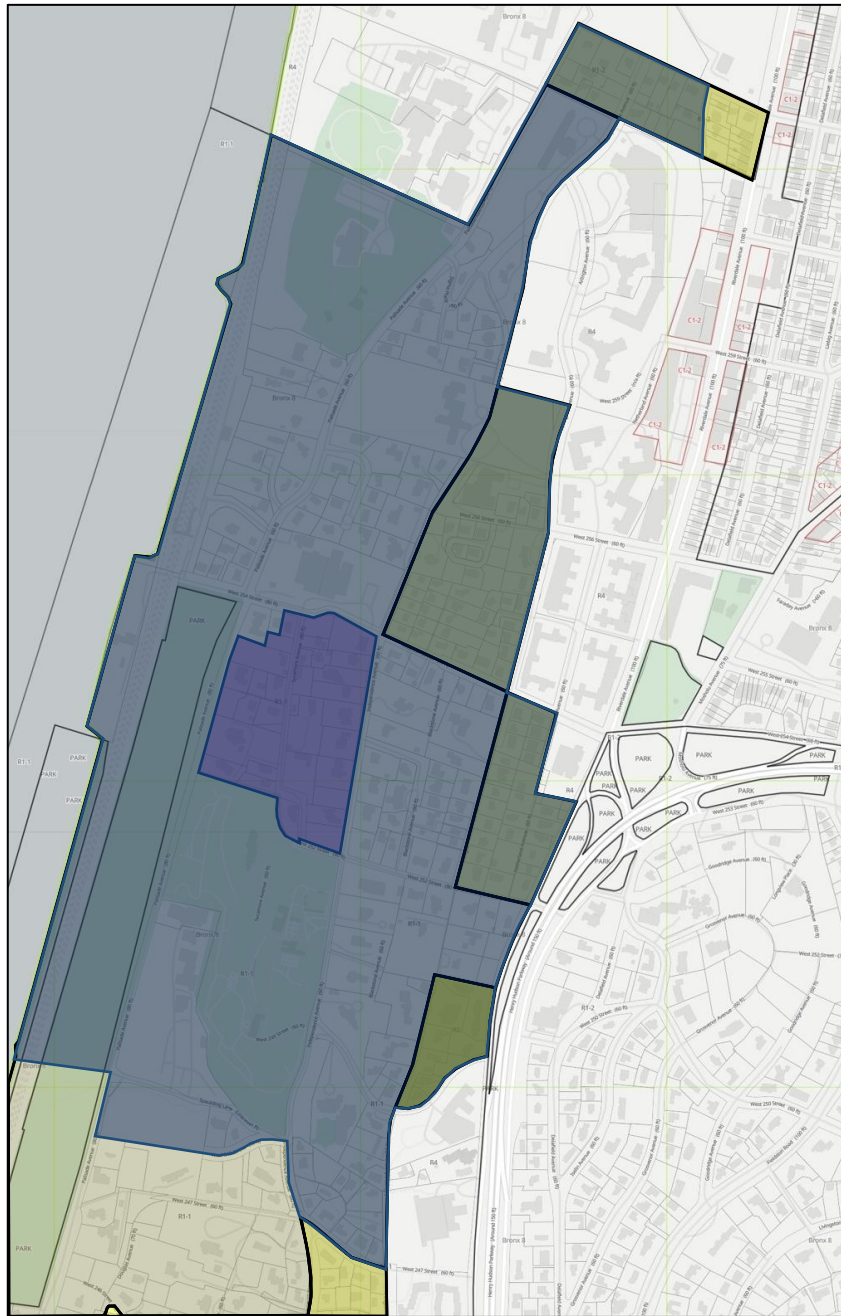
CB 8 Bronx – Areas Impacted By COY TOD Legislation – Riverdale West



The Riverdale Historic District includes 33 parcels with 26 single-family houses and 7 vacant lots.

Source: City of Yes for Housing Opportunity – May 2024

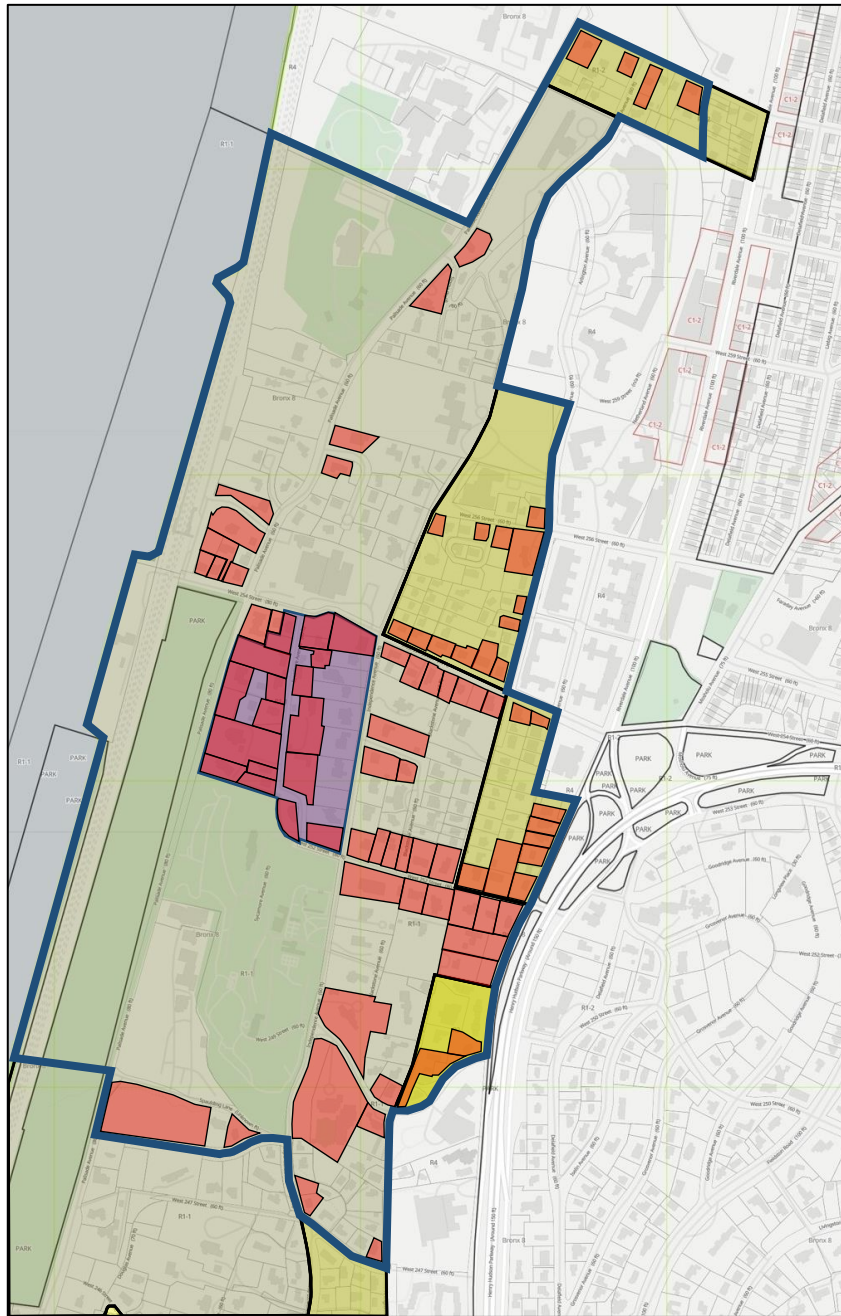
CB 8 Bronx – Areas Impacted By COY TOD Legislation – Riverdale West



