

## 2.4 Zoning

In 1997 the Village of Bronxville adopted a new zoning code. The Village's Zoning Ordinance and Zoning Map relate to and regulate the land uses within Bronxville in order to provide for orderly development, encourage a mix of appropriate uses within the Central Business District (CBD), and protect property values. The district regulations are the heart of the zoning code. These regulations cover specific permitted land uses and densities in each of the nine different zoning districts of the Village. These districts are summarized below, and illustrated in Figure 2.5.

With respect to permitted uses, Bronxville's zoning code is a "cumulative" code: The permitted uses in each district include all uses allowed in the less intensive districts. For example, the two-story multiple residence "B" district permits all uses allowed in the "A" district, plus multi-family housing and municipal parking. In the business districts, the Service Business "BB" district allows all uses permitted in the "BA" district, plus a few more intensive uses such as gas stations.

**Table 8: Bronxville District Regulations**

District	Name	Location	Minimum Lot Size	Uses*
AAA	One-Family Residence	Elm Rock Road/ Masterton Road	30,000 SF	Single-family residences, churches, parks, and accessory uses
AA	One-Family Residence	Throughout Village	15,000 SF	
A	One-Family Residence	Throughout Village	12,000 SF	
B	Two-Story Multiple Residence	Along Railroad	12,000 SF/ 2,750 SF per du	Multi-family housing, municipal parking
C	Three-Story Multiple Residence	North of CBD along Sagamore, and south of CBD	12,000 SF/1,750 SF per du	Hotels, hospitals
D	Six-Story Multiple Residence	West and south of Rail Station	12,000 SF/1,500 SF per du	Age-restricted residences
BA	Central Business	Pondfield, Palmer, Parkway and Kraft Ave.	No minimum	Retail, professional and business office uses, plus Special Permit uses
BB	Service Business	Milburn/Stone Place	lot size	
CD	Controlled Development	Avalon development site	Planned unit development	Multi-family residential development

\*Tax-exempt municipal uses, religious uses and educational uses are permitted in all zones.

In general, land uses permitted by the zoning code are permitted "as-of-right," meaning that any property owner whose proposed land use or development complies with the provisions of the zoning code is automatically granted the right to that use. However, the revised zoning code also provides for a series of "special permit" uses which require additional review by the Planning Board prior to a grant of approval. These "special permit" uses include gas stations and light





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Figure 2.5: Zoning Map

- |                     |                                     |
|---------------------|-------------------------------------|
| AAA - Residence AAA | BA - Business A                     |
| AA - Residence AA   | BB - Business B                     |
| A - Residence A     | ■ - Controlled Development District |
| B - Residence B     |                                     |
| C - Residence C     |                                     |
| D - Residence D     |                                     |



manufacturing in the Service Business "BB" district, sidewalk cafes and health clubs in the CBD, (BA Zoning District) and satellite dishes over 18 inches in diameter in any district of the Village. In addition, a provision precluding non-retail uses on the ground floors of buildings located on Pondfield Road between Cedar Street and Garden Avenue was instituted, as well as the banning of fast-food restaurants anywhere in the CBD. Information on any aspect of the special permits or other zoning regulations can be obtained through the Village Department of Buildings and the Planning Board.

## 2.5 Land Uses

Bronxville is almost completely developed, with only a few scattered vacant lots found chiefly in areas zoned for single-family housing. The pattern of development in the Village is that of a built-out or "mature" residential suburb, reflected in Bronxville's population of 10 persons/acre (as of 2000). This density is in contrast to the higher-density City of Mount Vernon to the south, which has a density of 24 persons per acre, and to the lower-density Village of Mamaroneck, which has less intensive development and a population density of about 5 persons per acre.

As noted in Village History, (Section 1.2), initial development in Bronxville centered around the railroad station. Higher density housing and the Village's commercial center are found around the railroad station area today, with lower-density single-family housing radiating out from the core.

Land uses within Bronxville fall within four broad categories, as described below. These uses are illustrated in Figure 2.6 and discussed in more detail in later sections of this plan.

- **Residential:** more than half of the Village land area involves residential uses. Most of the Village's housing stock consists of single-family development, with parcels varying in size from less than one-quarter acre (10,000 square feet) to a half-acre (20,000 square feet) or more. Rental apartments, cooperatives and condominium complexes, as well as attached houses or townhouses, are for the most part concentrated near the railroad station and the CBD.
- **Commercial and Retail Uses:** are located on either side of the railroad, with stores on Pondfield Road forming the center of the Village shopping area.
- **Institutional and Government Uses:** include the Bronxville School, Lawrence Hospital, municipal buildings such as the Village Hall and Library, the churches and other institutional uses. The Village Hall and Library, the School and the Reformed Church are perceived as the center of the Village. To the north, the Concordia College campus is located on either side of White Plains Road.





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Figure 2.6: Land Use Map

- Municipal/Institutions
- Business/Retail
- Parks and Open Space
- Multi-Family Residential
- Single-Family Residential



- **Open Space and Recreation Areas:** include the tennis complex off Garden Avenue, platform tennis courts at Maltby Park, a number of other parks and playground areas, and the Bronxville Lake Park, owned by Westchester County, which extends along the western edge of the Village.

## 2.6 Transportation

Bronxville is especially well situated with respect to the region's transportation networks. The Village developed around a railroad station and, as a result of the planning by its major developer, William Van Duzer Lawrence, its multi-family housing stock is generally clustered around the Village center. Consequently, almost half of the Village's housing units are within a few blocks of the railroad, bus stops, shops and civic buildings. The rest of the Village's homes are all within a mile of the station and central area. Transportation networks in the Village are shown in Figure 2.7.

### Functional Classification of Roadways

Transportation planners and engineers have devised standard categories for roadways so that roads can be designed based on their function. Certain roadways are intended to carry high volumes of through traffic, while others are primarily for local traffic and providing access to adjacent lands. The functional classification of Bronxville's road system is shown in Figure 2.7.

