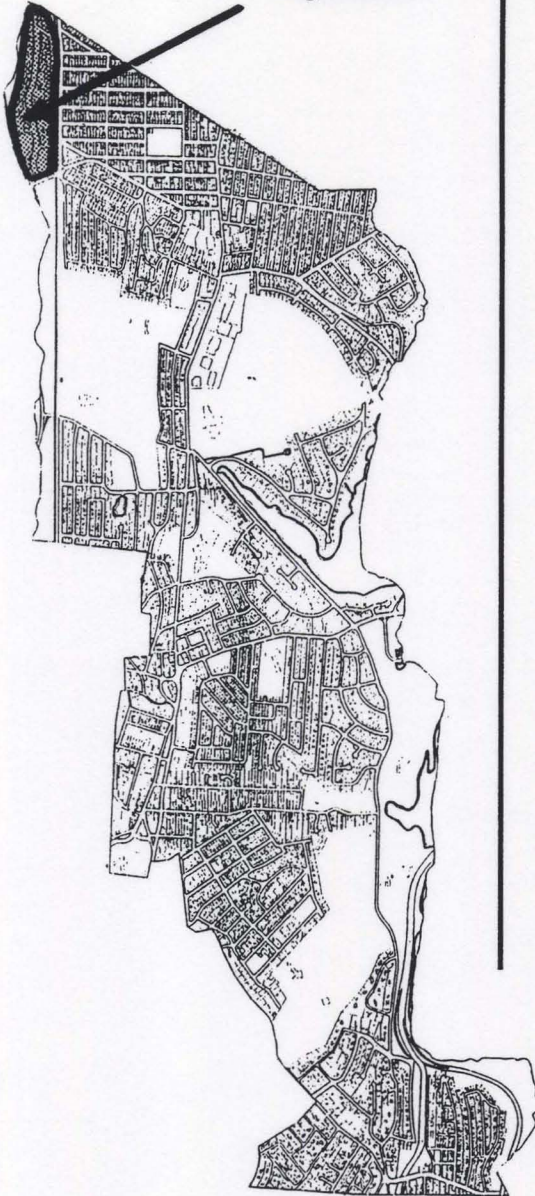


# XI

## NEIGHBORHOOD ANALYSIS

**"The axis of the earth sticks out visibly  
through the centre of each and every town or city."**

*Oliver Wendell Holmes*

Garth Road  
Neighborhood

### 11.1 GARTH ROAD

Garth Road, perhaps the most well-defined, district neighborhood within Eastchester, is situated at the north-west corner of the Town. Bounded by the Village of Scarsdale to the North, the Metro North Commuter Railroad to the east, Harney Road to the south, and the Bronx River Parkway to the west, the Garth Road neighborhood occupies 36 acres, or approximately 1.6% of the town.

The land use in the Garth Road neighborhood is dominated by fourteen, five to six story, brick and brick Tudor style multi-family apartment developments, comprising nineteen buildings in total. The earliest of these buildings was built in the mid 1920's in conjunction with the development and expansion of Scarsdale's central business district. This area grew in response to activity generated by the train station and the newly constructed Bronx River Parkway.

The newest buildings in the neighborhood were constructed in the mid 1960's. These buildings contain 1,439 dwelling units, which translates into a density of 40 units per acre within the neighborhood, the greatest developed density of any neighborhood in the town. This area also exhibits one of the highest concentrations of dwellings in the county. This density is relieved by the surrounding open space, and lower density residential development.

Roughly half of the buildings support basement parking garages. Additional parking is available within Garth Road, in a series center aisle angled parking areas, as well as along Greyrock Road, on the eastern perimeter of the neighborhood. The MTA and town (85% MTA, 15% town ) have completed a 106 space commuter parking lot located behind the residential parking lots, adjacent to the railroad right-of-way, as well as a Residential Parking Lot for 145 cars to its south.

The neighborhood is supported by a string of retail and service establishments leading into the Village of Scarsdale. Garth Road Park, a 1.6 acre neighborhood open space located at the southern edge of the neighborhood, provides a range of amenities including O'Rourke Field, which is an official Little League field, climbing apparatus, swings, slides,







<b>Figure 11-1</b> <b>Multi-Family Buildings in the Garth Road Neighborhood</b>		
<b>Building Name</b>	<b>Address</b>	<b>Number of Units</b>
Buckingham	Buckingham Place	90 Units
Colchester Hall	143 Garth Road	50 Units
Cragswold	187 Garth Road	40 Units
Eton Hall	127 Garth Road	24 Units
Garth Essex	230-260 Garth Road	342 Units
Garth Manor	235 Garth Road	191 Units
Garth Woods	225 Garth Road	80 Units
Kenilworth	142 Garth Road	168 Units
Northgate	105 Garth Road	42 Units
Scarsdale Manor	170-200 Garth Road	300 Units
Thornycroft	209 Garth Road	48 Units
Eton Lodge	117 Garth Road	24 Units
Scarswold	155 Garth Road	40 units
		<b>1,439 Units</b>

two basketball courts, a fitness court, benches, picnic tables, and checker tables. The neighborhood also enjoys direct access to the Garth Woods section ( Section 2 ) of the County's Bronx River Pathway and Reservation.

Land use in the neighborhood reflects the following distribution: 62% residential (22.2 acres), 26% roadways (9.2 acres), 8% commercial (3 acres), and 4% parkland (1.6 acres).



The Garth Road neighborhood contains 1,439 dwellings, the greatest density per acre of any neighborhood in town.

Garth Road serves as the principal roadway through the neighborhood. To the north in the Village of Scarsdale, Garth Road becomes a more intensively developed retail corridor, supporting substantial businesses and multi-family dwellings, eventually leading into the Scarsdale train station and the heart of downtown Scarsdale. A gradation of development becomes apparent moving south from Scarsdale's central business district, through Garth Road's service businesses, to the multi-family residences, active recreation at Garth Road Park, and finally to the passive recreation of the Bronx River Reservation.

Due in large measure to the efforts of the Garth Road Cooperative Council, individual building managers, and area residents, the building facades, outdoor public spaces and common areas of this neighborhood are very well maintained.

The location, vehicular access and character of the Garth Road neighborhood, make the area a conspicuous and pleasant gateway to the northern portion of the Town. The southern portion of the neighborhood is burdened by the Garth Road/Harney Road intersection. This intersection carries neighborhood traffic, as well a minor arterial volumes moving east/west. The intersection is controlled by a traffic signal that regulates southbound traffic out of the neighborhood by a flashing red signal phase (no through green phase). The heavy volume of traffic on Harney Road, combined with the awkward geometry of the intersection indicate the need to improve the traffic flow through this key intersection.

#### **Neighborhood Assets:**

- 1 - *Extremely well defined multi-family character of the neighborhood.*
- 2 - *Well maintained buildings, grounds and public spaces.*
- 3 - *Excellent accessibility to public transportation, bus routes and particularly the Scarsdale train station.*
- 4 - *Garth Road Park.*
- 5 - *Bronx River Reservation and Pathway.*



Neighborhood Goal #5  
develop gateway.

5 - Bronx River Reservation and Pathway.

6 - Unique gateway location.

**Neighborhood Planning Goals:**

1 - Maximize parking opportunities by redesigning and restriping parking areas on Garth Road.

2 - Improve phasing of the Garth Road/Harney Road traffic signal to include a regular southbound green phase.

3 - Improve Garth Road/Harney Road intersection geometry.

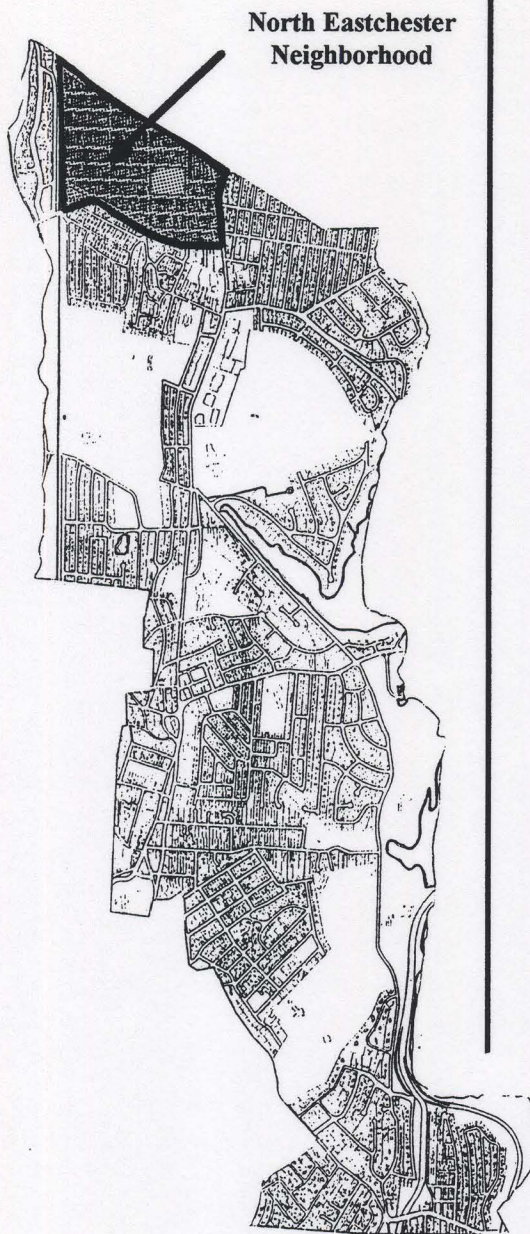
4 - Improve short term parking and drop off locations.

5 - Develop gateway.

6 - Improve aesthetics of southerly Garth Road median/island.