The TOD zone will nearly cover the entirety of the single-family zoning in Riverdale West north of West 247th Street.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Areas Impacted By COY TOD Legislation – Riverdale West

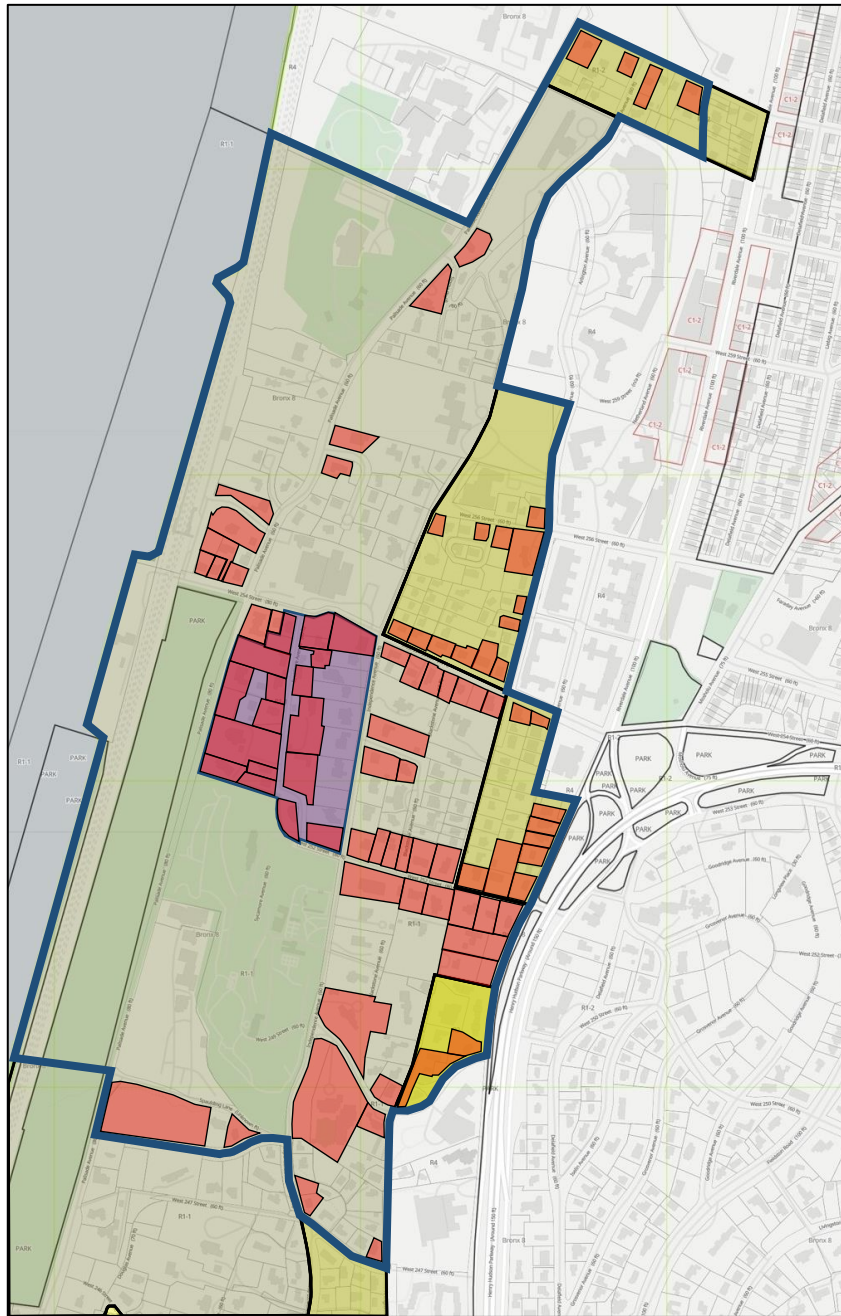


105 Parcels will be eligible within the TOD zone as-of-right without further assemblage by developers. 16 parcels are vacant, 2 are houses converted to community facility use, one is a two-family house and the remainder (86) are single-family houses.

Within the Riverdale Historic District, 21 out of 33 parcels (64%) will be impacted.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Areas Impacted By COY TOD Legislation – Riverdale West