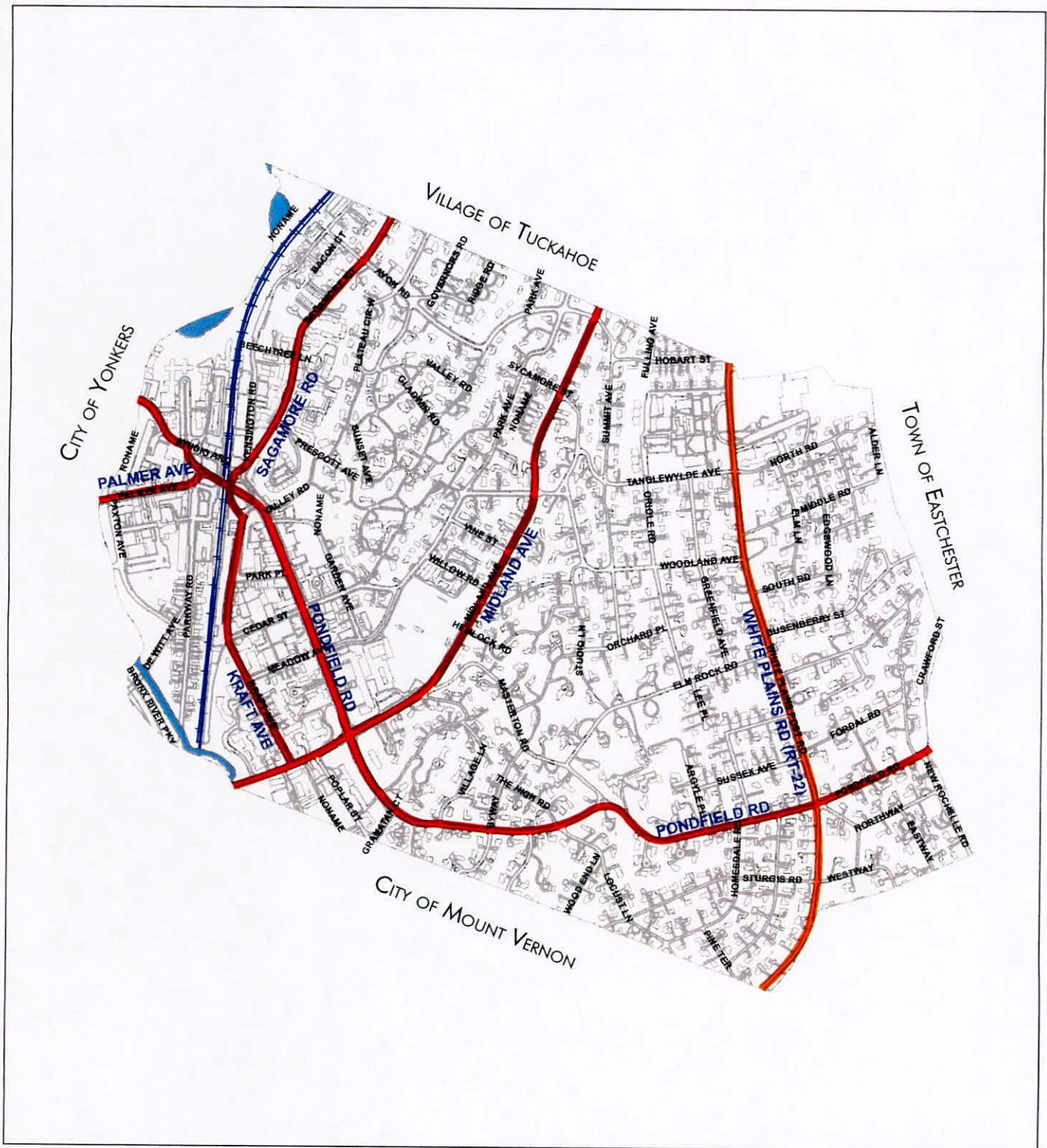
#### *Arterials*

Arterials are designed to carry traffic throughout and between Bronxville and the surrounding municipalities. Arterials are generally State roads, but other major roadways may also function as arterials. The width of the pavement of the arterial should be sufficient to permit the movement of traffic in both directions. White Plains Road (NYS Route 22) is the only arterial located within Bronxville. Currently, sections of Route 22 are scheduled to be repaved in 2009, and Bronxville continues to advocate for the entire stretch of the road to be repaved and drainage basins installed in the Bronxville stretch.

#### *Collector Roads*

Collector roads carry and circulate traffic within neighborhoods and connect local roads to arterial roads, balancing access and mobility. The Village has five collector roads, which serve as access routes for through traffic. On the north-south axis, these routes are Midland Avenue and Sagamore Road/Kraft Avenue. Major east-west movement is provided by only one route, Palmer Avenue/Pondfield Road, which also serves as the major commercial spine of the Village. These five collector streets in turn connect to the nearby system of parkways and interstates. These roads are typically somewhat wider than local roads to permit the passage of one lane of traffic in each direction without interference from parked or standing vehicles.





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Figure 2.7: Functional Classification of Roadways

- Arterials
- Collector Roads
- Local Roads
- Metro-North Railroad



#### *Local Roadways*

Bronxville's network of local roads, or all other streets not described above, provides good access to individual properties throughout the Village. Local roads should not be designed to carry through traffic. They have very limited mobility, with average speeds topping at 20 mph, and a high degree of accessibility. Traffic conditions within the Village are generally good. Limited congestion occurs at peak travel periods around the CBD, railroad station and the traffic circle in front of Lawrence Hospital.

