DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

BRONX BOROUGH OFFICE

To: NYC City Planning Commission
From: Paul Philps, Michael Kavalar (Bronx Office, DCP), Dominick Answini (DCP Counsel's Office)
Date: June 10, 2024
Re: Bronx Metro-North Station Area Plan – Mapping Action Encumberment Question

Dear Commissioners,

In response to a question raised by Commissioner Cerullo during a site visit on 5/8/2024, the Department of City Planning would like to share the following response.

Original Question:

DCP received an inquiry regarding the proposed city-initiated mapping action on a small triangular property adjoining Pelham Parkway, intended to be mapped as a street to facilitate a pedestrian access plaza to the new train station. The question concerned what the property owner could legally do with their property after the mapping action is adopted but before the city map is filed.

Response:

The city map amendment which would result from the mapping action does not take effect until one day after the map is officially filed, as per the terms of the Uniform Land Use Review Procedure approval. Therefore, until the map is filed, the property owner retains full rights to lawfully use their property without any new legal restrictions. However, once the map is filed, General City Law (GCL) 35 will prevent the construction of any additional structures within the newly mapped street area. Typically, DCP does not file the map until all associated real estate transactions are finalized.

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