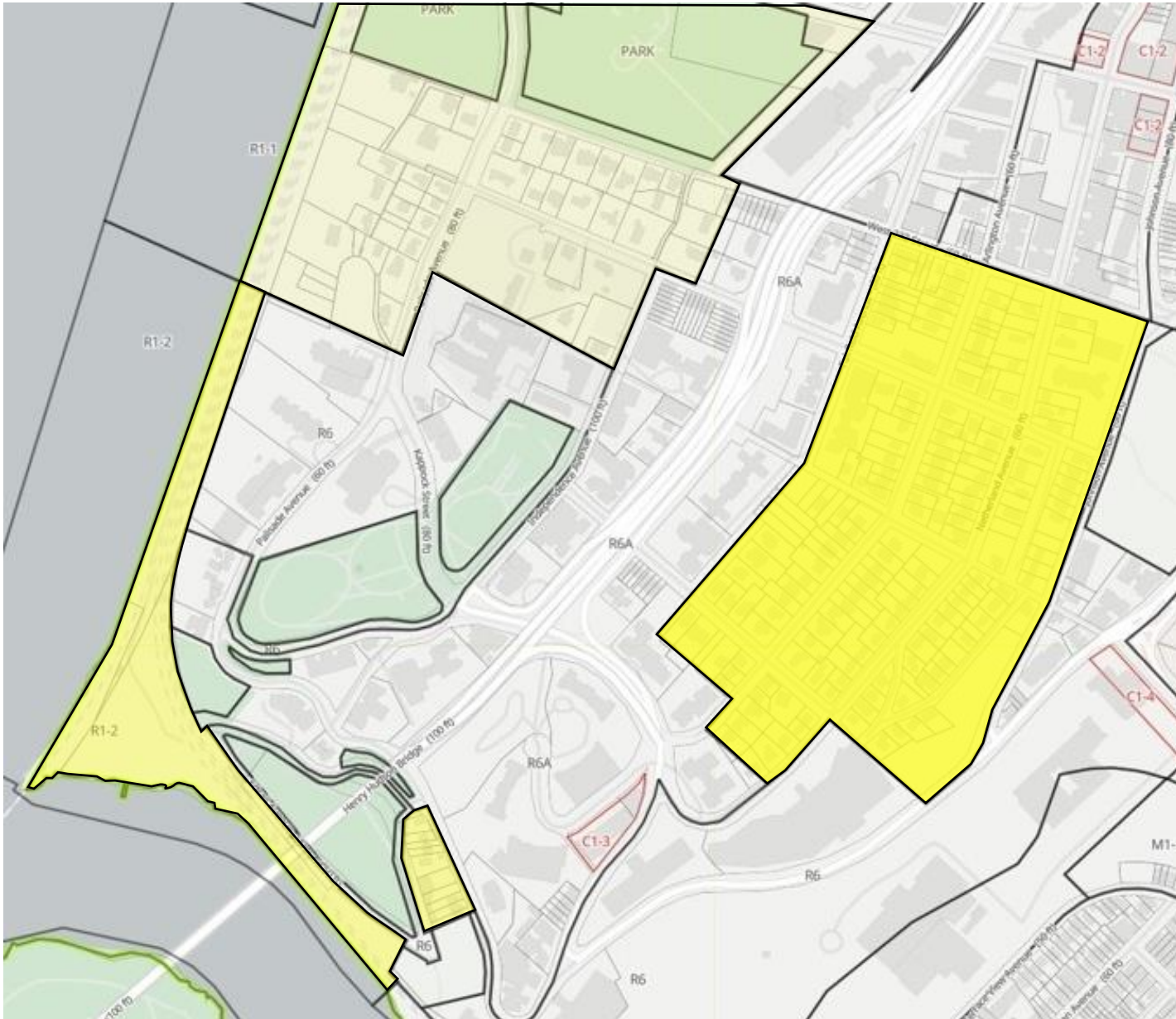


All single-family and vacant parcels will have a 0.75 baseline FAR under “District Fixes” and 1.0 FAR if located in a TOD zone, with a dwelling unit factor of 500.

Under the TOD zoning proposal, the 1 two-family home, 86 single-family homes and 16 vacant lots could generate up to 2922 units.

Source: City of Yes for Housing Opportunity – May 2024

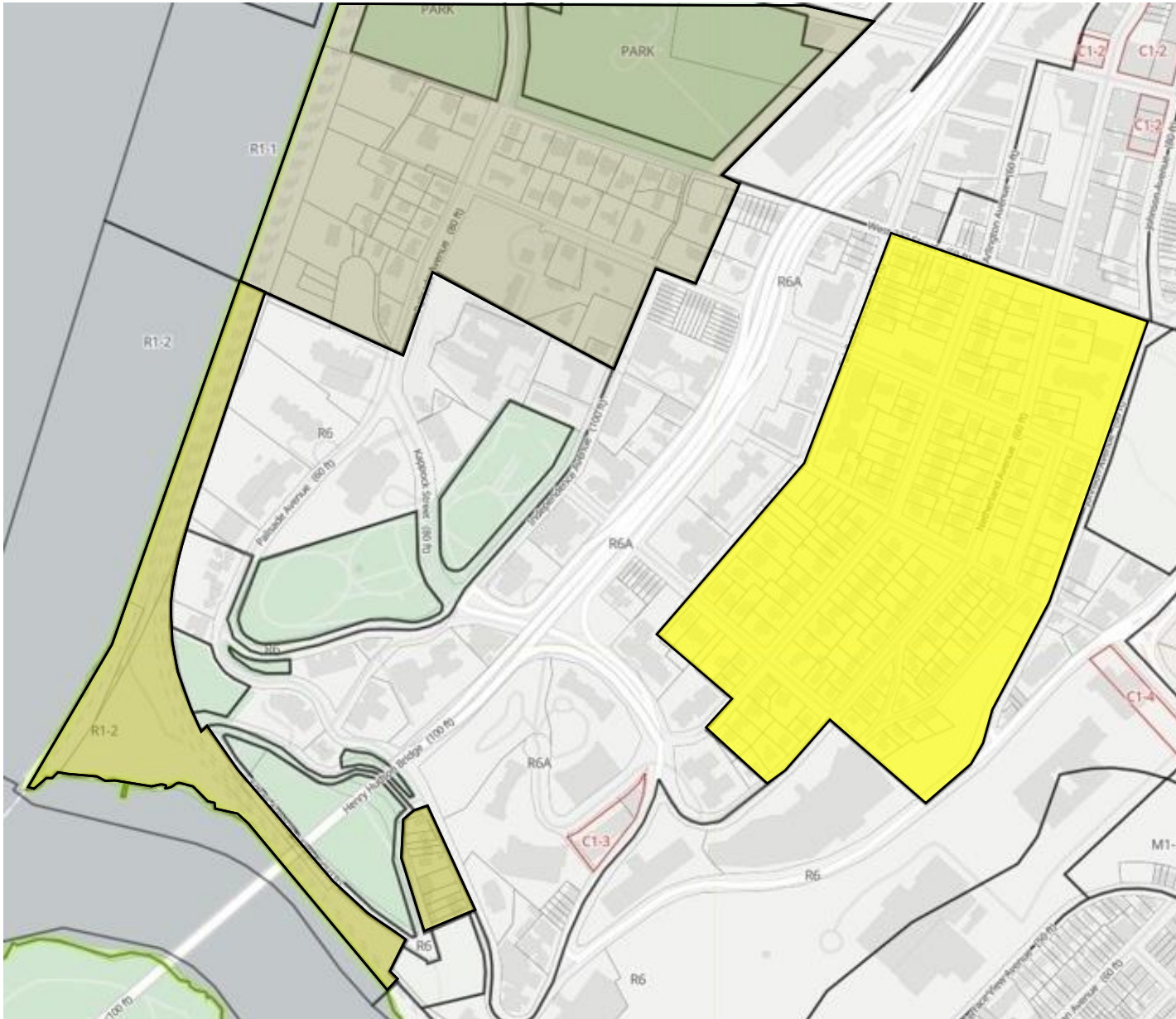
CB 8 Bronx – Areas Impacted By COY TOD Legislation – Riverdale West



Spuyten Duyvil and Kingsbridge is primarily zoned R1-1 and R2 with a small section of R1-2 mostly along the Metro North right of way.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Areas Impacted By COY TOD Legislation – Spuyten Duyvil / Kingsbridge



The SNAD covers the Spuyten Duyvil single-family zoning but does not include Kingsbridge.