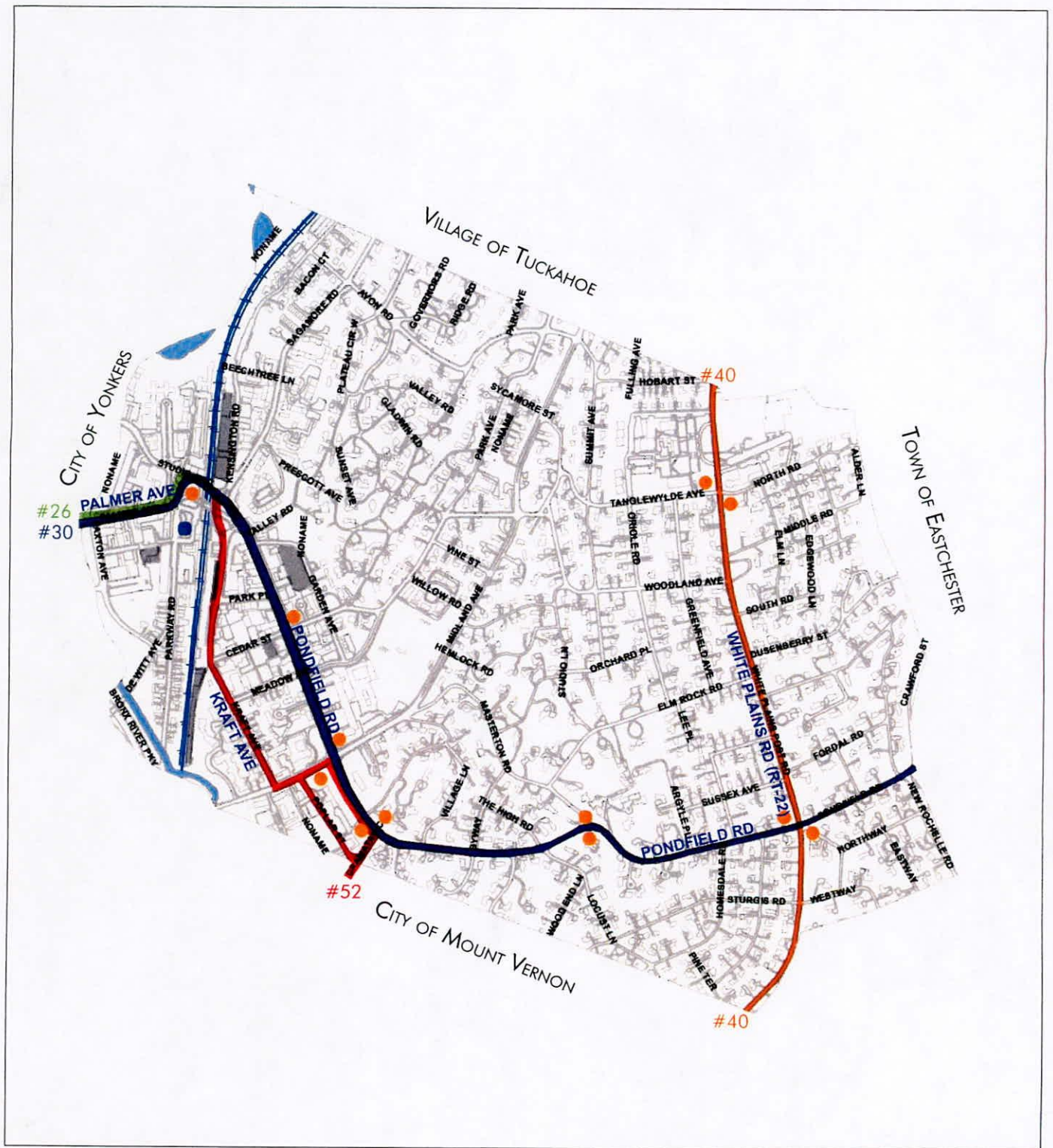
#### **Highway Access**

The community is well served by major highways. The Bronx River and Sprain Brook Parkways run immediately to the west of the Village, and the Cross County and Hutchinson River Parkways are both within a mile of the Village borders. These four parkways provide direct connections to I-95 to the east and the New York State Thruway and Saw Mill River Parkway to the West.

#### **Rail Transportation**

Rail transportation services are conveniently located in the center of the CBD, accessible by foot and by car and bus (see Figure 2.8). The Village is a 27- to 28-minute ride to Grand Central Station in Manhattan on Metro-North Railroad's Harlem Line. Train connections are also excellent to White Plains and northern Westchester County. In 2005, Metro-North Railroad completed construction of a third train track on the Harlem railroad line between Mount Vernon and Crestwood, to provide express service for commuters primarily from the northern sections of the line and to improve emergency service options. The extension connects to existing railroad tracks north of Crestwood and south of Fleetwood. The new line was built on Metro-North's right-of-way between the two existing tracks in downtown Bronxville. The four-year project also included the extension of the Midland Avenue Bridge, located on the Bronxville-Yonkers border, to allow for the new tracks.





### **Bus Routes**

The Westchester County Bee-Line Bus system is a unique public-private partnership, with day-to-day operations and maintenance handled by 16 privately-owned companies, while planning, budgeting, capital improvements and marketing are done on a centralized basis by the County. Four of the County's 60 bus routes go through Bronxville and link it to other Westchester communities. The four bus lines serving Bronxville are:

- the #30, providing local service Monday through Saturday between Yonkers and New Rochelle with stops at the Yonkers, Bronxville and New Rochelle train stations.
- the #26 line providing local service Monday through Saturday between Bronxville railroad station, Yonkers and the Bronx. The #26 bus connects in the Bronx to the Number 5 line of the New York City subway.
- the #40 route, providing local service Monday through Saturday between White Plains, Mount Vernon and the Westchester Medical Center via White Plains Road.
- the #52, providing local service Monday through Saturday between Mount Vernon, Bronxville and the Bronx via Gramatan Avenue.

### **Taxi Service**

There is one taxi company, located at Depot Plaza by the railroad station, which provides local taxi service throughout Bronxville, as well as service to the airports and to New York City. The rate structure is regulated by the Village.

### **Airports**

Westchester County Airport, which offers direct service to major cities throughout the nation, is 12 miles north of the Village. This airport in particular also gives Westchester's corporate airplanes convenient connections with regional and branch services throughout the country. LaGuardia Airport is located approximately 15 miles to the south, with access via the Hutchinson River Parkway and the Whitestone Bridge. John F. Kennedy Airport, approximately 25 miles to the southeast, is also easily accessible due to the network of major roads serving Bronxville and its environs.