## 11.2 NORTH EASTCHESTER



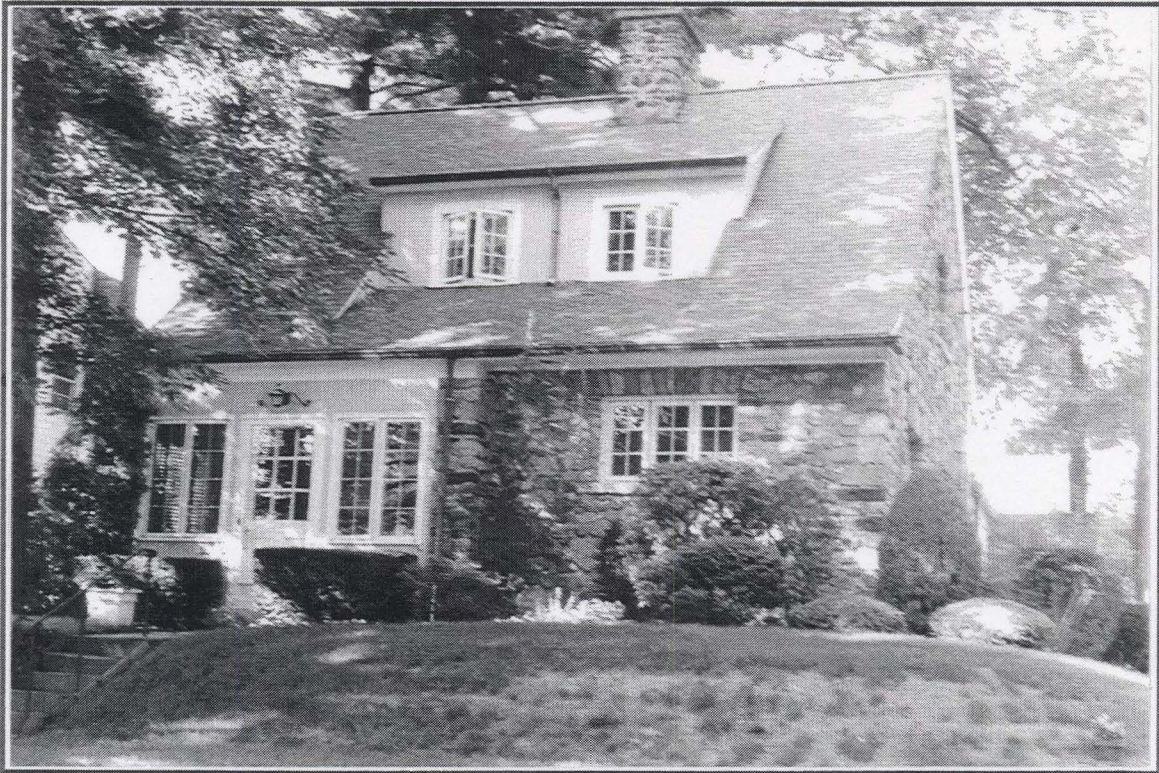
Situated south of the Village of Scarsdale boundary, the North Eastchester neighborhood extends from Scarsdale Avenue (the Metro North Harlem Line) in the west, across to White Plains Road (Rte. 22) in the east. From Scarsdale in the north, to Harney Road in the south. The neighborhood is 116.7 acres in size, and accounts for approximately 5.3 percent of the total land area of the town.

The northern portion of North Eastchester has been predominantly developed into 5,000 square foot building lots supporting single family homes. Approximately 353 dwellings are present in the northern portion of the neighborhood. These homes are characteristically well maintained. Typical 30 foot front yards, and separations between homes of about 17 feet, reinforce a sense of neighborhood not present in other areas of the town. Mature trees and individual landscaping buffer and soften the close relationship between neighboring homes. The neighborhood supports a permitted residential density of about 8 units per acre.

South of Woodruff Avenue, this well ordered pattern of land use changes dramatically. Montgomery Avenue and Summerfield Street support a diverse array of land uses ranging from single and multi-family residential, to retail, to office, to auto repair businesses and to a Con Ed substation. Dunwoodie Park and Saggese Field (covering approximately 6.6 acres) stand at the center of the North Eastchester neighborhood and help to distinguish the residential north from the predominately commercial south. The neighborhood's pattern of land use is distinguished in one additional area, in its north west corner. This area, along the east side of Scarsdale Avenue, supports neighborhood retail shops, some with apartments above.

The North Eastchester neighborhood is approximately 69 percent residential (80.1 acres), 10 percent commercial (11.3 acres), 6 percent parkland (6.6 acres), 14 percent roads (16.1 acres), 1 percent vacant (1.7 acres), with the remaining 1 percent (.8 acres) devoted to other uses such as the Children's Corner Nursery School located on the corner of Scarsdale Avenue and Alkamont Avenue, or the Grace







The North Eastchester Neighborhood is 116.7 acres in size or 5.3% of the land area of the town.

Lutheran Church on the corner of Grand Boulevard and Alida Street.

The contrast between the stable, well developed pattern of residential land use present in the northern portion of the neighborhood and the irregular pattern to the south is dramatic. In fact, the 18 acre triangle of land formed by White Plains Road, Montgomery Avenue, and Brook Street supports one of the most varied and interwoven array of land uses in the town.

The nature of the commercial development in the southern portion of the neighborhood has created a number of conflicting and problematic conditions. In spite of the presence of a large municipal parking lot between Summerfield Avenue and Brook Street, off-street and on-street parking difficulties exist. Additionally, roadway congestion, incompatibility of adjacent land uses, noise, surface and air quality environmental impacts associated with the auto repair facilities, and the general uncoordinated pattern of existing land use all exist to varying degrees.

The principal intersection into the southern part of the neighborhood is located at Brook Street/White Plains Road. The peak hour traffic volume through this intersection is 1,525 vehicles. This volume translates into a Level of Service (LOS) of "A". This LOS indicates that the intersection functions adequately, and traffic conditions are not a problem in this area.

#### **Neighborhood Assets:**

- 1 - Strength and relative affordability of single family residential section.*
- 2 - Accessibility to neighborhood retail and service establishments.*
- 3 - Durwoodie park.*
- 4 - Access to Scarsdale train station.*



Neighborhood Goal #2  
Establish performance standards to assure that auto repair facilities will not have a negative impact on the environment or on adjacent property.

**Neighborhood Planning Goals:**

*1 - Restrict auto repair facilities (as Special Permit Uses) to only those sites with sufficient lot area to permit adequate operation and separation for residential uses.*

*2 - Establish performance standards to assure that auto repair facilities will not have a negative impact on the environment and on adjacent property.*

*3 - Establish special use conditions for auto repair uses.*

*4 - Provide a transitional use buffer between the auto district and adjacent low density residential areas.*

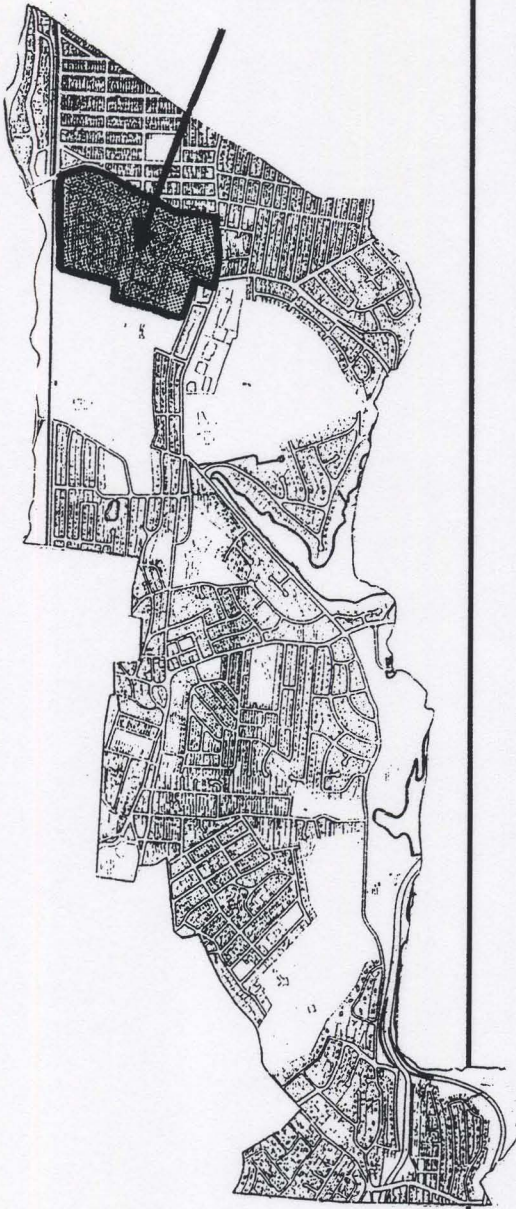
*5 - Improve auto storage and parking for vehicles being serviced for the auto repair businesses.*

*6 - Improve off-street and on-street parking for all commercial uses.*



### 11.3 GREEN KNOLLS - GREENVALE NEIGHBORHOOD:

Green Knolls-Greenvale  
Neighborhood



The Green Knolls - Greenvale neighborhood takes its name literally from the "hill and dale" topographic characteristics of the area. The neighborhood extends south of Harney Road/Brook Street in the north, to the Leewood Country Club and the Town incinerator site to the south. From the Metro North Harlem Line in the west, to the far side of the Greenvale School and White Plains Road in the east.

The Green Knolls - Greenvale neighborhood accounts for approximately 106.6 acres, or 4.9 percent of the town. Roughly 69 percent (74.0 acres) of the neighborhood is occupied by single family homes on lots of 6,000 square feet in size, representing a permitted density of 7 units per acre. Approximately 365 homes are located within this neighborhood. 8 percent (8.9 acres) of the area is devoted to the Greenvale School, 10 percent (10.4 acres) is occupied by commercial businesses along the White Plains Road and Harney Road perimeter, 11 percent (11.9 acres) are roads, and the remaining 1 percent (1.4 acres) is vacant.

A unique characteristic of the Green Knolls- Greenvale neighborhood is the looping roadway network that fortifies the unity and character of the neighborhood. The principal access points into the neighborhood are Maple Street both to the east and to the north and Harney Road (Brook Street) at the north west corner of the neighborhood.

Commercial activity in Green Knolls - Greenvale is limited to the northern and eastern perimeter of the neighborhood. In the north, Brook Street, which separates the North Eastchester neighborhood in the north from the Green Knolls - Greenvale neighborhood in the south, is predominantly a commercial corridor, particularly toward its eastern reach. Much like the area north of Brook Street, the commercial strip along Brook Street in the Green Knolls - Greenvale neighborhood supports a diverse and interspersed array of land uses. The area has a perceptually strong link to the larger commercial area along the Brook Street corridor.

The neighborhood's second commercial area is located along White Plains Road (Rte. 22). This area contains several retail and service land uses oriented to the immediately adjacent







The Green Knolls-Greenvale neighborhood takes its name literally from the hill and dale topographic characteristics of the area.

residential neighborhoods. Moving south of the Wilmot Road/Maple Street intersection, the Route 22 corridor changes in character and supports a large number of important retail stores that draw customers from the larger regional market of southern and central Westchester County. A large municipal parking lot is present at the Brook Street/Route 22 intersection.

Just past the southern boundary of the neighborhood, Labriola Field and Bob Haindl Park provide several Little League ballfields, picnic areas, a nature area, tot lots and several soccer and football fields. Adjacent to the park is the town Highway Yard, formerly the site of the town incinerator. In accordance with the regulations that closed most municipal incinerator facilities, the town stopped incinerating solid waste in the early 1970's. The incinerator visible today is actually the second on the site, built behind the original incinerator decommissioned in the 1950's. The Highway Yard site is currently used for the town's recycling program, storage of Highway Department vehicles, and other municipal storage uses.