Source: City of Yes for Housing Opportunity – May 2024

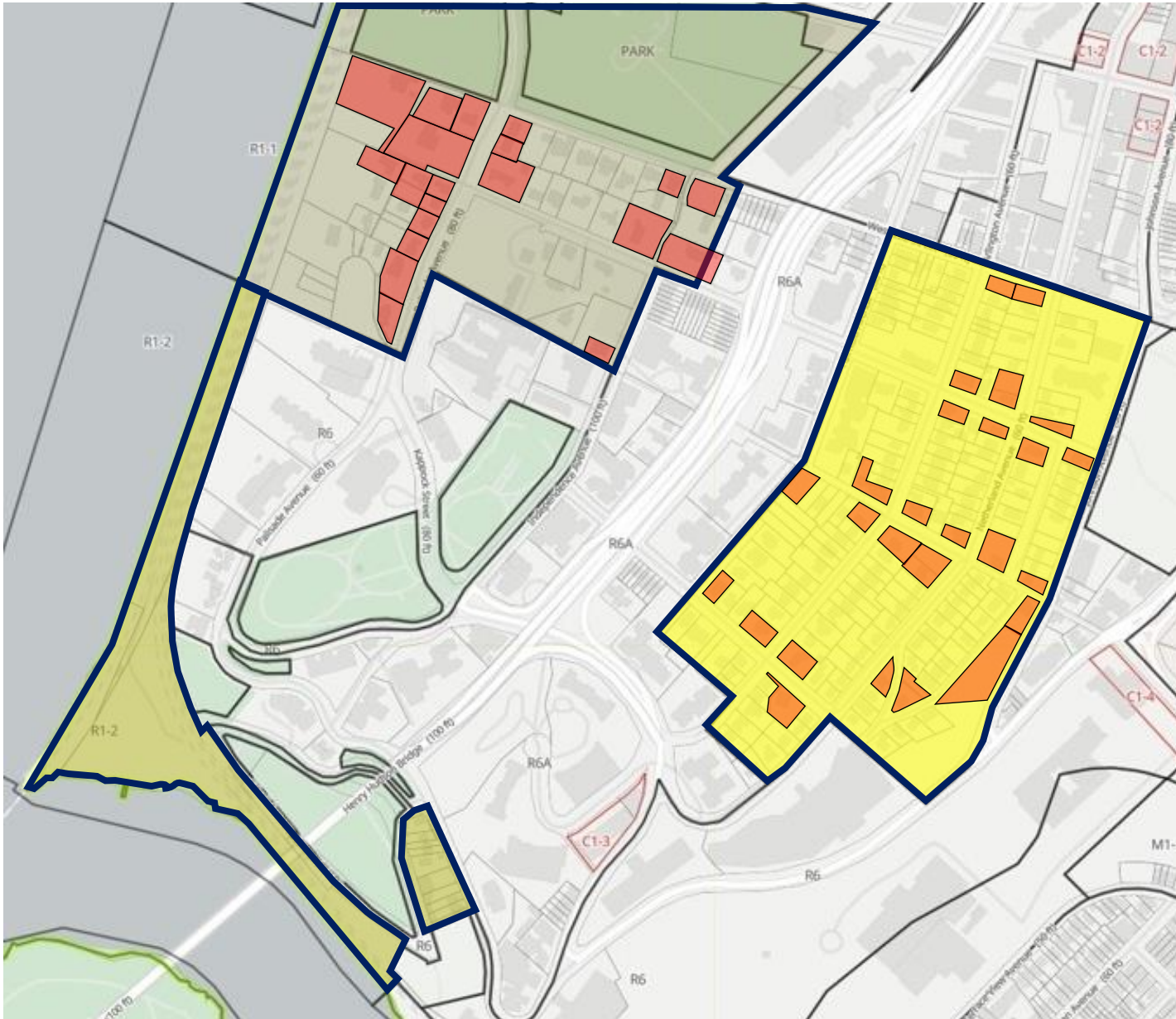
CB 8 Bronx – Areas Impacted By COY TOD Legislation – Spuyten Duyvil / Kingsbridge



The TOD zone will cover the entirety of the single-family zoning in Spuyten Duyvil and Kingsbridge.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Areas Impacted By COY TOD Legislation – Spuyten Duyvil / Kingsbridge