### **Parking**

Public parking areas are concentrated in the CBD and serve commuters using the railroad as well as shoppers, workers in the area and residents. Approximately 2,400 spaces are located in the CBD, including on-street meters and off-street public parking lots, but excluding privately owned parking spaces associated with residential complexes and commercial buildings. Currently, the Kensington Road parking lots provide 179 spaces for commuters and Village goers. This site continues to be considered for development to include increased commuter parking.



Subsequent to the 2002 Plan, the Village began renting the old Mobil Lot site from the Avalon Corporation for public parking, and current plans are to retain it for that use. The lease does not have a specific term but may be terminated by either party with 60 days' notice. In addition, the lease on the Village-owned land housing the BAMS auto repair/gas station at Kraft Avenue and Cedar Street will expire at the end of 2008. Plans are to raze the structure and replace it with approximately 40 parking spaces, and redesign and repave the intersection to improve traffic flow and safety.

**Table 9**  
**Bronxville Public Parking Spaces**

<b>Revenue Producing Parking Spaces</b>	<b>East of Metro- North Station</b>	<b>West of Metro- North Station</b>	<b>Total</b>
Rental	203	56	259
Lot Meters	451	40	491
Street Meters	413	193	606
Sub-Total	1,067	289	1,356
<b>Non-Revenue Producing Spaces</b>			
Non-metered Public Streets (time-restricted)	312	27	339
<b>Privately Owned Commercial Lots</b>			
Avalon Lot		68	68
Palmer Garage		140	140
Lawrence Hospital		480	480
<b>Total Parking Spaces in Village</b>	<b>1,379</b>	<b>1,004</b>	<b>2,383</b>

Source: Village of Bronxville Parking Commissioner, 2008

## 2.7 Housing

Housing in Bronxville consists of a mix of dwelling types, styles and scales (see Figure 2.9). The Village has large homes on "mini-estates," individually owned standard-sized suburban housing, attached single-family homes in pairs, small two- and three-story units on narrow lots, multiple unit clusters known as "community houses" and apartment units in three- to six-story buildings.

Bronxville is home to several historic residential neighborhoods, including Lawrence Park, which was placed on the National Register of Historic Places in 1980. The 200-acre area contains more than 90 houses designed in a variety of styles, including Tudor, Mediterranean and Shingle, many dating from before the turn of the century. Other large-scale developments followed at the end of World War I, and by 1930 most of the available land in the Village had been developed for single-family houses or (around the train station) for apartment buildings.



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Figure 2.9: Housing Styles



### Housing Supply and Tenure

Bronxville's housing supply, tenure patterns and housing values reflect the Village's development in the early part of the 20th Century as a high-quality residential suburb. The overwhelming majority of the Village's housing units (72%) were built before 1939. In 1999, 110 rental housing units were added to the Village's housing stock, bringing the total number of housing units to approximately 2,500 units.<sup>5</sup> The housing units are located in the Avalon housing development along Parkway Road and Milburn Street on the west side of the CBD. The new development has 55 one-bedroom units, 45 two-bedroom and 10 three-bedroom units in three-story attached housing.

In addition to new construction, the Building Department has issued at least 120 building permits each year between 2000 and 2008, primarily for housing unit alterations.<sup>6</sup>

**Table 10: Age of the Housing Stock**

Year of Construction	Number	Percent of Total Units
Before 1939	1,729	69.1%
1940-1949	188	7.5%
1950-1959	294	11.8%
1960-1969	68	2.7%
1970-1979	49	2.0%
1980-1984	63	2.5%
1985-1988	0	0.0%
1989-March 1990	0	0.0%
<b>Total, 1939 - 1990</b>	<b>2,391</b>	
1990 - 2000 (Avalon)	110	4.4%

Source: U.S. Bureau of the Census, 1990, STF3A, 2000 data;  
Village of Bronxville (Avalon development data)

<sup>5</sup> This figure is obtained by adding the 110 new units to the 2000 Census housing unit count of 2,387. The 2000 count may have omitted the 110 new units, which were completed in 1999.

<sup>6</sup> Estimated number of permits issued, 2000 - 2008:

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008*
Number	158	242	146	120	146	143	163	198	131

\*Through July 2008.

Bronxville offers residents a mix of rental and ownership units in its housing stock. Approximately three-quarters of the Village's housing units are owner-occupied, and the remaining quarter are rental units. Vacancies in 2000 represented about 3.1% of the Village's housing stock, a decrease from the 1990 rate of 5.6%.

**Table 11: Housing Stock and Tenure, 2000**

Status	Number of Occupied Units	Percent of Occupied Units	Percent of Total Units
Owner-Occupied	1,775	76.8%	74.4
Renter-Occupied	537	23.2%	22.5
Vacant Units	75		3.1%
<b>Total Units</b>	<b>2,387</b>		
1999 Avalon Development	110 <sup>7</sup>		

Source: U.S. Bureau of Census, 2000 data; Avalon data provided by Village of Bronxville

### **Rents and Housing Values**

Housing values in Bronxville reflect the Village's high household income levels and its status as a high-quality residential community. Even by the standards of Westchester County, Bronxville's housing values are very high. Over 86% of the homes in Bronxville were valued in excess of \$500,000 in 2000 and over 60% of them have three or more bedrooms; only about 2.4% of the entire owner-occupied housing stock was valued at under \$250,000 in 2000. Since 2000, housing values in the Village have increased. According to housing data compiled by local Bronxville realtors, the median sales price for single-family homes in Bronxville in 2001 was \$1.5 million. According to more recent (August 2008) property listings, the asking prices for single-family homes in the Village ranged from \$450,000 to \$9.5 million, with an average sales price of approximately \$1.9 million. More moderately priced housing options are available in Bronxville through cooperative and rental apartments. In 2000, the median sales price for cooperative units was \$260,000; the median rent in 2000, based on U.S. Census data, was \$1,899.