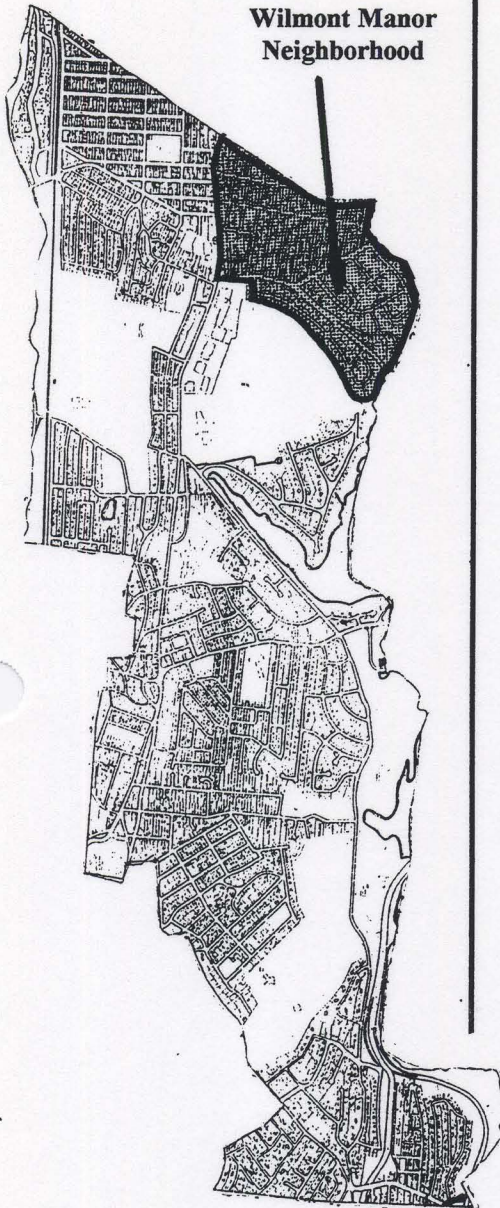
#### **Neighborhood Assets:**

- 1 - *Well delineated neighborhood with clear boundaries.*
- 2 - *Excellent accessibility to neighborhood and regional retail facilities.*
- 3 - *Adjacent Labriola Field and Bob Haindl Park.*
- 4 - *Adjacent open space of Leewood Country Club.*

#### **Neighborhood Planning Goals:**

- 1 - *Address parking & traffic concerns adjacent to commercial uses.*
- 2 - *Develop long range plan for former incinerator site.*
- 3 - *Address land use and zoning of Brook Street corridor.*
- 4 - *Implement commercial district design guidelines and sign control ordinances to improve aesthetic character of commercial areas.*
- 5 - *Strengthen corridor nature of Brook Street.*





#### 11.4 WILMONT MANOR

The Wilmont Manor neighborhood is the largest neighborhood in the town of Eastchester, accounting for 8.6 percent of the land area of the town. The neighborhood, which is 185.8 acres in size, is located in the northeast corner of the town. the Village of Scarsdale is located to the north, the Hutchinson River delineates its eastern boundary, Lake Isle Park marks the southern boundary and White Plains Road (Rte. 22) defines the western edge of the neighborhood.

The neighborhood is extensively devoted to residential use. 150.4 acres or 81 percent of the neighborhood is residential. The balance is made up of commercial activities along Route 22, between Locust Avenue and Wilmot Road covering 8.8 acres or 5 percent of the neighborhood, as well as the 1.0 acre Cooper Field Park located on Locust Avenue, between Bell Road and Webster Road. Cooper Field supports a softball field, tot lot and open playfield. A large vacant parcel is present in the center of the neighborhood that formerly supported a nursery. This site occupies 2.1 acres and presents a significant development opportunity. Roadways cover about 25.6 acres or 14 percent of Wilmont Manor.

North of Wilmot Road and Hutchinson Boulevard, the pattern of residential development is squarely established along a grid of north-south and east-west oriented roads and avenues. This area supports lots of 5,000 square feet minimum. This represents a permitted density of about 8 units to the acre. South of Wilmot Road and Hutchinson Boulevard, the grid gives way to a less formally organized roadway layout that supports larger lots of 7,500 square feet, reflecting a permitted density of 5.8 units to the acre. Lots along the southern edge of this neighborhood backup against Lake Isle Park's grounds. The southwestern corner of the area defines the northern tip of the White Plains Road commercial area.

Wilmot Road and Hutchinson Boulevard are major collector arterials providing access to Route 22 from Scarsdale and New Rochelle to the north and east.







Wilmont Manor is the largest neighborhood in the town of Eastchester (185.5 ac).

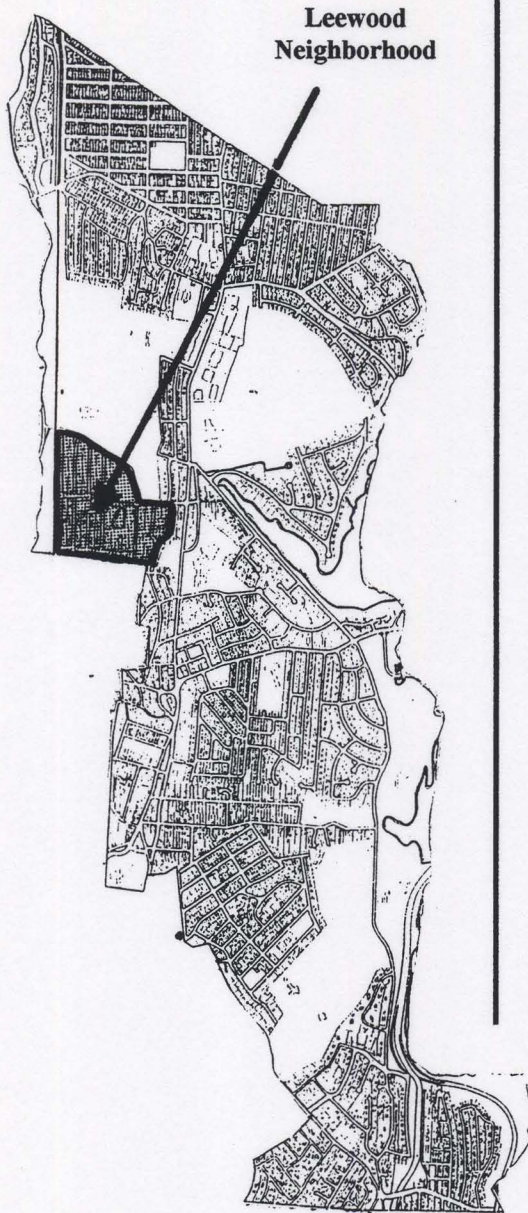
**Neighborhood Assets:**

- 1 - *The residential portion of the neighborhood is stable, mature, fully developed and well maintained.*
- 2 - *The neighborhood encompasses two separate zoning districts which offer a diversity of 5,000 square foot lots to the north and 7,500 square foot lots to the south.*
- 3 - *The neighborhood enjoys easy access to the neighborhood and regional retail facilities of Route 22.*
- 4 - *Cooper Field.*
- 5 - *Hutchinson Blvd. and Wilmot Road allow neighborhood access without reliance on the more heavily trafficked Route 22.*
- 6 - *Southern portion of the neighborhood is adjacent to the open space of Lake Isle Park.*

**Neighborhood Planning Goals:**

- 1 - *Assess the encroachment of Route 22 commercial activities into the residential portion of the neighborhood, particularly along Ackerman Place and Reynolds Place.*
- 2 - *Address parking and traffic conflicts in areas adjacent to commercial areas.*
- 3 - *Address height and bulk requirements regarding infill development.*





### 11.5 LEEWOOD

The Leewood neighborhood is located in the central portion of the town, adjacent to the northern boundary of the Village of Tuckahoe. The western boundary is defined by the Metro North right-of-way, the northern border by Leewood Drive and Leewood Country Club, and the eastern boundary by Park Drive. The Leewood neighborhood is approximately 69.0 acres in area, or 3.1% of the town total.

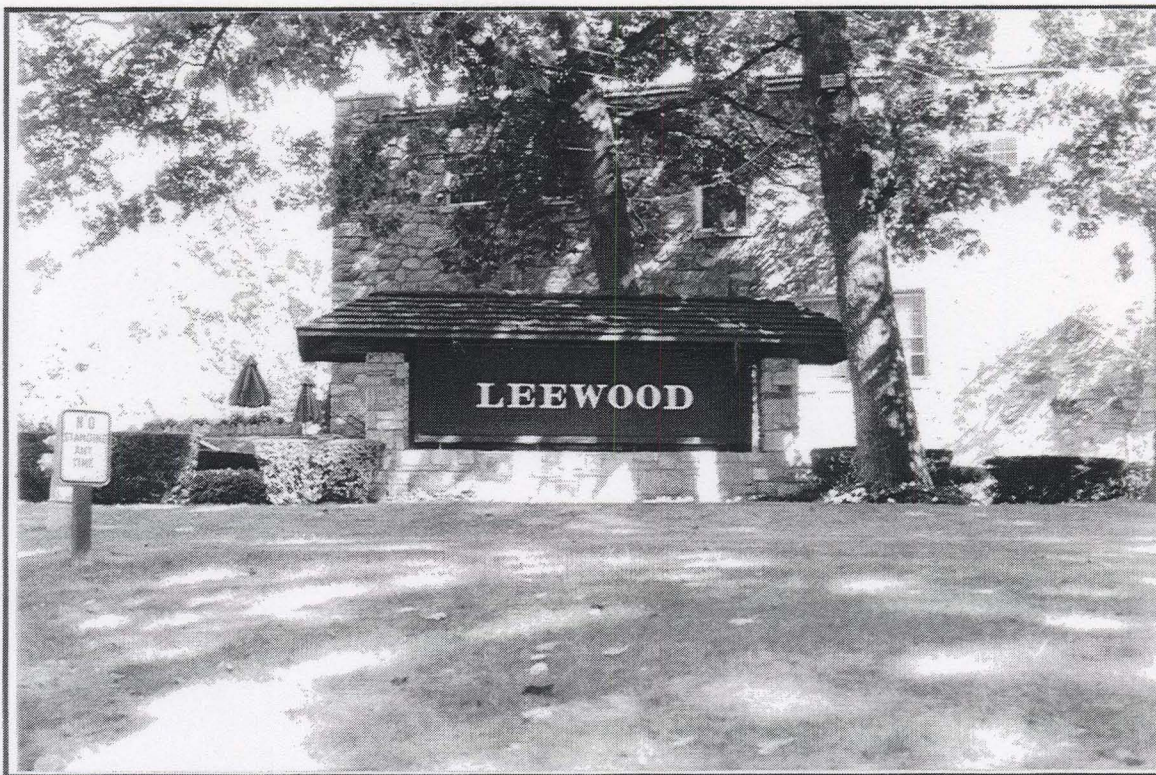
No commercial land uses are present in the Leewood neighborhood. Only two other land uses disrupt this consistent pattern of residential land use. Leewood Park is present in the northeastern corner of the area and the United Water Company of New Rochelle's pump station is located in the northwestern corner of the neighborhood and covers .58 acres. 219 dwellings are located in this neighborhood. The R-7.5 zoning present on the north side of Cross Hill Road permits a density of 5.8 units per acre, while the R-6 zoning to the south permits a greater density of 7.3 units to the acre. Roadways account for 10.5 acres or 15 percent of the area.