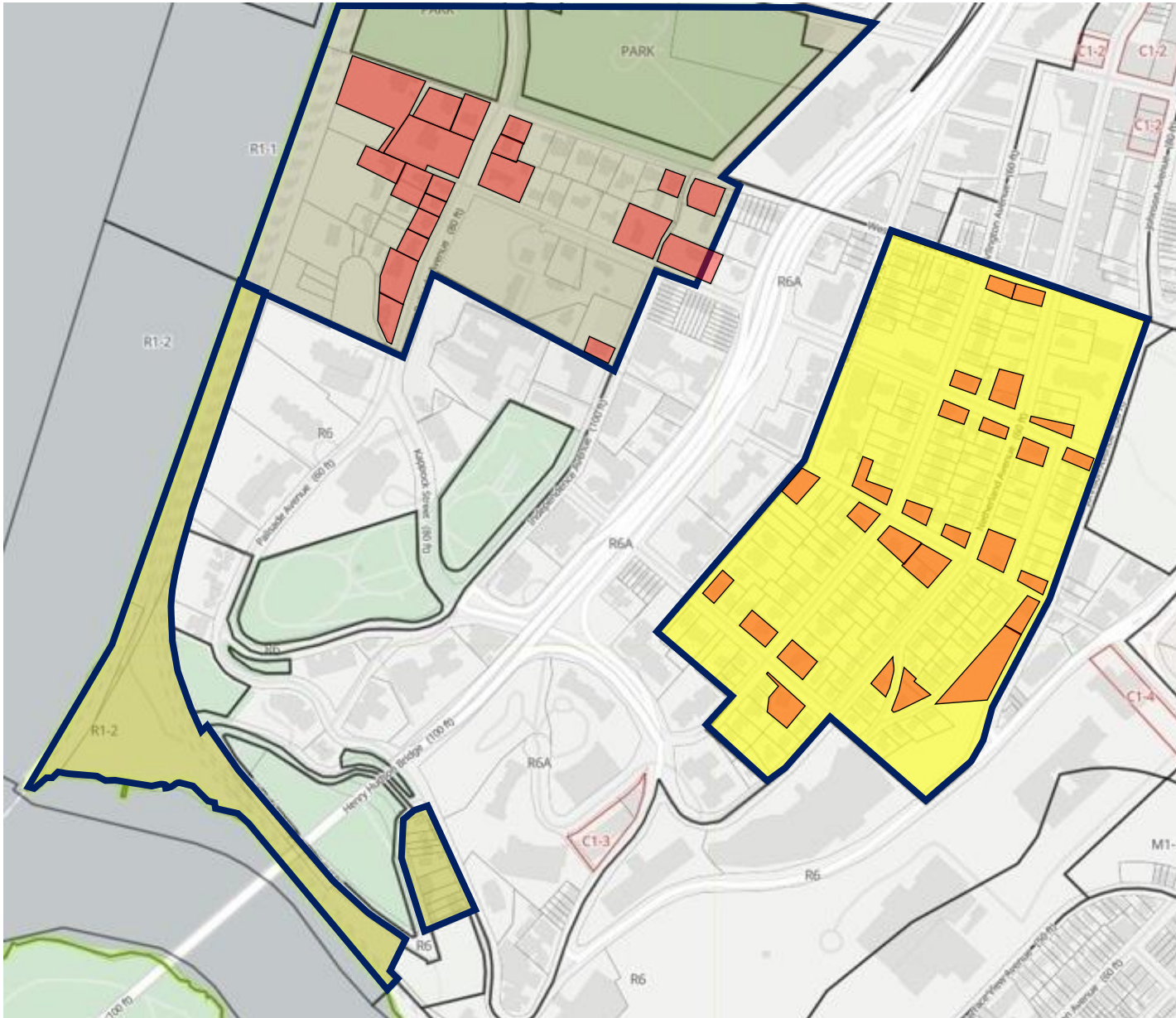


In Spuyten Duyvil, 21 parcels will be eligible within the TOD zone as-of-right without further assemblage by developers. 1 parcel is vacant, and the rest are single-family houses. Larger campus community facilities are not included in this analysis.

In Kingsbridge, 26 parcels will be eligible. 7 parcels are vacant, and the rest are single-family houses.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Areas Impacted By COY TOD Legislation – Spuyten Duyvil / Kingsbridge



All single-family and vacant parcels will have a 0.75 baseline FAR under “District Fixes” and 1.0 FAR if located in a TOD zone, with a dwelling unit factor of 500*.

Under the TOD zoning proposal, in Spuyten Duyvil 20 one-family homes and 1 vacant lot could generate up to 540 units, while in Kingsbridge, the 19 single-family homes and 7 vacant lots could generate up to 410 units.

***Note:** In proposed Inner Transit Zones the dwelling unit factor will be eliminated altogether, allowing for microunits, shared units and SROs of extremely small size (150sf), creating more potential unit count.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Areas Impacted By COY TOD Legislation – Spuyten Duyvil / Kingsbridge



 **Commercial Overlays (R1-R5)**

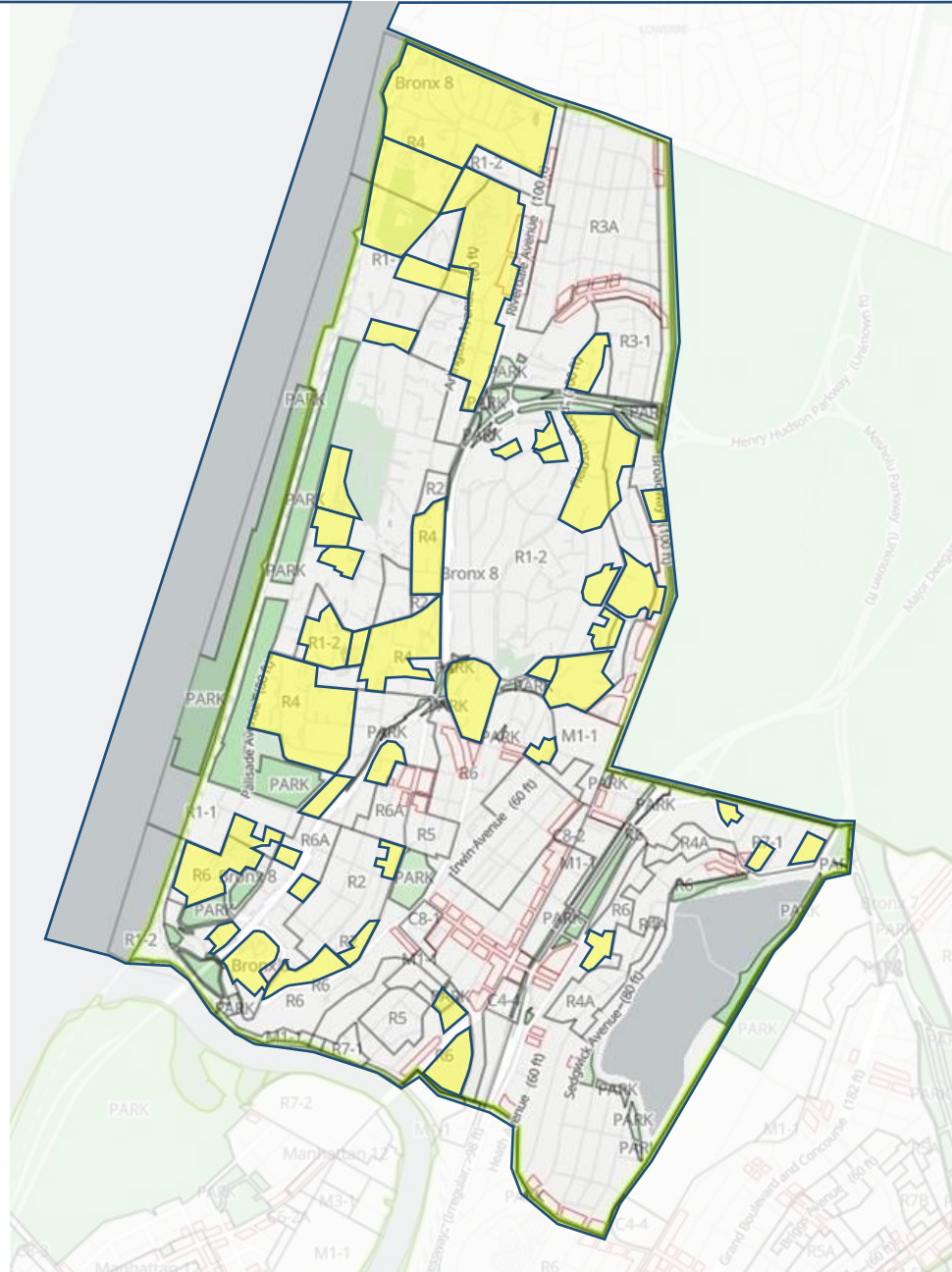
Outside of the changing of the basic zoning regulations to allow increased baseline unit count and density, the City of Yes is also proposing “Town Center” zoning on all commercial overlays in R1 through R5 zones.