<sup>7</sup> As noted on page 33, footnote 5, the housing unit count provided by the 2000 Census may not have included the 110-unit Avalon development, constructed in 1999. As a result, those units have been shown separately.



## 2.8 Central Business District

Although the Village center has changed in appearance and character over the past 50 years, it has continued its role as an important shopping district and draws shoppers from neighboring communities as well. Many of the local shops and offices have been established in the Village for years, although relatively few of the local merchants reside in the Village.

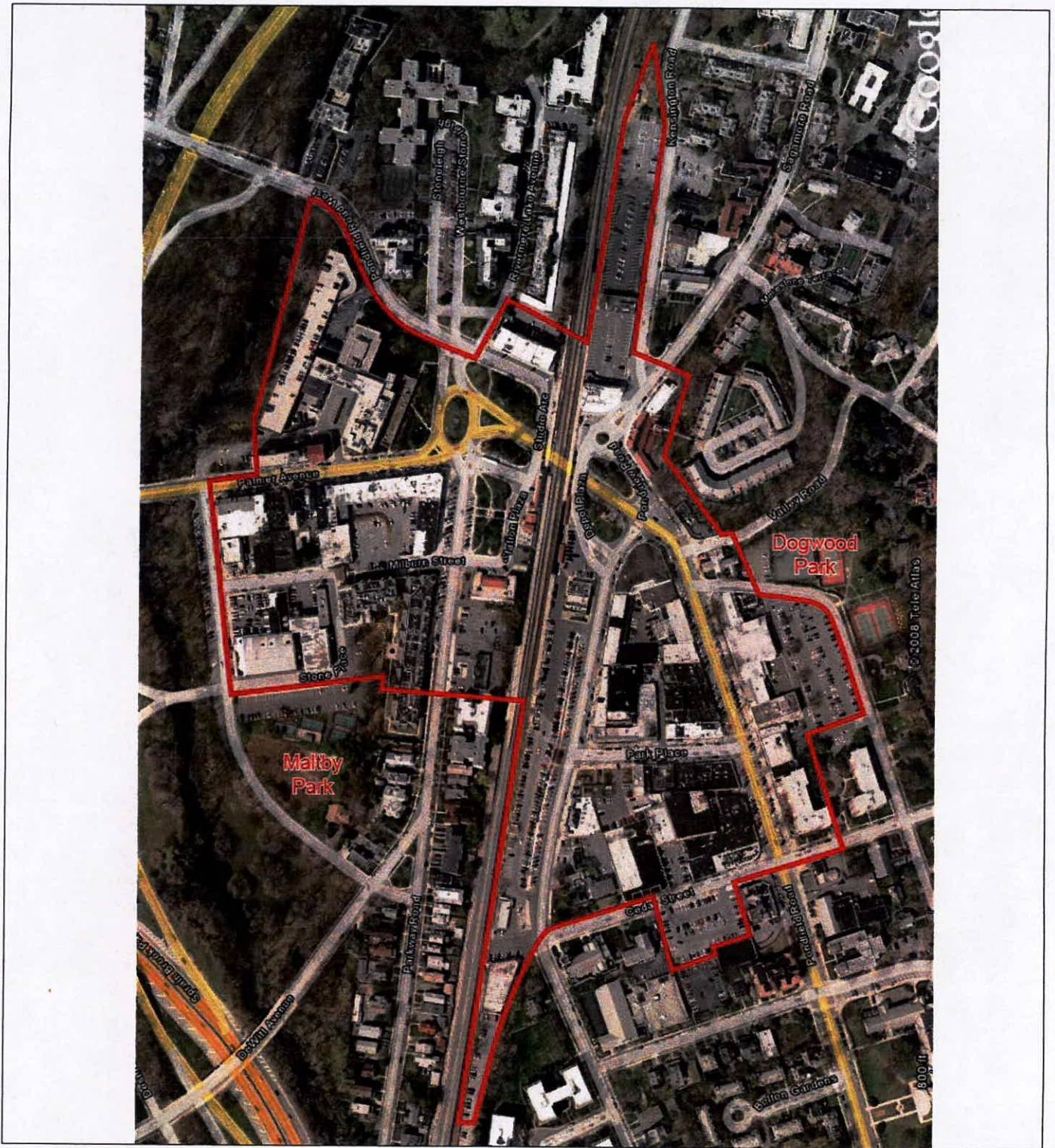
The dominant Village commercial activity, for business occupancy and volume of sales and use, is centered in the stores, banks, shops, restaurants and offices situated on the Pondfield Road/Kraft Avenue/Park Place/Cedar Street area east of the railroad. Having a greater number and variety of commercial stores, offices, and savings banks, a medium sized "super-market" and a multiplex theater, this business section also attracts more traffic and creates a larger demand for parking.

The Tudor and Colonial façades of a few principal buildings are contrasted by plain, storefront units in a number of places. The area is well maintained, with street trees, benches and flower boxes contributing to the attractive shopping environment. Recent store improvements such as the renovation of the façades on the West Side of the CBD and new storefronts along Pondfield Road have enhanced the attractiveness of the downtown. In addition to storefront improvements, a very successful landscaping program has been undertaken throughout the Village. Currently, all crosswalks within the CBD and at major intersections are in the process of being repainted, and handicapped accessibility is being improved with the installation of new curbing.

The main commercial district also includes a number of dwelling units which are a permitted use under the Zoning Ordinance. Several buildings on Pondfield Road and Kraft Avenue include ground-floor shops and stores with apartment units on upper floors.

The business and residential district west of the railroad right-of-way is dominated by the presence of Lawrence Hospital. The area is surrounded by older multi-use buildings along Palmer Avenue and Parkway Road, and includes a limited residential area on the southern end of Parkway Road, and the Alger Court complex north of the hospital. This complex consists of garden apartments and four- to six-story apartment buildings. This section of the CBD also incorporates light industrial uses in the Stone Place/Paxton Avenue area. The portion of the Village center to the west of the railroad contains a combination of stable residential and service facilities which contrasts with some of the older, less maintained commercial properties.