Lake Ida provides an interesting centerpiece for this neighborhood. The lake, approximately 1.6 acres in area, is a former marble quarry that has collected water to form the existing lake.

The Leewood Drive/Route 22 intersection provides the access point into the Leewood neighborhood. Leewood Drive also connects exit 9 of the Bronx River Parkway. As a result, Leewood Drive on the northern perimeter of the neighborhood supports regional traffic. The Leewood neighborhood has excellent access to the Crestwood train station in Tuckahoe.

The neighborhood enjoys the benefit of its proximity to the open space of the Leewood Country Club. Additionally Leewood Park occupies a proportionally large percentage of the neighborhood (5.8 acres or 8%). The park contains six all-weather tennis courts, two paddle tennis courts, a basketball court, a small softball field, a volleyball court and a horseshoe court. An additional open space/recreational resource located just beyond the perimeter of the







Neighborhood Goal #2  
Preserve the  
character of the  
residential neighborhood.

neighborhood is Eastchester High School/Jr. High School located across Route 22.

**Neighborhood Assets:**

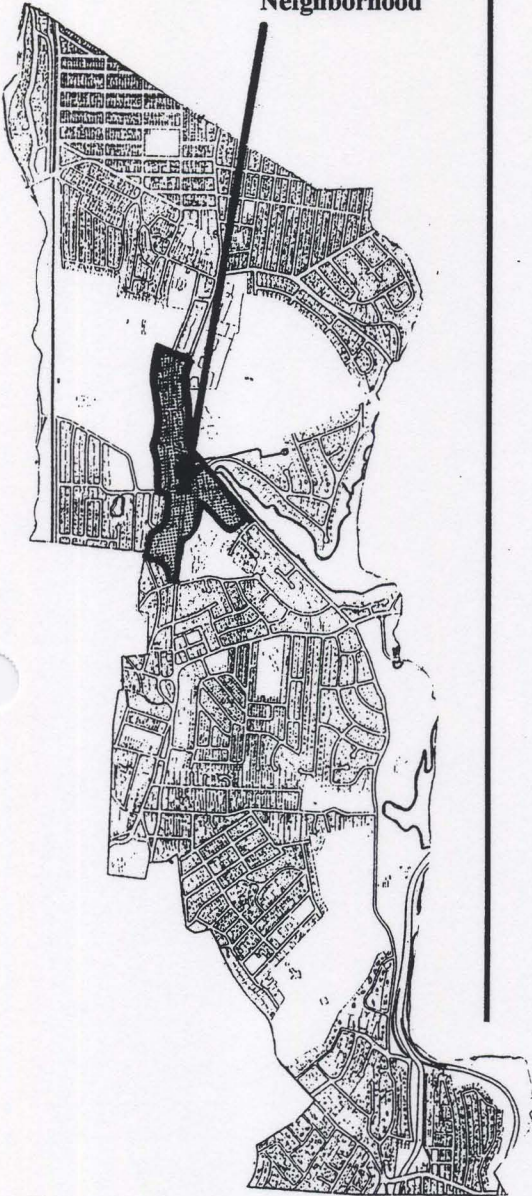
- 1 - *Strong neighborhood identity.*
- 2 - *Proximity to Leewood Country Club, Leewood Park and Eastchester High School.*
- 3 - *Lake Ida*
- 4 - *Easy commute to Crestwood train station.*
- 5 - *Access to Route 22 commercial corridor.*
- 6 - *Access to exit 9 on Bronx River Parkway.*

**Neighborhood Planning Goals:**

- 1 - *Improve traffic safety of Bronx River Parkway through traffic.*
- 2 - *Preserve character of residential neighborhood.*
- 3 - *Work with United Water of New Rochelle to improve the aesthetic appearance of the pump station.*



**White Plains Road  
Neighborhood**



## 11.6 WHITE PLAINS ROAD

The White Plains Road neighborhood extends primarily along the western side of Rte. 22, through the central portion of the town. This neighborhood is situated between the White Plains Road commercial area and the Vernon Hills Shopping Center to the north, and the Town Center commercial area to the south. The area is predominantly residential; however, a number of non-conforming commercial uses, particularly office uses, as well as several uses that pre-date zoning, exist along White Plains Road. Due in part to the neighborhood's ambivalent relationship to adjacent non-residential areas, no homeowners association supports this area, one of only three areas of the town not served by such a group.

The neighborhood runs from Burnham Road in the north to Lincoln Avenue in the south (on the west side of Rte. 22), and includes the area between Rte. 22 and California Road, north of the High School, on the east side of Rte. 22. The neighborhood occupies 51.3 acres or about 2.3 percent of the town.

The entire neighborhood is residentially zoned. The majority of the area is R-5, with a portion of the area adjacent to Park Drive R-6, and small area on the east side of White Plains Road south of Water Street, R-7.5. 144 dwellings are present in the neighborhood

A number of the properties fronting on White Plains Road have been converted or support commercial uses, primarily offices. The area, however, maintains its residential zoning. Another distinguishing characteristic of the neighborhood is the presence of a large percentage of vacant land. In fact, one of the prime developable parcels in town (the former Apple Annies site) is located in this area. The neighborhood is 70 percent residential (36.1 acres), 5 percent commercial (2.7 acres), 2 percent institutional (1.1 acres), 1 percent parkland (.8 acre), 10 percent roadways (5.3 acres), and 9 percent vacant (4.6 acres).







The neighborhood is strongly influenced by White Plains Road. The road not only provides local access to the residential and commercial uses in the neighborhood, but also serves as the major north-south arterial in the town. This neighborhood reflects strong pressure to permit greater commercial activity (office use) along White Plains Road.

**Neighborhood Assets:**

- 1 - *Access to White Plains Road*
- 2 - *Access to open space and recreational resources of Leewood Country Club, Lake Isle Park and the High School.*
- 3 - *Centralized location.*
- 4 - *Historic shroudmakers house (oldest home in town), and Stewart House gates.*

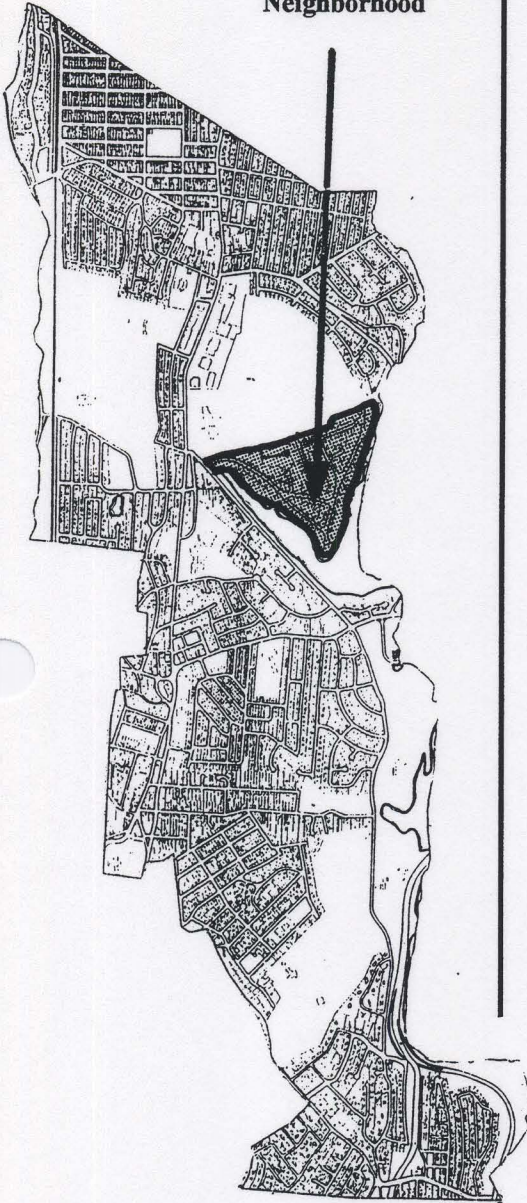
**Neighborhood Planning Goals:**

- 1 - *Rationally planned residential development of the former Apple Annies site on White Plains Road.*
- 2 - *Strengthen neighborhood identity.*
- 3 - *Establish neighborhood association.*
- 4 - *Eliminate illegal non-conforming uses and structures.*
- 5 - *Evaluate suitability of parking supporting the existing commercial uses.*
- 6 - *Establish the adequacy of traffic movements and roadway geometry of White Plains Road, in the north of the neighborhood, near the major shopping areas.*

Neighborhood Goal #1  
Rationally planned  
development of the  
former Apple Annies  
site on Rte. 22



Lake Isle  
Neighborhood



### 11.7 LAKE ISLE

The Lake Isle neighborhood is a uniquely oriented residential area. The neighborhood occupies approximately 80 acres, or about 3.6% of the total land area of the town. The extremely well defined neighborhood boundaries and the limited access into the area make the Lake Isle neighborhood an exclusive and desirable section of the town.

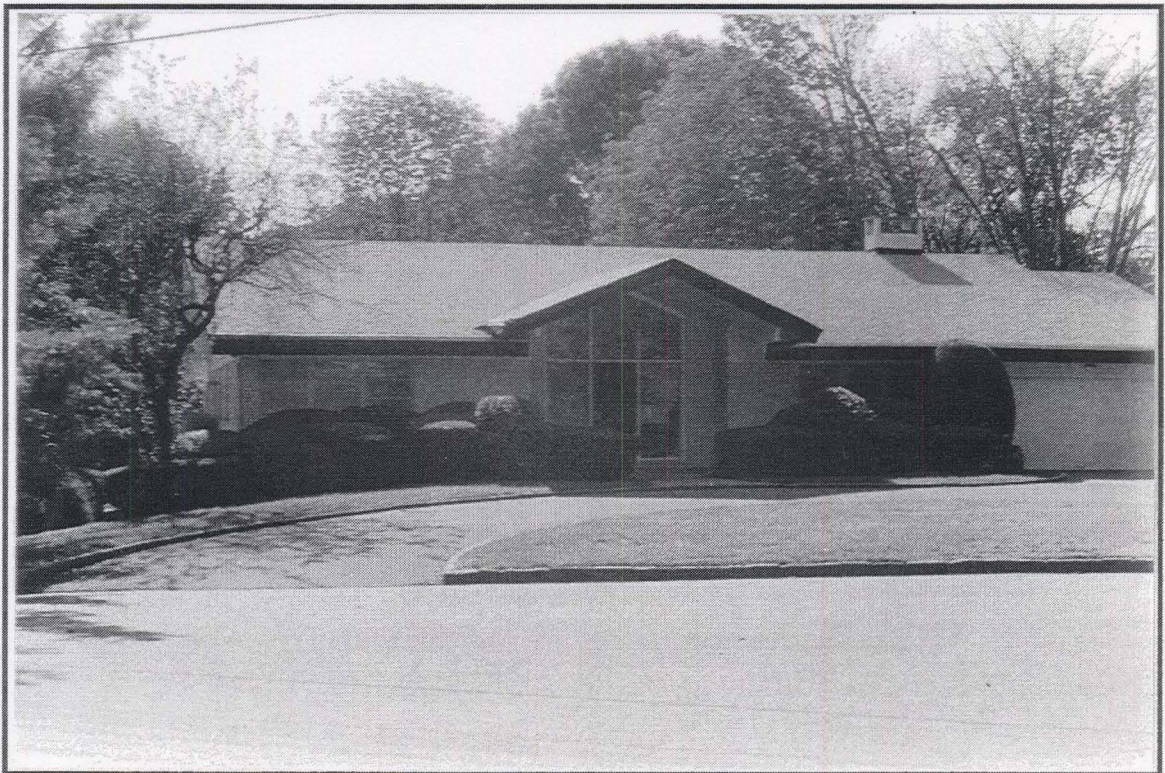
The southern perimeter of the Lake Isle neighborhood developed along the shoreline of Lake Innisfree. Homes in this area front on Lake Shore Drive, and back out onto the waterfront of the lake. As a result, the neighborhood takes on its characteristic triangular shape, with its peak pointing to the south, and its base along Lake Isle Park in the north.