“Town Center” zoning would allow two to four floors of residential development above ground floor commercial retail and storefronts as-of-right. This would affect Mosholu Avenue, Riverdale Avenue, Johnson Avenue and Kingsbridge Avenue.

Increases in density and FAR would be similar to TOD zones.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Commercial Overlays in R1-R5 Zones Impacted By COY “Town Center” Legislation



 Individual / Groups of Parcels 1.5 acres or more

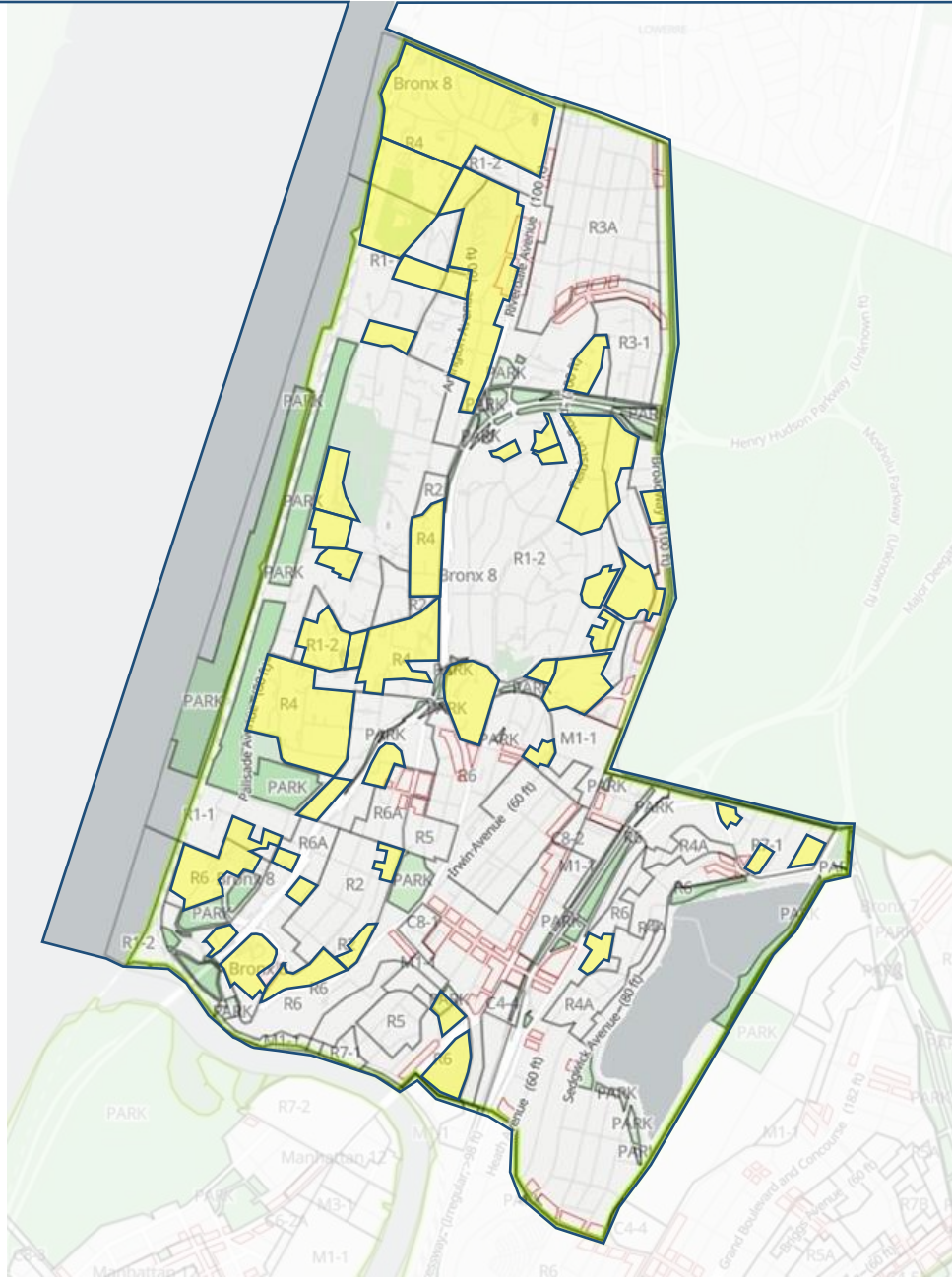
CB8 is host to an unusually large number of properties in residential zones described as campuses, including Manhattan College, the University of Mount St. Vincent, the Fieldston School, the Hebrew Home for the Aged as well as many large apartment complexes – including NYCHA houses – and some larger one-family home parcels. Many of these campuses are extremely large by New York City standards.

The proposed “Campus Infill” provision will encourage denser, taller development on all properties 1.5 acres or more at TOD zoning regulation levels for lower-density zones but with greater height allowances. High density “campuses” will be able to build denser as well.

In addition, all religiously-owned properties will be allowed to build high-density apartment development at TOD zoning regulation levels, even if they are in a lower-density area and not in a TOD zone.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Large Sites Impacted By COY “Campus Infill” Legislation