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Figure 2.10: Central Business District

CBD Boundary





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Figure 2.11a: CBD Views





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Figure 2.11b: CBD Streetscape Improvements



In 1999, a new residential development was added to the western portion of the CBD. The Avalon development added 110 units of multi-family rental housing on a 2.4-acre parcel along Parkway Road. A second CBD site, the Kensington Road property, had been considered for development as well in the 1990s. The site, which is located at the intersection of Kensington and Sagamore Roads on the east side of the train station, is owned by the Village and presently furnishes parking spaces for shoppers and commuters. In 2001, a formal study was undertaken to determine how many additional parking spaces could be accommodated. Subsequent to this study and the adoption of the 2002 Plan, The Kensington, a 54-unit luxury condominium project with additional commuter parking, was proposed to be developed on the 1.63-acre site (see Figure 2.12, below). The proposal went through the Village's approvals process, including compliance with the State Environmental Quality Review Act (SEQRA); however, the project sponsor was not able to pursue the project because of financial problems they incurred in the 2008 real estate recession.



**Figure 2.12. Rendering of *The Kensington* Proposal**

Source: The Kensington, Final Environmental Impact Statement, 2006

## **2.9 Institutions and Municipal Uses**

### **Municipal Buildings**

Bronxville's Village Hall and Library buildings, completed in 1942, form an important part of the complex of buildings that many residents regard as the center of the Village. The Village Hall provides meeting spaces and office accommodations for the Mayor, Village Administrator, police department and other Village departments and services. The Library offers general lending services for Village and County residents and provides space for a variety of shows and exhibits. It houses a history room used by the Village historian, and contains a children's library area and a community room which is available for use by various local organizations. The Municipal Garage, located southeast of the Village Hall, and the Eastchester Fire Department Firehouse, located on Midland Avenue, complete the group of the major Municipal buildings.

The Village Library completed a full-scale renovation and addition in August 2001, expanding the space available for existing collections and providing handicapped access to the Library. The addition also allows for a larger children's room and expanded community meeting room. Village Hall recently completed a renovation that made the facility ADA-compliant; implemented "green" energy facilities; and added more than 5,000 square feet of space due to the utilization of basement space, an expanded Police Department and additional upstairs office space for the Village Administrator and the Department of Buildings. The garage and adjacent service areas used by the Department of Public Works are currently being renovated.

### **Public Services**

Police, public works services and sanitary sewage maintenance are the key public services provided by the Village. Bronxville budgets for and maintains its own Police Department, which is staffed by 23 full-time officers. The department staffs a chief of police, one lieutenant, one detective, four uniformed sergeants and 16 patrol officers. There are currently two vacancies in the department remaining to be filled that are in the recruitment process. The police department provides traffic patrol, investigative services, emergency assistance and general protective services on a 24-hour basis. The fire protection service is provided by the Town of Eastchester. The Bronxville firehouse provides space for one of the five Town fire companies in addition to the Town rescue unit.

The Eastchester Volunteer Ambulance Corps Inc. (EVAC) provides emergency medical assistance in the Town of Eastchester and the Villages of Tuckahoe and Bronxville. The nonprofit organization, founded in 1952, was the first volunteer ambulance service in Westchester County and remains the County's largest, with more than 100 members.

The Public Works Department covers a range of services including refuse and snow removal and street and park maintenance. Household refuse is collected twice weekly by the Public Works Department, which also administers a recycling pick-up program every Wednesday. The Public Works Garage facilities need upgrading and are scheduled for renovation. The current structures are outdated



and too small to accommodate present needs and the size of contemporary vehicles. In addition, the Palumbo Place area at the Public Works complex is scheduled to reopen in fall 2008, when the offices for Bronxville School personnel are restored, eliminating the need for the existing trailers at Palumbo Place.

The Department of Buildings and Village Engineer issue building permits and certificates of occupancy, and administer local zoning regulations and the New York State Uniform Fire Prevention and Building Code. The department is also responsible for inspecting and supervising major capital projects in the Village.

#### **Bronxville Public School**

The Bronxville school district is coterminous with the Village, and is governed by an independent School Board with taxing authority. The Bronxville Public School has accommodated as many as 1,600 students. For the 2006-2007 school year, the total enrollment was 1,543 students, an increase of 5.3% from the 2002-2003 enrollment. The increase in school population can be attributed at least in part to the high quality of the Bronxville school system, which is widely regarded as one of the finest in Westchester and continues to attract families to the Village. The school provides schooling for kindergarten through 12<sup>th</sup> grade in a single building, the original parts of which date from 1925. Subsequent additions were made in 1929 and 1960, and major renovations were carried out in 1988.

**Table 12**  
**Bronxville School District Enrollment Figures, 1990 – 2011**

	1990 - 1991	1995- 1996	2000-2001	2005-2006	2010-2011*
K – 5	448	596	714	694	734
6 – 8	243	265	350	388	362
9 – 12	217	326	340	452	475
<b>Total, K – 12</b>	<b>908</b>	<b>1,187</b>	<b>1,404</b>	<b>1,528</b>	<b>1,571</b>
Change		279	217	124	43
% Change		30.7%	18.3%	8.8%	2.8%

\*Estimated.

Sources: 2002 Bronxville Community Plan; Bronxville Public School District

To accommodate growth in student population, Bronxville residents approved bond issues in 1999 and 2001 to expand and renovate the school building. The project included 36 classrooms, a new cafeteria and gymnasium and renovations to the existing building. In 2006, the District began reviewing its building conditions to develop a master plan addressing future needs. This resulted in actions to improve the physical plant, including roofing repairs and renovation of the rotunda. In April 2007, the school experienced major flooding that caused approximately \$14 million in damage, and residents approved a \$12.2 million bond referendum to help fund repairs. The District has begun measures to protect against future floods, including using water-resistant building materials, relocating offices and utilities in the short-term; and potential on-site retention fields and pumps in the long-term. The upgrades and expansions will allow the District to continue providing the high-quality educational services for which it is recognized.