The only access into the Lake Isle neighborhood from the town of Eastchester is through the Lake Shore Drive/California Road intersection. Lake Shore Drive does bridge Lake Innisfree at the eastern edge of the neighborhood and crosses over into New Rochelle. This limited access, combined with its location adjacent to the Lake Isle Park facility and the Holy Mount Cemetery, further strengthens the perception that Lake Isle is a unique and distinctive enclave.

The neighborhood is entirely zoned R-15, and requires minimum lots of 15,000 square feet. This area represents the least intensively developed neighborhood of the town. The existing zoning permits a density of about three units per acre. The neighborhood's 116 dwellings on 66.13 acres reflect an actual density of less than two units per acre. The neighborhood supports large homes on generous lots. The area is beautifully maintained and benefits from the presence of the lake and the park.

66.1 acres, or nearly 83 percent of the neighborhood is devoted to residential use. The neighborhood's roadways occupy 6.5 acres or about 8 percent. The Holy Mount Cemetery covers 6.1 acres or slightly less than 8 percent; and, the County Park occupies 1.2 acres, or about 2 percent of the neighborhood.







The Lake Isle Neighborhood is the largest, least intensively developed area of the town.

**Neighborhood Assets:**

- 1 - *Extremely strong neighborhood identity.*
- 2 - *Largest, least intensively developed portion of the town.*
- 3 - *Limited access restricts through traffic.*
- 4 - *Lake Innisfree.*
- 5 - *Lake Isle Park.*
- 6 - *Shore Club.*

**Neighborhood Planning Goals:**

- 1 - *Preserve the existing character of the neighborhood.*
- 2 - *Increase availability of public transportation.*
- 3 - *Address the degradation of water quality of Lake Innisfree.*



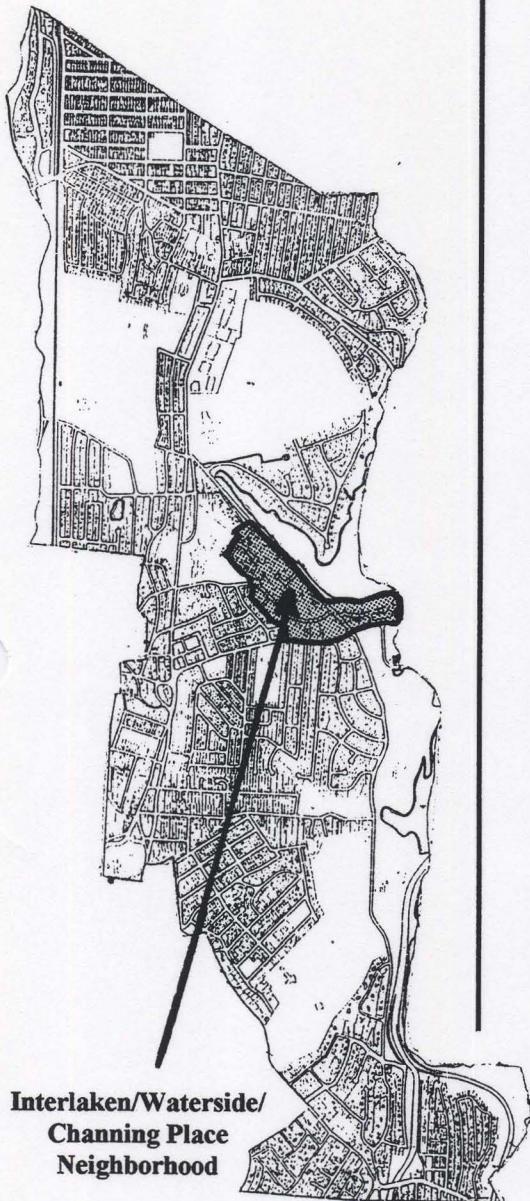
### 11.8 INTERLAKEN/WATERSIDE/CHANNING PLACE

This neighborhood, actually a conglomeration of the territory of three separate neighborhood associations, represents a major area of the town devoted to a common pattern of land use dominated by attached apartments. These buildings cover the range of ownership types, from rental units, cooperatives to condominiums. It is this similar pattern of land use that supports neighborhood unity and justifies the establishment of a single neighborhood.

The neighborhood covers approximately 45.7 acres or about 2.1 percent of the town and is situated north of Mill Road, along California Road. The Waterside Close development is situated on the southern shore of Lake Innisfree, north of Mill Road., west of the town's boundary with the City of New Rochelle and east of California Road. On the west side of California Road, the Interlaken segment of the neighborhood begins. This area runs north along California Road, to approximately Whitehall Road. The area extends to the rear of the single family homes on Lincoln Place, and then intersects Mill Road at its southern boundary. The Channing Place sub-element of this neighborhood straddles the Channing place double cul-de-sac, off California Road.

This neighborhood represents a completely homogeneous pattern of residential land use, uninterrupted by any other commercial, public or quasi-public land uses.

Access is gained into the neighborhood from Mill Road and California Road from the north, east and south, and from Lincoln Avenue and Manchester Road or Woodlot Road from the west.



**Interlaken/Waterside/  
Channing Place  
Neighborhood**







Similar land use  
characteristics  
justifies the  
orientation of  
this neighborhood

**Neighborhood Assets:**

- 1 - *Very strong neighborhood identity.*
- 2 - *Presence of Lake Innisfree.*
- 3 - *Accessibility to Mill Road, California Road, and Hutchinson River Parkway exit #18.*
- 4 - *Building design continuity.*
- 5 - *Common maintenance of private open space.*
- 6 - *Controlled security access (Waterside Close).*

**Neighborhood Planning Goals:**

- 1 - *Strengthen pedestrian links to public parks, open space and to the Town Center.*
- 2 - *Develop a cooperative dialog among the three existing neighborhood associations.*
- 3 - *Improve the water quality of Lake Innisfree.*



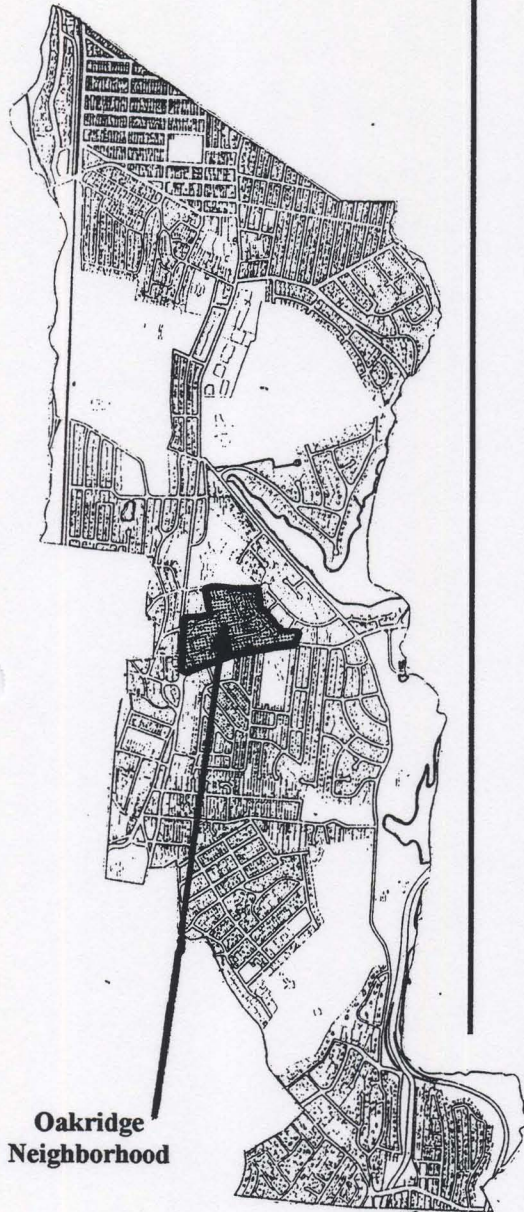
### 11.9 OAKRIDGE

The Oakridge neighborhood covers approximately 47.8 acres or 2.2% of the town's land area. The neighborhood is located on the north side of Mill Road, and runs to White Plains Road to the west, and the Interlaken/Channing Place/Waterside neighborhood to the east. In the north, the neighborhood extends to Lincoln Avenue and the Eastchester Junior and Senior High School.

A look at the existing land use map fails to accurately depict the diversity of the Oakridge neighborhood. The area supports single family homes on lots of 6,000 square feet (the R-6 zone), two-family homes on similarly sized lots (R-3), multi-family dwellings at the greatest density permitted within the town; 124 units per acre (M-350), multi-family dwellings at a density of 62 units per acre (M-700), as well as retail business (RB).

The single family portion of the neighborhood is located to the east. The higher density two and multi-family dwellings, as well as the retail uses are concentrated in the southwestern portion of the neighborhood. (the Town Center commercial area). Oakridge hosts the Eastchester Public Library, a public parking area known as the Francis X. O'Rourke Lot which contains 18 permit parking spaces; and, 94 metered ones. Mill Road Park covers about one-quarter acre or less than 1 percent of the neighborhood. The Eastchester Presbyterian Church, as well as a number of retail and service establishments, cover 2.6 acres or 5 percent of the area. Roadways cover 4.9 acres or 10 percent of the neighborhood.

The Oakridge neighborhood is located in the approximate geographic center of the town. The area is fully accessible from all approaches and the primary intersections serving the neighborhood are signalized.









The Oakridge  
Neighborhood is  
located in the  
approximate  
geographic center  
of the town.