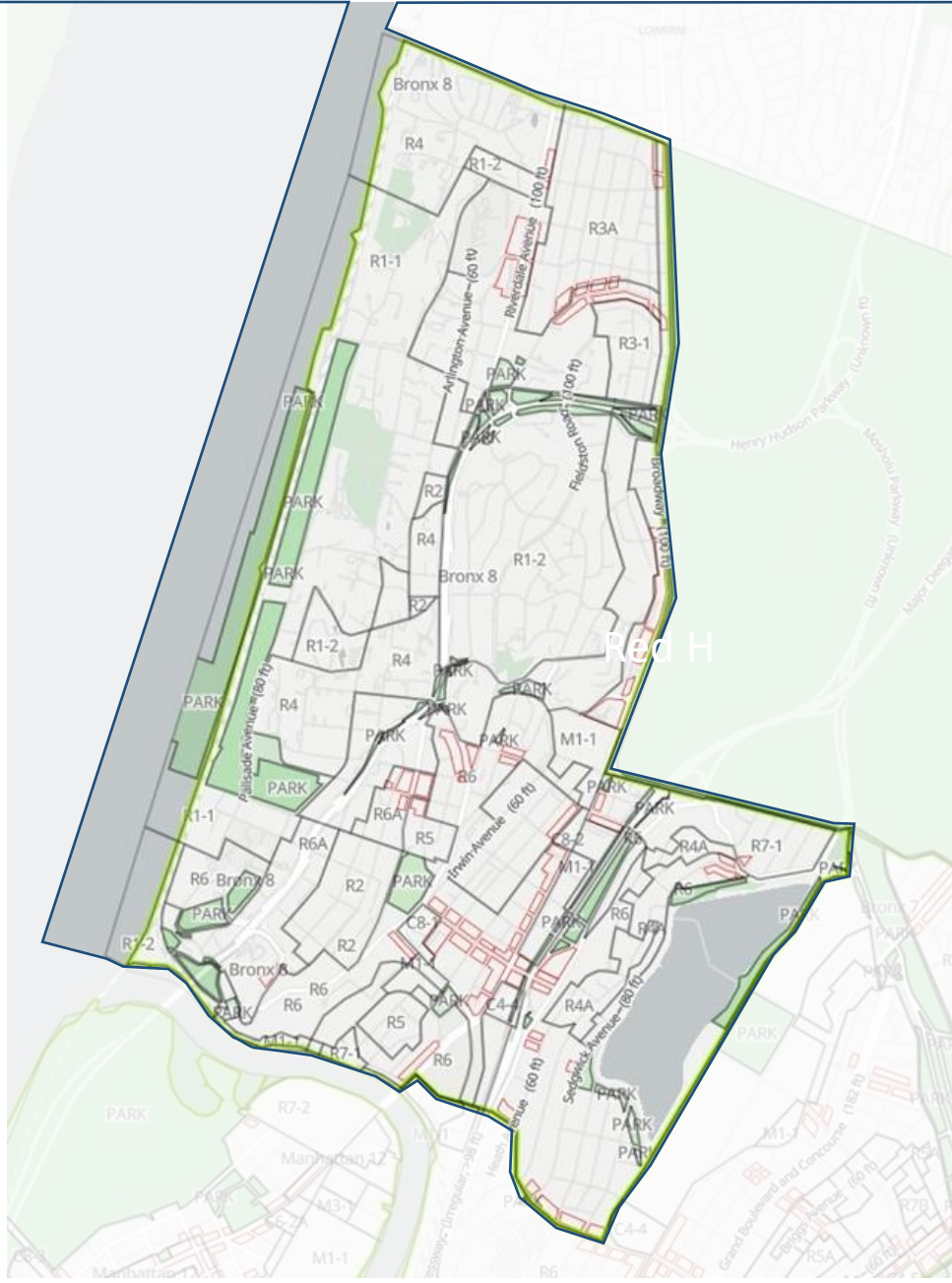


 Individual / Groups of Parcels 1.5 acres or more

The “Campus Infill” areas – all properties/assemblages of 1.5 acres or more – will also be subject to the allowance of up to 15,000 sf of commercial/ retail development through a ULURP Special Permit if this passes the full City Council in June 2024 (the Land Use Committee voted in favor of this on 5/22/24). This would be allowed in all residential districts.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – Large Sites Impacted By COY “Campus Infill” Legislation



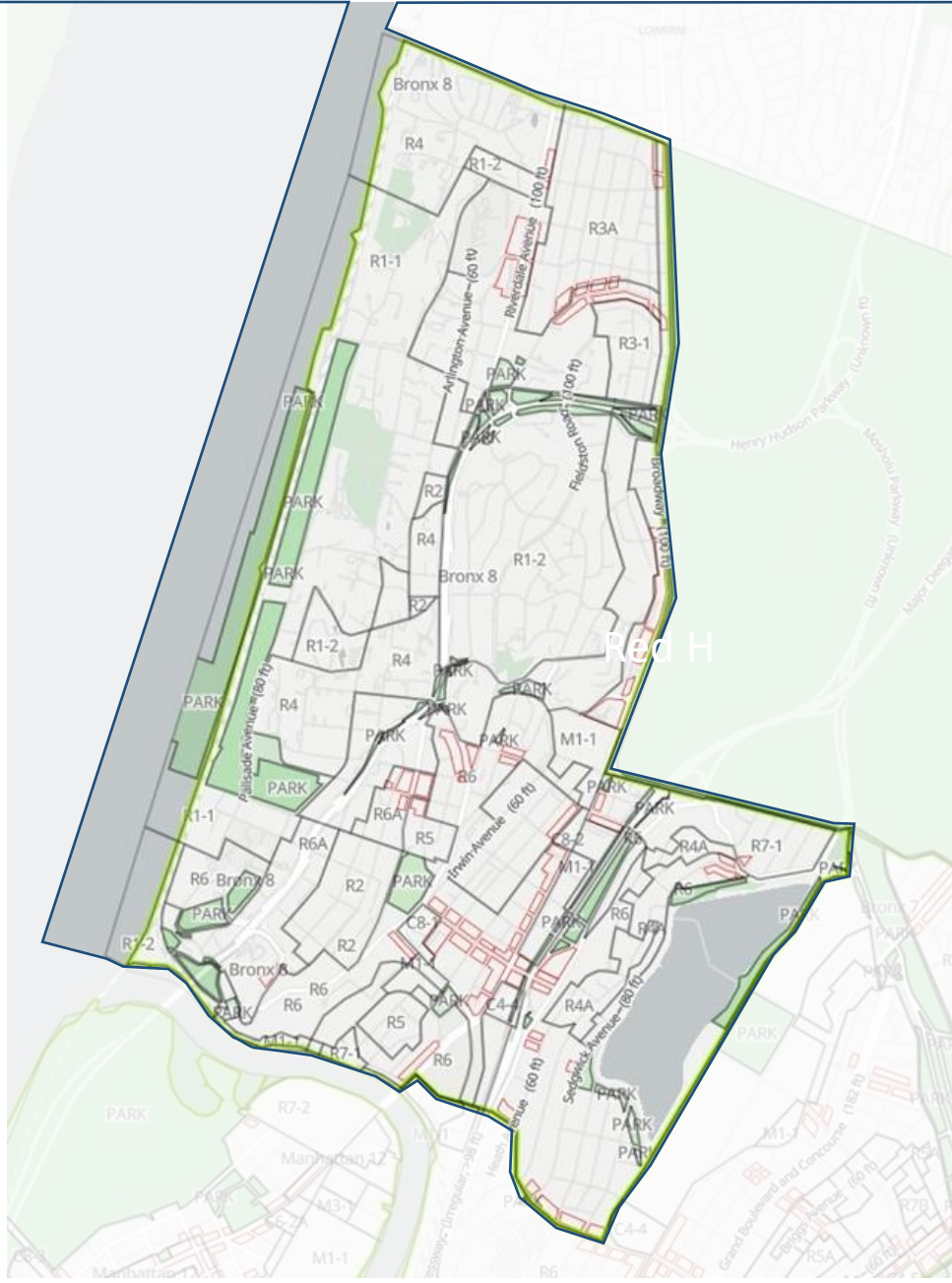
Summary and Conclusion

Other parts of the *City of Yes for Housing Opportunity* include “Landmark Transferable Development Rights” which is targeting low density historic districts for the first time; “New Zoning Districts” which will introduce the R11 and R12 zones as the Statewide FAR cap was just increased to 18; and (see below) “Small and Shared Housing” which by any other name are a modern-day recreation of Single Room Occupancy (SRO) units.