Village Hall



Bronxville Public School



Village Library



Fire Department

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Figure 2.13: Public Buildings



### **Private Schools**

Private, parochial and independent schools in the Village are Concordia College, the schools of St. Joseph's Roman Catholic Church and Village Lutheran Church and nursery/child care schools at the Reformed Church and Christ Church.

Established in 1908 as a preparatory school and two-year college, Concordia College has been a State-chartered four-year liberal arts college for more than 30 years. The College currently has approximately 89 full-time faculty and staff members and offers 20 degree programs ranging from biology and business administration to education, religious studies and music. Concordia recently began offering an accelerated 15-month nursing program, geared toward commuter students, in cooperation with Lawrence Hospital Center. Nursing students at the College complete all their clinical work at the hospital. Concordia has a highly diverse student body of approximately 750 students, 70% of whom live on campus. The College is located on both sides of White Plains Road, north of Tanglewylde Avenue. It is the largest single landowner and one of the largest employers in the Village. The 33-acre campus includes 13 buildings located within the Village and extends into Tuckahoe. The College offers extensive cultural, academic and physical fitness programs to the local community. Concordia opened the new Donald A. Krenz Academic Center in 2006, including classrooms, a large conference room, a gallery, a media center and computer center.

Although it is located on a 40-acre campus in the Lawrence Park West section of the City of Yonkers, Sarah Lawrence College is closely identified with Bronxville. Founded in 1926 by William Van Duzer Lawrence and named for his wife, Sarah Lawrence College is a private, co-educational four-year college with an enrollment of approximately 1,300 undergraduate students, over 300 graduate students and approximately 350 faculty and staff members. In 1992 the College added a Science Center providing state-of-the-art laboratories, classrooms and faculty offices as well as a computer center. In 1998, the College completed construction of the Ruth Leff Siegel Center, which expanded the student center, and the Campbell Sports Center. The College opened a new visual arts center in 2004.

The school at St. Joseph's Roman Catholic Church, which educates children from kindergarten through the eighth grades, underwent major renovations during the 1980s. The school's total enrollment is approximately 265, of which approximately 20 percent are residents of the Village.

The Chapel School is affiliated with the Village Lutheran Church and Concordia College. Its enrollment of approximately 285 children from preschool through eighth grade is roughly evenly divided between children from Bronxville and children from surrounding communities, nearly 20 percent of whom are minority students. In 2001, the Chapel School began an expansion program to provide better educational space for students, particularly those in the upper grades.

Bronxville has two child care and nursery school facilities: the Reformed Church Nursery School with about 250 children 18 months to 5 ½ years old; and the Eliza Corwin Frost Child Center of Christ Church with about 144 children 14 months to 4 years old.



## Churches

Bronxville is home to five churches:

- **The Reformed Church of Bronxville** is located near the Village Hall at Pondfield Road and Midland Avenues. The site includes a congregational hall and other facilities, which are frequently used for youth activities, community events and meetings. Membership stands at approximately 1,200 individuals. The Church provides space for the Bureau of Cooperative Educational Services, which prepares adults for the high school equivalency exam, and the Bronxville Adult School. The Church is the site of The Counseling Center, a non-profit, community-sponsored organization that offers counseling and psychotherapy. Also at the Church are The After School Workshop, sponsored by Family and Community Services, which provides child care, and Bronxville's Senior Citizen Center, which holds many of its activities at the Church. The Church is currently completing a \$1.4 million addition of an elevator to improve accessibility for the disabled.
- **St. Joseph's Roman Catholic Church** is located on Kraft Avenue and Cedar Street near the Village's CBD. In addition to the church, the property contains a rectory, school buildings and a parish center. Membership at St. Joseph's stands at approximately 2,500 families (approximately 7,000 people). St. Joseph's community services include youth and senior programs, arts and leisure programs, athletic leagues, parenting programs for young mothers and fathers and religious education for children. St. Joseph's completed renovations to the church in the summer of 2001.
- **First Church of Christ, Scientist** is located on Tanglewylde Avenue one block east of the Village's CBD. The Christian Science Reading Room is located around the corner at 28 Garden Avenue and is open Monday through Thursday. The Church has a Sunday School and a nursery which are in session during the length of the Sunday morning services. The Church offers free outreach lectures and literature to the community and also holds Wednesday evening testimonial services.
- **The Village Lutheran Church** is located adjacent to Concordia College on White Plains Road at North Road. About one-third of its membership of approximately 1,428 individuals is drawn from within the Village, with another third from Tuckahoe and the remainder from other nearby communities. Any volunteer program in the community may use the church's facilities without charge. Village Lutheran sponsors a hospice and bereavement program with the Bronxville Junior League that meets at the church.
- **Christ Church (Episcopal)** occupies a prominent site to the north of the CBD between Sagamore and Kensington Roads. The Church has a congregation of approximately 450 members and offers several services to the community. These services include a child center for children ages 14 months to 4 years of age, a music program and a spirituality center.



### Lawrence Hospital Center

Founded by William Van Duzer Lawrence, Lawrence Hospital is the major health care center and only hospital within Bronxville. It is located on the western edge of the CBD across from the Metro-North Railroad station. As a community hospital it is currently licensed at 290 beds and provides emergency care to approximately 35,000 individuals and acute care to more than 9,000 patients every year. Lawrence Hospital also cares for approximately 4,000 seniors per year in its inpatient acute care environment, and delivered over 1,600 babies in 2000. The hospital's patient base is drawn from Bronxville and the nearby communities of Eastchester, Tuckahoe, Scarsdale, Yonkers, Mount Vernon and New Rochelle. It is also the Village's largest single employer, with approximately 800 full-time equivalent employees.