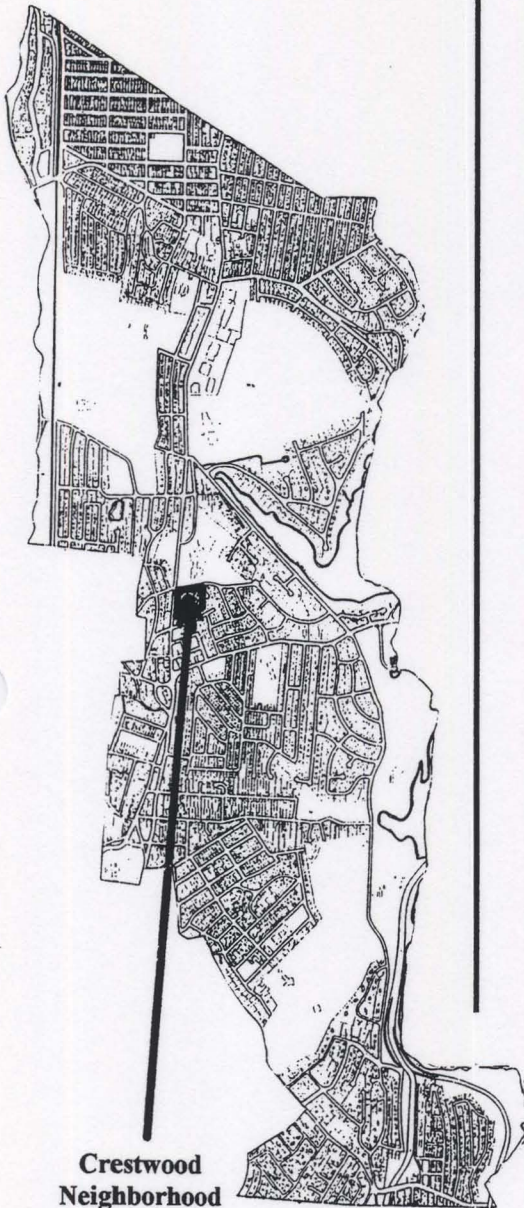
**Neighborhood Assets:**

- 1 - *Diversity of residential housing opportunities.*
- 2 - *Proximity of Town Center.*
- 3 - *Eastchester Public Library.*
- 4 - *Good accessibility from all approaches.*
- 5 - *Walking distance to Hutchinson School and the Eastchester Junior/Senior High School.*

**Neighborhood Planning Goals:**

- 1 - *Strengthen the identity of the Town Center commercial area.*
- 2 - *Fully capitalize on diversity of land use.*
- 3 - *Implement commercial area design guidelines and sign control provisions to improve the aesthetic character of the area.*
- 4 - *Implement Town Center funding mechanism (such as a Business Improvement District) to channel continuous improvement funds into the area.*
- 5 - *Target Community Development Block Grant funds for the portion of the area eligible for assistance.*
- 6 - *Develop a Town Center theme as a marketing tool.*
- 7 - *Establish a Revitalization Committee.*





### 11.10 CRESTWOOD

Crestwood is the smallest separate neighborhood within the Town of Eastchester at 3.7 acres or .2% of the town's land area. The neighborhood is located southeast of the White Plains Road, Lincoln Avenue intersection

Crestwood exhibits many similar traits as the Interlaken/Waterside/Channing Place neighborhood and is recognized separately only because it is not contiguous to that neighborhood.

The neighborhood supports approximately 122 dwellings in seven 2 and 3 story brick buildings. Primary access is available off Lincoln Avenue via Leewood Circle. Off-street parking is available along the Leewood Circle cul-de-sac, and in garages. Crestwood is centrally located, and offers easy pedestrian access to the retail, service, public/governmental and public transportation facilities of the Town Center.

#### Neighborhood Assets

- 1 - *Strong Neighborhood identity.*
- 2 - *Good access to Town Center.*
- 3 - *Accessibility to White Plains Road.*
- 4 - *Eastchester HS/Jr. HS Open Space.*

#### Neighborhood Planning Goals

- 1 - *Preserve existing character of the neighborhood.*







### 11.11 PARK AVENUE

The Park Avenue neighborhood covers approximately 22.6 acres or about 1.0 percent of the town. The neighborhood runs from the west side of White Plains Road to the Tuckahoe boundary, and from Stewart Avenue in the north to Fisher Avenue in the south. The neighborhood supports a diverse array of land uses and hosts a portion of the Town Center commercial area, situated in the neighborhood's south-east corner.

The 22.6 acre neighborhood is broken up into 16.9 acres (73 percent of the neighborhood) of residential uses, 2.9 acres (13 percent) of commercial use, .5 acre (2 percent) of institutional use which is the St. Luke's Episcopal Church, and 2.6 acres (11 percent) devoted to roadways.

The Park Avenue neighborhood is not served by a neighborhood association. The area is not well defined, supports diverse land uses, and the residential portion exhibits a strong physical and perceptual connection to the Village of Tuckahoe. The neighborhood's roadways characteristically support a higher volume of through traffic, than local traffic.

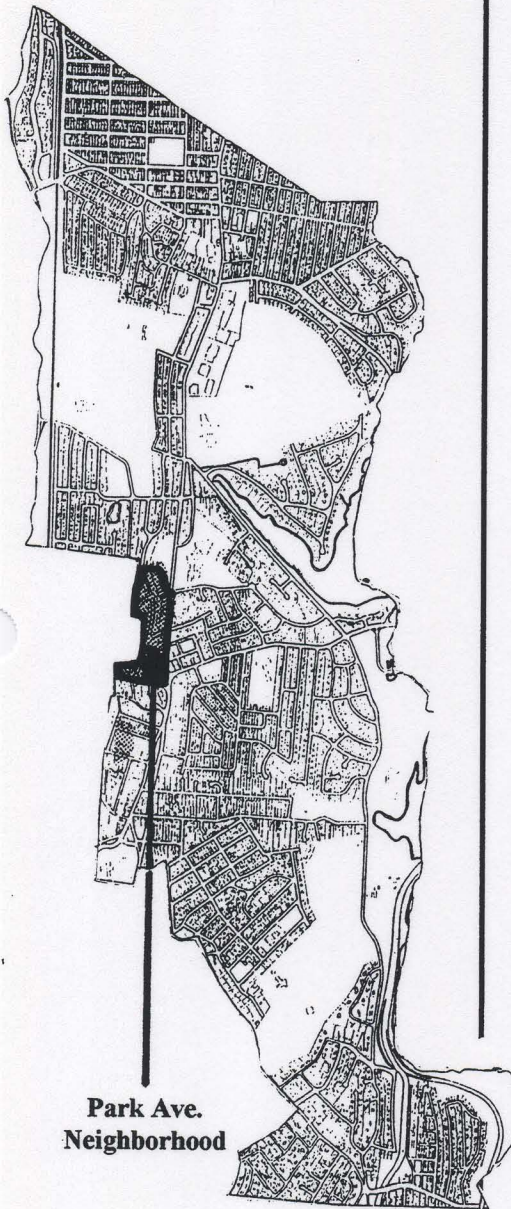
the presence of the Town Center commercial area represents an opportunity to strengthen the character and identity of this neighborhood.

#### Neighborhoods Assets:

- 1 - Presence of the Town Center commercial area.
- 2 - Centralized location within the town.
- 3 - Walking distance to the Eastchester Middle and High School.

#### Neighborhood Planning Goals

- 1 - Foster neighborhood identity.
- 2 - Establish neighborhood association.
- 3 - Mitigate objectionable through traffic.









### 11.12 WAVERLY HEIGHTS

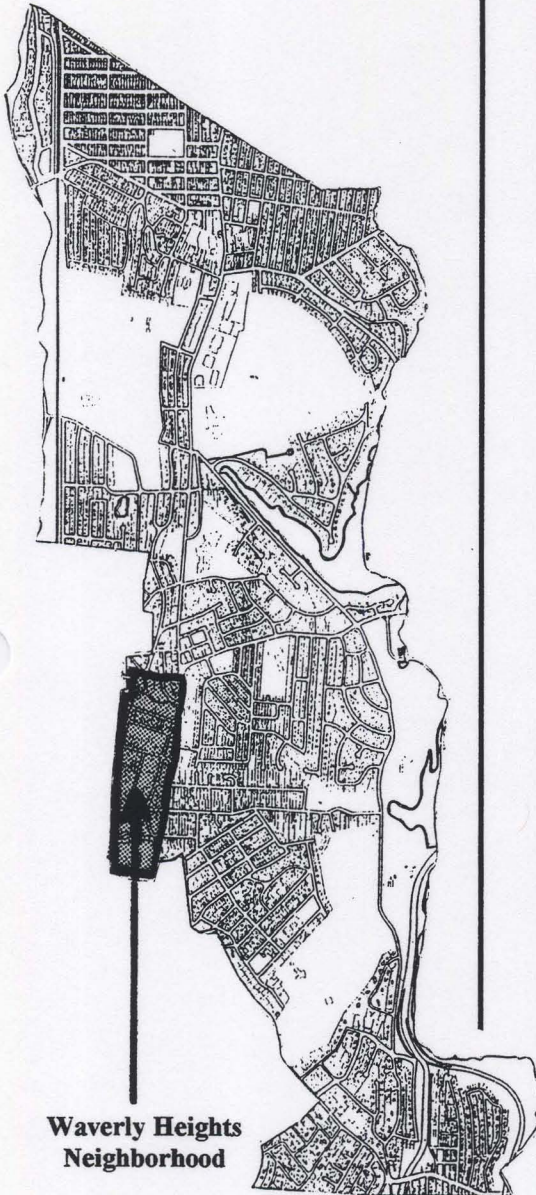
Characteristically diverse in land use, Waverly Heights sits at the juncture of several crossroads and is the oldest developed section of the town. Approximately 59.2 acres in size or 2.7% of the area of the town, Waverly Heights is bordered by roadways leading into northern Tuckahoe and the Crestwood train station (Fisher Avenue), and the Tuckahoe village center (Marbledale Road), Bronxville (Midland Avenue) and the regional connector of White Plains Road.

The land use is approximately evenly divided between residential and non-residential uses. The residential portion of the neighborhood is primarily located behind the lots fronting on Main Street. Zoned R-3 (two-family residential), this area supports the greatest concentration of two-family dwellings of any neighborhood in the town. Some underutilized single family dwellings, however, are present. Large multi-family buildings are present at the northern and southern portions of the neighborhood, and a number of apartments are present above commercial uses along Main Street. A large municipal parking lot exists off Fisher Avenue.

Retail and office uses are the predominant commercial uses in the neighborhood. The Immaculate Conception Church and School, the Waverly School, Christian Apostolic Church, the Eastchester Volunteer Ambulance Corps and the Waverly Engine Company #1 Firehouse are also prominent features in the Waverly Heights neighborhood.

22.7 acres or 47 percent of the neighborhood is devoted to residential use, 9.9 acres or 17 percent to commercial use, 13.2 acres or 22 percent institutional use, 1.2 acres or 2 percent to public uses, 6.2 acres or 10 percent to roadways, and .5 acre or 1 percent is vacant.

