

Land Use & Zoning

The existing hospital is located on a 3.54 site that consists of two tax parcels identified as Section 2 Block 5 Lots 4 and 5 on the Village of Bronxville official tax map. The proposed addition is located in the northeastern portion of the tax parcel identified as Section 2 Block 5 Lot 5. For the purpose of the Environmental Assessment Form, the project area consists of the 0.73 acre area of disturbance for construction of the proposed addition.

The project site is situated in the Central Business A zoning district as designated by Village of Bronxville Zoning Map. A hospital is a specially permitted use in the Central Business-A district. The proposed project requires site plan approval and issuance of a Special Use Permit from the Planning Board.

Lawrence Hospital is located in the northwest corner of the Village's central business district. Pondfield Road forms the northern limits of the campus, Palmer Avenue the southern boundary, the Bronx River/Bronx River Parkway form the western boundary of the project site. Parkway Road is located east of the project site.

The majority of the buildings located adjacent to the southern property line (Palmer Ave) are retail in use. Buildings located adjacent to the northern property line (Pondfield Road) are mostly residential in use. The area of land to the west of the Hospital parcel includes the Bronx River Park and parkway managed by the Bronx River Parkway Conservancy.

The hospital campus has limited opportunities when exploring expansion; infill and vertical expansion are typical means to address this constraint. The proposed addition will require certain area variances from the Village of Bronxville Zoning Board of Appeals. The Village has identified five variances relevant to this project. Two of these required variances relate to Section 310-14.D, which are the area, bulk and height controls for the Central A Business District. Two of these variances relate to Section 310-310-42.I, which are specific requirements for a specially permitted hospital use, and one required variance relates to Section 310-25, *Non-Conforming Buildings and Uses*.

1. Code Section 310-14.D(2) Floor area. No single use shall occupy more than 3,500 gross square feet of floor area on the principal street level. Such limit may be increased by special permit of the Planning Board in accordance with standards of Article VII of this chapter to a gross square footage not exceeding 5,000 square feet.

The existing first floor building footprint is 47,905 SF. The proposed addition has a footprint of 10,844 SF, resulting in a total footprint of 58,749 SF, which will require an area variance to allow an additional 53,749 SF over the maximum of 5,000 SF that the Planning Board can allow.

2. Code Section 310-14.D.(4). Street frontage. *Principal permitted uses shall occupy no more than 35 linear feet of street frontage along any street measured at the street level. Such limit may be increased by special permit of the Planning Board in accordance with the standards of Article VII of this chapter to a street frontage not to exceed 50 linear feet.*

The existing building street frontage along Parkway Road is 293 feet. The proposed increase of building frontage will be 16.4 feet, for a total of 309.4 feet. The Zoning Review, performed by the Superintendent, dated October 3, 2011, identified the proposed street frontage total to be 263.5 feet.

3. Code Section 310-25.C. *Any building (other than a sign), the use of which is in conformity with the regulations set forth in this chapter, but which building does not conform to one or more of the requirements hereof other than the use requirements, may be altered, enlarged or rebuilt, provided that such building shall not be altered, enlarged or rebuilt so as to increase the degree of nonconformity thereof.*

4. Code Section 310-42.I(3) Floor area ratio [for a hospital use]. *The floor area ratio of all buildings on any lot occupied by a hospital and its customary accessory uses shall not exceed 1.5. Floor area calculations shall include all basement areas.*

The existing hospital has a floor area of 309,570 SF, which results in a Floor Area Ratio (FAR) of 2.01. With the proposed addition, the hospital floor area becomes 346,260, which results in a FAR of 2.25, which will require an area variance to allow additional FAR of 0.75 over the maximum permitted FAR of 1.5 for a specially permitted hospital use.

5. Code Section 310-42.I(4)(b) *For any such building exceeding 42 feet in height, the walls of which made an angle of less than 45° with a street line, shall be distant from such street line an average distance of 19 feet and no part of such building shall be nearer than six feet to a street line*

The proposed project increases some existing non-conformities, including the maximum floor area at street level, floor frontage and the maximum FAR for a hospital use in addition to yard setbacks based upon maximum building height limits. Therefore, the applicant requests a variance to allow these increases in nonconformities. As detailed in the separate letter from Silverberg Zalantis LLP addressed to the ZBA, dated October 4, 2011 and for the reasons set forth therein variances may not be required with respect to items 1, 2, and 5 above. It will, however, be ultimately up to the Village of Bronxville Zoning Board of Appeals to determine if such variances are required.

In the alternative, it would be appropriate to grant variances for these as well as the remaining requested variances. LHC has designed the proposed addition to the minimum footprint necessary to still achieve its stated goals. In addition to the requirements of the radiation vaults, the driving force behind the proposed addition's

footprint is the design guidelines and constraints of the operating rooms. LHC's current operating rooms were constructed in the 1950's and have served the hospital well for over 50 years. But these operating rooms do not meet the current standards. It is critical for LHC's continued viability to be able to update its facilities to accommodate not only today's needs but reasonably anticipated future needs. Attached as Appendix "I" is a summary prepared by LHC's architects detailing the accepted New York standards for the design and construction of Health Care Facilities and as set forth in that summary, an operating room designed in 2011 would look very different from its 1950's counterpart. Further, as depicted in two diagrams prepared by Chazen Associates (see Appendix "J"), the proposed addition is in keeping with the character of the neighborhood and the proposed addition will be sited further away from the sidewalk and street lines than many of the buildings in the surrounding neighborhood.

A copy of the Site Development Application is provided as Attachment B.