These would be allowed in any new apartment building, particularly those being built in R6 and above as those areas will no longer have a Dwelling Unit Factor (DUF) which determines the number of units any building can have; in lower-density areas, the DUF number will be uniform – 500 – which will allow multiple factors of units from what is allowed today.

Every one of these proposals – TODs, ADUs, Town Center, Campus Infill, District Fixes and others – also will be allowed to be built with no parking requirements. All onsite parking mandates will be eliminated.

Source: City of Yes for Housing Opportunity – May 2024



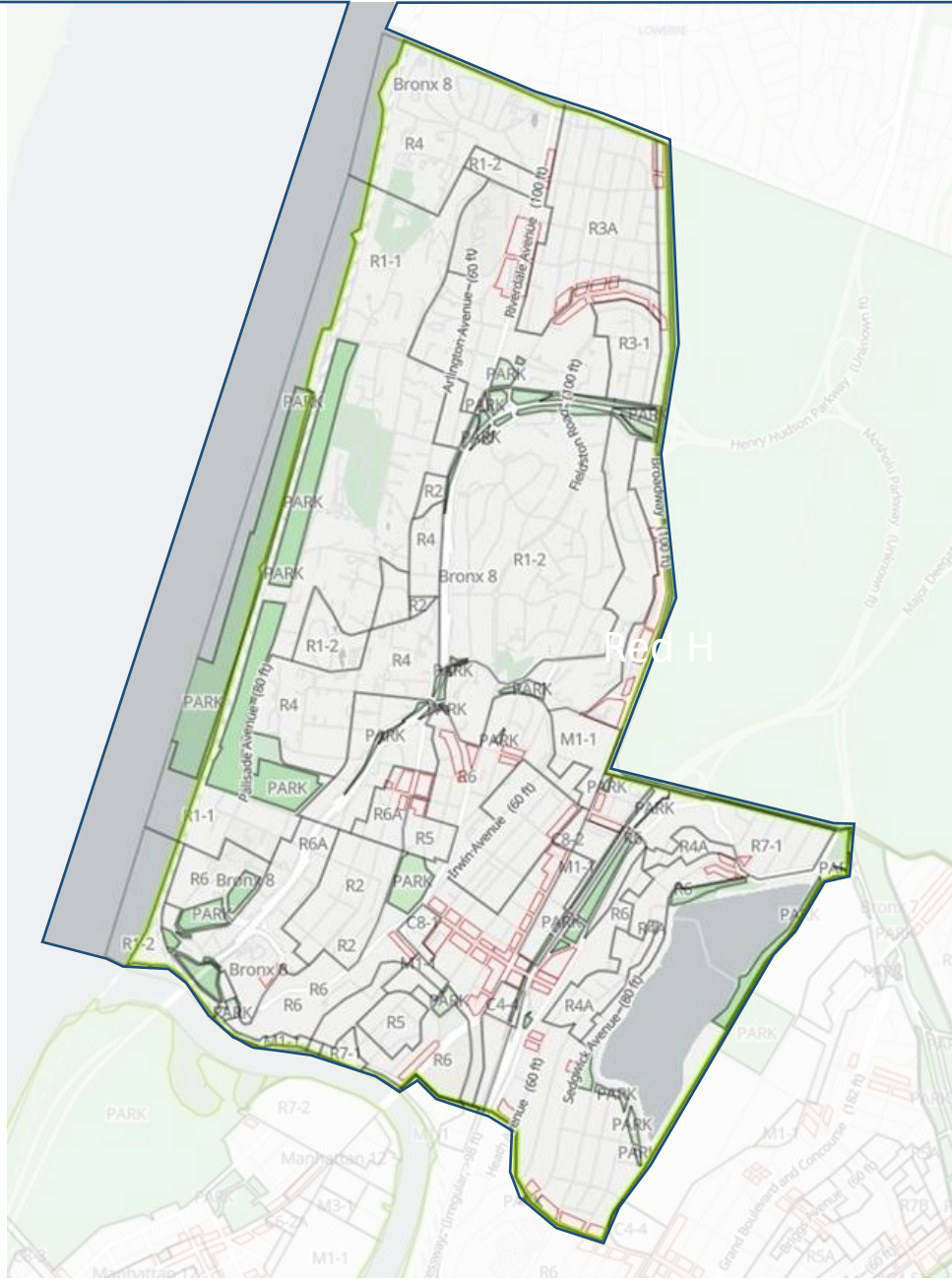
Summary and Conclusion

The EIS states that the range of units that would be built over a 15-year period city-wide would be between 58,200 and 108,900 units. This is an impossibly small amount of housing based on the actions being proposed – 65 to 125 units per Community Board per year.

The EIS is purposefully undercounting their numbers so that it will show that there are no impacts on wide-ranging indices, such as: Land Use, Zoning and Public Policy; Socioeconomic Conditions; Water and Sewer Infrastructure; Solid Waste and Sanitation; Energy; Greenhouse Gases and Climate Change; Air Quality; and Neighborhood Character.

The Department of City Planning has refused to do an actual analysis of how this will affect neighborhoods throughout the city, instead creating a series of theoretical models. Analysis would show a baseline 300% to 500% increase in development potential in every neighborhood in the city, particularly those that are lower density.

Source: City of Yes for Housing Opportunity – May 2024



Summary and Conclusion

The City of Yes is a deregulatory program that was written for developers by developers, including those who were placed on the “BLAST” Committee by Mayor Adams and wrote the “Get Stuff Built” list for him – which was mostly transformed into the City of Yes.

The ultimate goal of the City of Yes is to allow developers the ability to build anywhere at anytime and to replace what’s left of the middle class – owner-occupied housing which makes up one-third of the units of the city – with market-rate rental units; virtually no affordable housing of any kind will be built under the City of Yes.

Community Board 8 should review all 1,386 pages of the proposed Zoning Text rather than the one-sentence explanations that the Department of City Planning is giving to them when giving their presentation prior to voting on this package of proposals. The Zoning Text, should it be adopted, is the law.

Source: City of Yes for Housing Opportunity – May 2024

CB 8 Bronx – City of Yes for Housing Opportunity – Summary and Conclusion

**CB 8 Bronx – How *City of Yes for Housing Opportunity*
Is an Extinction Event for Your Unique Community**

June 2024

Prepared by: Paul Graziano

Associated Cultural Resource Consultants