The Waverly Heights neighborhood supports portions of two adjacent commercial areas: the Town Center commercial area and the Waverly Heights commercial area. Portions of these commercial areas, particularly the Waverly Heights commercial area, suffer from neglected maintenance, while other areas are excellently maintained. The lack of continuity in lands use, design, signage, access, parking, bulk and scale have combined to reinforce a negative image of certain









Waverly Heights is the oldest developed section of the town.

segments of the commercial area. The residential portions of the neighborhood are far more unified. Homes on lots of 6,000 sq. ft. are consistently well maintained.

The neighborhood is fully accessible and through traffic along its perimeter is heavy, reflecting volumes of 10,100 trips of Annual Average Daily Traffic. The Mill Road/White Plains Road intersection experiences delays during certain phases, owing in large measure to the awkward geometry of the intersection. The intersection operates at LOS "D." To the south, the fork of White Plains Road and Main Street creates an unusual roadway layout and causes occasional circulation difficulties. Public transportation is available via the Bee-Lines bus stops on White Plains Road.

**Neighborhood Assets:**

- 1 - *Diversity of land use.*
- 2 - *Broad range of housing opportunities (single, two and multi-family units).*
- 3 - *Good accessibility to neighborhood retail and service establishments.*
- 4 - *Accessibility to Crestwood and Tuckahoe train stations.*
- 5 - *Access to public transportation.*

**Neighborhood Planning Goals:**

- 1 - *Advance a program of building code enforcement and property maintenance.*
- 2 - *Study the adequacy of off-street and on-street parking.*
- 3 - *Development of design guidelines and signage controls for commercial areas.*
- 4 - *Address the adequacy of traffic flow and roadway geometry.*
- 5 - *Target funds to improve the streetscape.*



### 11.13 HUNTLEY

The Huntley neighborhood encompasses a large portion of the area once covered by the Oakridge Golf Course. The golf course was sold, the area subdivided and the clubhouse was dedicated as Town Hall in 1957.

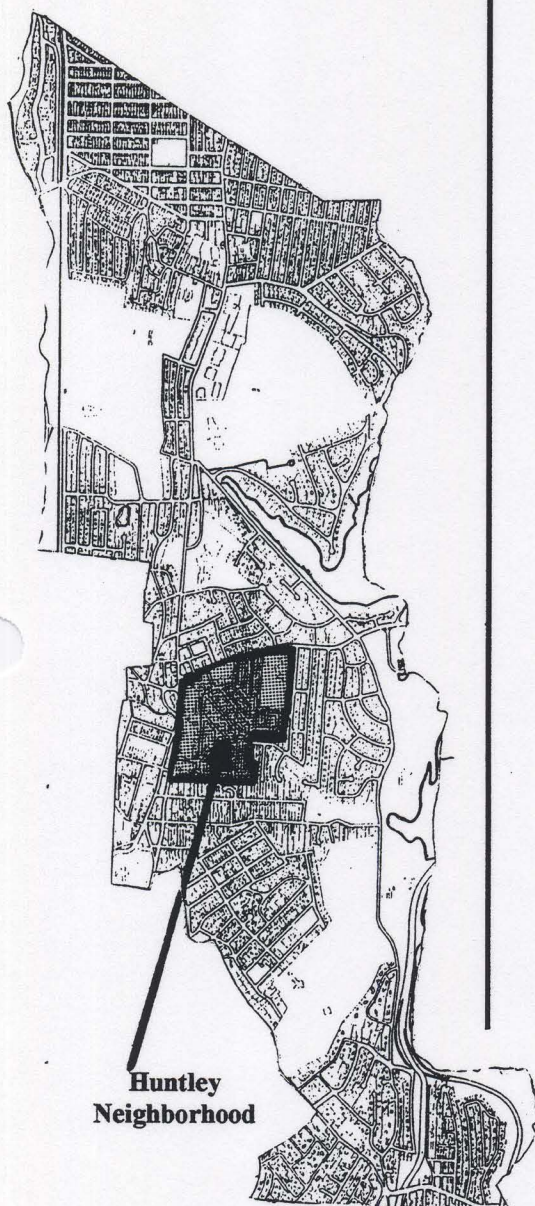
Today, Huntly supports a neighborhood of single family homes on lots of 5,000 square feet. Bounded to the west by the retail uses along White Plains Road, the neighborhood is approximately 73.6 acres in size or about 3.4 percent of the land area of the town. Approximately 56 percent (41.5 acres) of the neighborhood supports single family homes, 14 percent (10.6 acres) supports the commercial uses along White Plains Road, 3.0 acres or 4 percent is devoted to the Town Hall site, 9.7 acres (13 percent) to the Hutchinson School, 8.1 acres or 11 percent to neighborhood roadways, and .7 acre or 1 percent to the Joyce Road Park.

The regular north-south orientation of most of the residential lots along the perimeter of the neighborhood abruptly gives way to a peculiar 45 degree twist to the roadways in the center of the neighborhood along Knox Road, Huntly Road and Douglas Place. The entire neighborhood is characteristically well maintained.

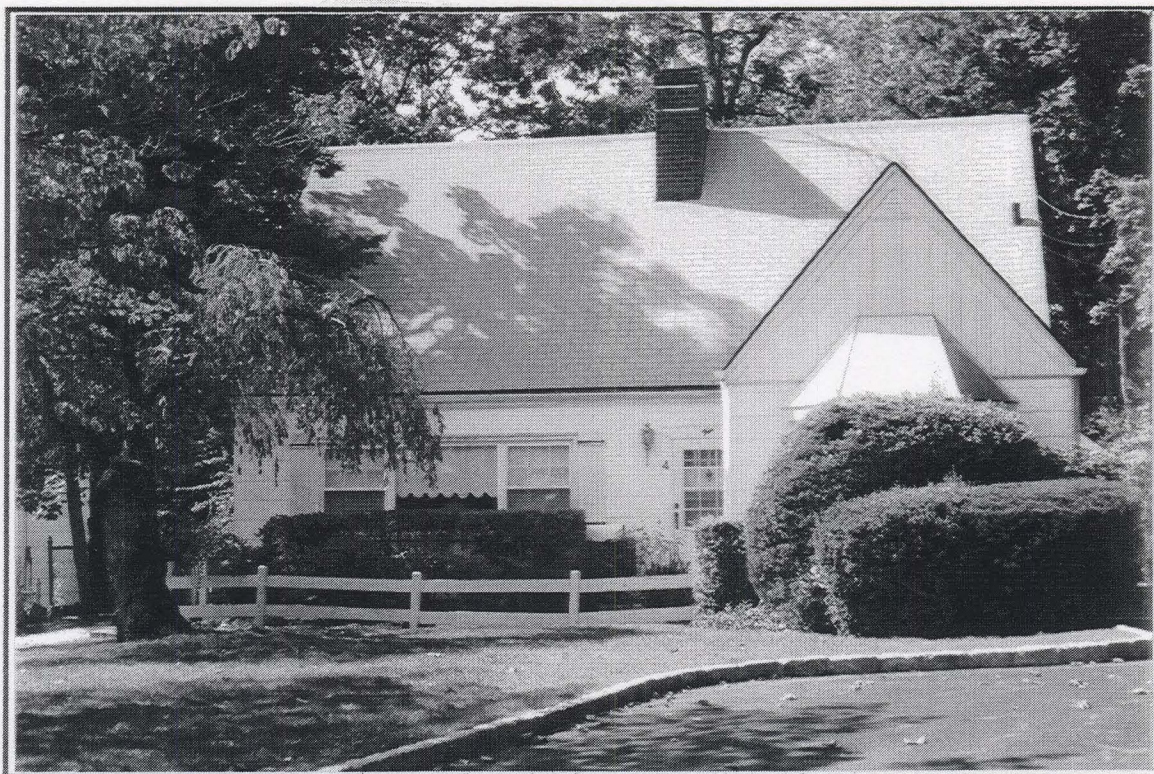
Town Hall, the traditional focal point of most communities, serves to reinforce Huntley's north-west corner as the anchor of the "Town Center." The retail portion of the neighborhood supports the Town Center commercial area with facilities such as the Grand Union Supermarket.

The Hutchinson School dominates the northeastern corner of the neighborhood and the Joyce Road Park provides a neighborhood playground containing a small playground, climbing apparatus and benches.

A continuing problem in this neighborhood is flooding in the Joyce Road area. Federal funds have been earmarked to address this problem, yet the project is not yet complete.









The Huntley neighborhood sits on the former Oakridge Golf Club site; the current Town Hall was the club house.

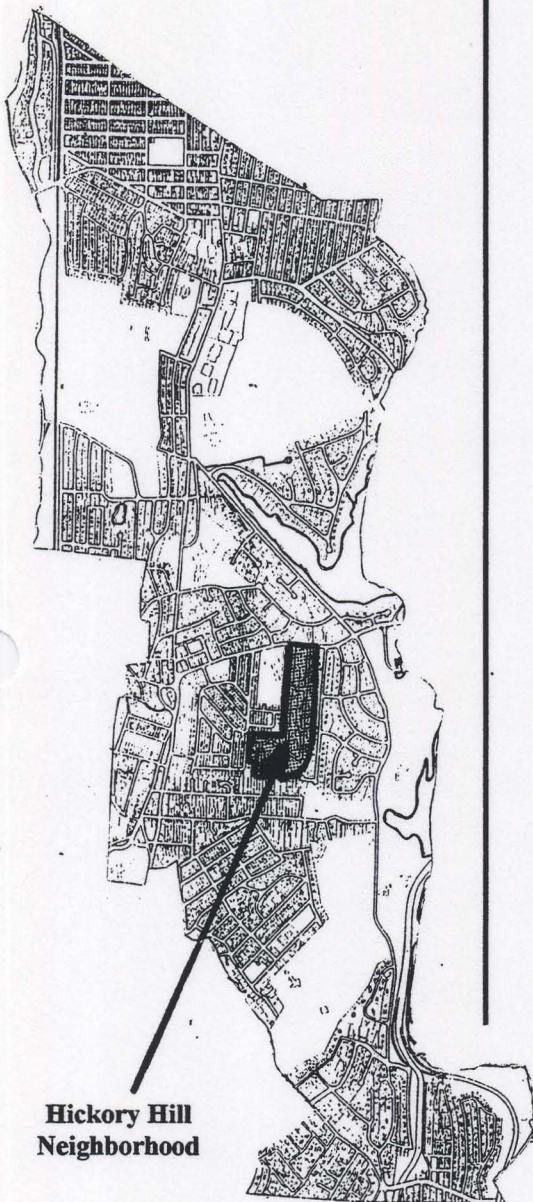
**Neighborhood Assets:**

- 1 - Proximity to "Town Center"
- 2 - Town Hall
- 3 - Presence of neighborhood retail and service establishments.
- 4 - Joyce Road Park.
- 5 - Hutchinson School.