The original hospital building was built in 1909 and expanded in 1925 to include a north wing and Palmer Hall, originally a nurses' residence. The present buildings consist of the West Wing, built in 1950, the South Wing, built in 1964, and the North Wing, completed in 1980. Lawrence Hospital completed a \$7 million renovation to its emergency department in 2007 to accommodate the growing number of patients served. The parking area outside the emergency room is currently being replaced, including construction of a new entrance. Because of its function and size, the hospital generates significant traffic and has substantial parking requirements. However, the construction of two additional levels in the parking garage in 1990 helped alleviate the hospital's parking space needs. The hospital has also recently moved approximately 140 employees off-site to reduce parking needs, and there are plans to relocate the outpatient physical therapy center to Eastchester to further alleviate parking congestion. Currently, there are a total of about 480 parking spaces devoted for hospital use. Approximately 15 of these are for the handicapped and 62 are reserved for physicians.

The hospital offers the following health promotion programs to the community: screenings, education and care for the prevention of prostate and skin cancer, heart attacks and strokes; wellness services such as aerobics classes, yoga and nutrition lectures; and CPR classes (500 per year). The hospital, which is now affiliated with New York Presbyterian Hospital, opened the Lawrence Hospital Heart Failure Center of Columbia University which provides leading-edge cardiac care. In 2006, the hospital passed the requisite set of standards to qualify as a New York State-sanctioned Stroke Center. In addition, Lawrence Hospital has filed a certificate of need with the State for a cancer center, and it is also opening a new maternity center, including 23 private rooms. The hospital has also partnered with Concordia College's nursing program; the nursing students complete all their clinical work at Lawrence Hospital Center.



## 2.10 Recreation and Open Space

Bronxville's recreation and open space areas available to residents include active play areas, a variety of parks, and smaller incidental areas scattered within the residential neighborhoods. The more important areas include:

- **School Field**, an eight-acre area owned by the Bronxville Public School. It is well equipped with a football field, three smaller fields and a running track. Most recently added is a "little tots" playground area. Generally, public use is available when no school activities are taking place.
- **Dogwood Park**, a 2.4-acre tennis complex located on Garden Avenue. Facilities include five tennis courts, a tennis building, and a sitting-out area. The tennis courts are scheduled to be upgraded in 2009, and funds have been approved.
- **Maltby Park** is a open area covering 2.6 acres located on the east side of Paxton Avenue. Its facilities include paddle and tennis courts and a baseball diamond. The paddle courts have recently been replaced. The former "Betty Parker" cabin (also known as the Girl Scout cabin) was located in Maltby Park until it burned down in December 2006. The cabin is not likely to be rebuilt in the near future. A committee appointed by the Village's mayor is examining potential uses to maintain the park as passive open space, and some landscaping improvements will be made. The park has been used as a destination for the Village's excess snow; however, the Village plans to purchase a snow melter to eliminate the snow mounds that accumulate there. This park was deeded to Bronxville by the County and is restricted to recreational use.
- **River-Lake Park** (part of the Bronx River Reservation), a 21-acre park extending along the western edge of Bronxville, bordering the Bronx River and a lake. The park is owned by Westchester County and is used for walks, informal play and as a sitting-out area.
- **Scout Field**, a 22.29-acre park, of which only 0.29 acres actually fall within the Village boundary. Approximately half of the remaining 22 acres are in Mt. Vernon and the other half in Yonkers. The park is owned by the County and leased to Bronxville and Mt. Vernon. The Boy Scout Cabin facility, located in Yonkers, is not included in the County lease. The Yonkers and Mt. Vernon sections are heavily used for active recreation, particularly by the Bronxville schools' soccer, football, baseball and cross-country running programs. In 2001, the Village of Bronxville began improvements to the lower Scout Field (in Mt. Vernon), with funds donated by Bronxville residents. These included a new baseball diamond, new sod and drainage and irrigation improvements.





Sagamore Park



Bacon Woodlands



Bicentennial Park



Bronxville School Track

VILLAGE OF BRONXVILLE  
2009 COMMUNITY PLAN

Figure 2.14: Parks & Open Space



- **The Nature Preserve** (formerly known as the "Crawford Street Leaf Area" is adjacent to "Alfredo Field," (located at the corner of Crawford Road and Archer Way). The total property represents a flat area of 5.7 acres of which 4.7 acres are located in Eastchester. The majority of this property is encumbered by deed restrictions such as "only for casual recreation use for the benefit of the citizens of Bronxville, Eastchester and Tuckahoe communities". The preserve has been restored through private funds, which also contribute to its maintenance. As a nature preserve, the project has been planted (including Olivia's Butterfly Garden) with indigenous flora. Science teachers from neighboring schools are encouraged to initiate student study walks, and the preserve as a whole is open to the pleasure of the three communities.
- **Bacon Woodlands (The Rockpile)**, located on Kensington Road, involves three lots totaling 1.6 acres. As the name implies, the area is a natural rock outcropping which is left in its natural state.
- **Bicentennial Park**, located on the southwest corner of Meadow Avenue and Pondfield Road. The Park has been landscaped as an outdoor garden and is equipped with benches and paved areas..
- **Sagamore Park**, a 0.63-acre playground and park on the east side of Sagamore Road which was renovated in 1991 as a play park for children. The park is scheduled for an upgrade in 2008-2009, with funds forthcoming from the State.
- **Leonard Morange Square**, a small area with benches, was erected on the west side of the Bronxville Station in 1925 to commemorate the World War I victory. In 1938, it was renamed Leonard Morange Square, in honor of the first Village resident to lose his life in WWI.

Additional landscaped areas include small 'triangles' of land in Lawrence Park at Wellington Circle and at the junction of Valley Road and Northern Avenue. In addition, although neither property is within the Village of Bronxville, the Bronxville Field Club (in Mt. Vernon) and Siwanoy Country Club (in Eastchester) provide tennis, swimming and golf (Siwanoy) for many members who reside in Bronxville.

In addition, a portion of the planned 3,000-mile East Coast Greenway bicycle and pedestrian path is expected to pass through Bronxville. The pathway includes the 24-mile Bronx River Pathway, which will create a direct bicycle/pedestrian path connecting Kensico Dam in Valhalla to the Bronx border south of the Wakefield train station. The Bronx River Pathway portion currently has large gaps, which could require some \$3 million to close.