**Neighborhood Planning Goals:**

- 1 - Intersection improvements to White Plains Road/Mill Road intersection regarding geometry.
- 2 - Improve the Town Center commercial area as described in the Oakridge Neighborhood's planning goals.
- 3 - Address incompatible land uses such as the Telephone Company site.
- 4 - Develop buffer between commercial and residential uses.
- 5 - Address issues of noise control and litter.
- 6 - Mitigate Joyce Road flooding.





#### 11.14 HICKORY HILL

The Hickory Hill neighborhood reflects an entirely homogeneous pattern of single family land use. With the exception of 22 homes in south-west corner of the neighborhood, the area supports homes on lots of 6,000 square feet in size. The south-west portion of this neighborhood is zoned R-5 which provides for lots of 5,000 square feet in size, or quite similar to the pattern of development to the west in the Huntley neighborhood.

The neighborhood is 34.4 acres in size and accounts for about 1.6 percent of the land area of the town. 87 percent (29.9 acres) is covered with single family residential uses, and the remaining 13 percent (4.5 acres) is devoted to the neighborhood's roadways.

Hickory Hill reflects the change of density that is exhibited as one moves east from the Tuckahoe boundary across the center of the town. Waverly heights supports the R-3 zone, Huntly R-5, Hickory Hill R-5 and R-6 and California Ridge R-10 (approximately fourteen, nine, seven, and four dwellings to the acre respectively).

The Hickory Hill neighborhood is aligned along Hickory Hill Road and Longview Drive, and Dorchester Road in the south. The neighborhood is primarily accessed from Mill Road in the north.

#### Neighborhood Assets:

- 1 - *Well maintained conforming roadways.*
- 2 - *Adequate infrastructure.*
- 3 - *Accessibility to Joyce Road Park.*

#### Neighborhood Planning Goals:

- 1 - *Preserve the existing character of the neighborhood.*
- 2 - *Address the proliferation of home occupation/office uses.*







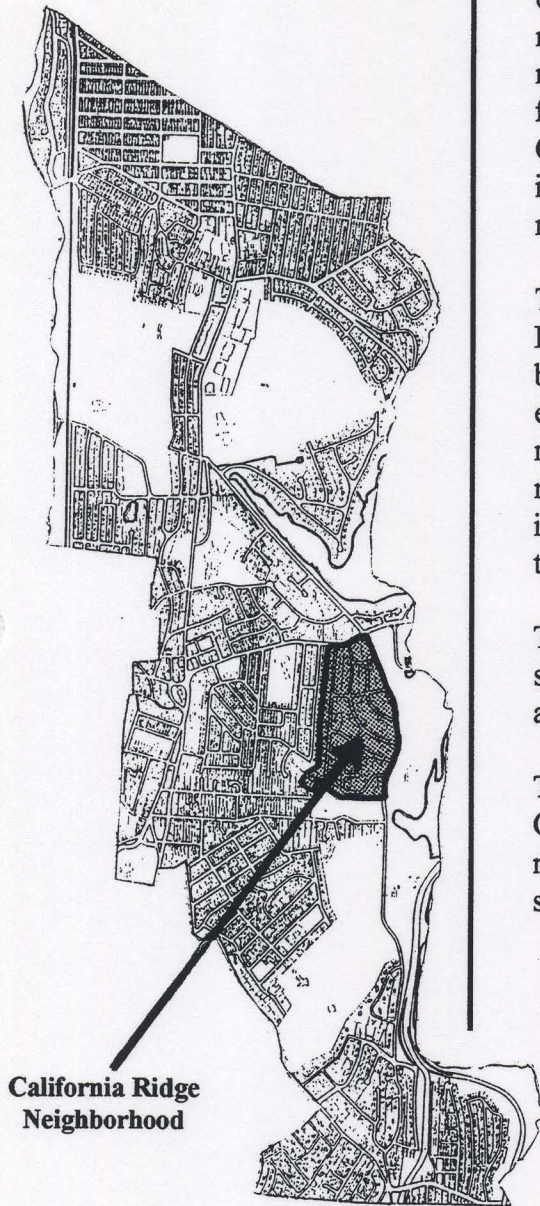
### 11.15 CALIFORNIA RIDGE

The California Ridge neighborhood covers approximately 68.2 acres, or about 3.1% of the area of the town. the neighborhood is one of the two least intensely developed neighborhoods in the town, supporting lots of 10,000 square feet. 170 dwellings are located in this neighborhood. California Ridge is completely homogeneous with respect to its land use. It is entirely single family residential; and, with regard to its zoning, it is entirely zoned R-10.

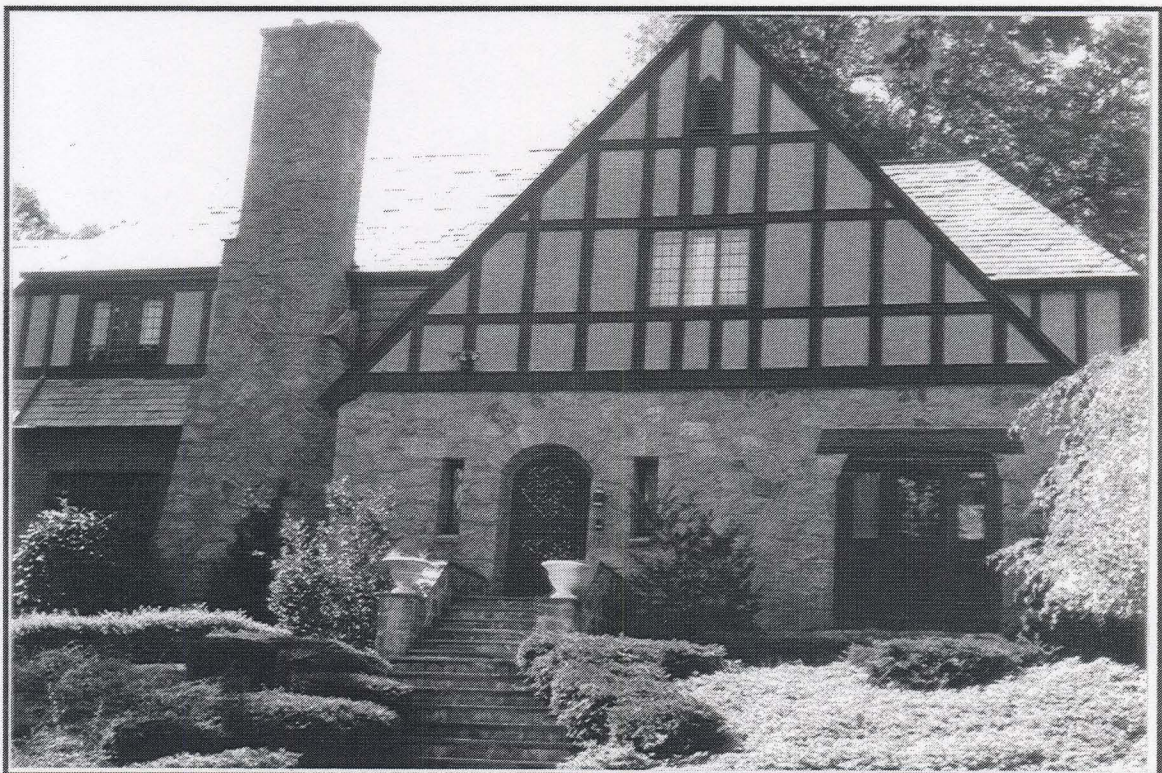
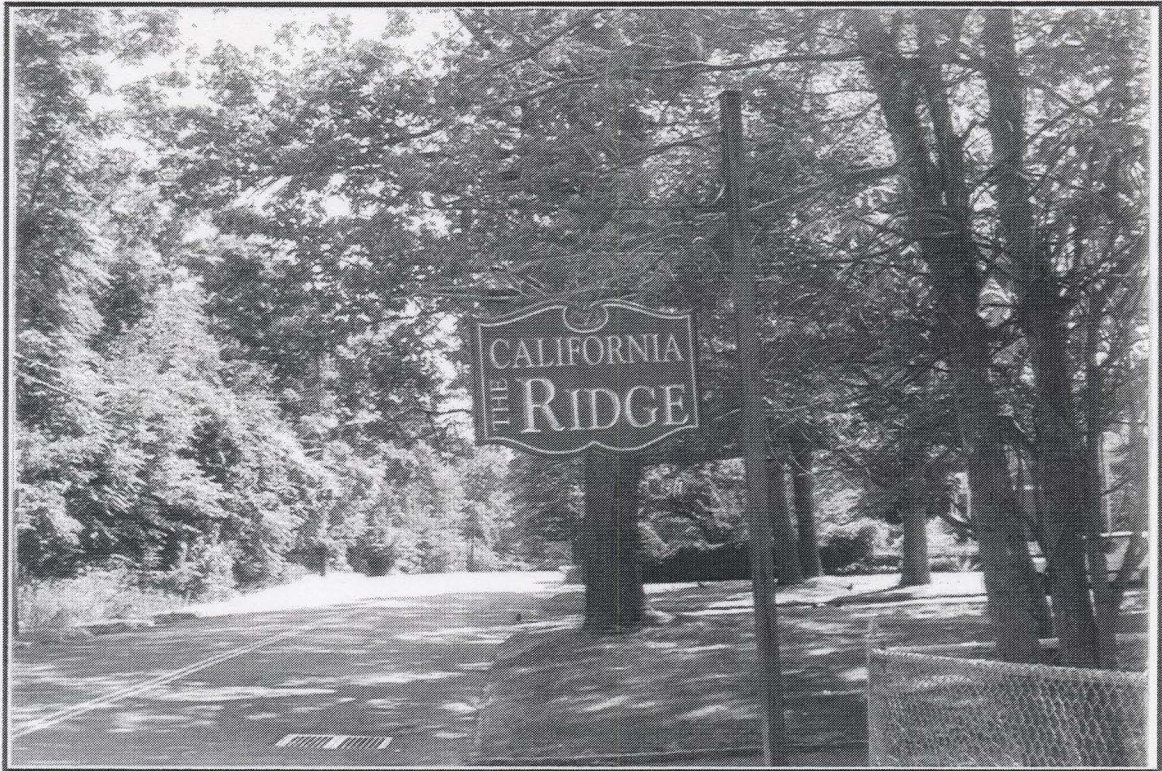
The neighborhood is distinctively situated between Interlaken Drive and California Road which form the east and west boundaries and Mill Road and the Hoover Sanctuary which establish strong north/south boundaries. A series of radial roadways characterize the central portion of the neighborhood south of the Mill Road/California Road intersection, which serves to delineate the eastern terminus of the neighborhood.

The neighborhood is excellently maintained and enjoys a strong neighborhood identity that is strengthened by attractive "California Ridge" signs posted at key locations.

The neighborhood benefits from the presence of Twin Lakes County Park located to the east, across California Road. The neighborhood does not contain any public parks or open spaces, nor do any of the adjacent neighborhoods.









The California Ridge  
Neighborhood  
supports 170  
dwellings on  
68.2 acres

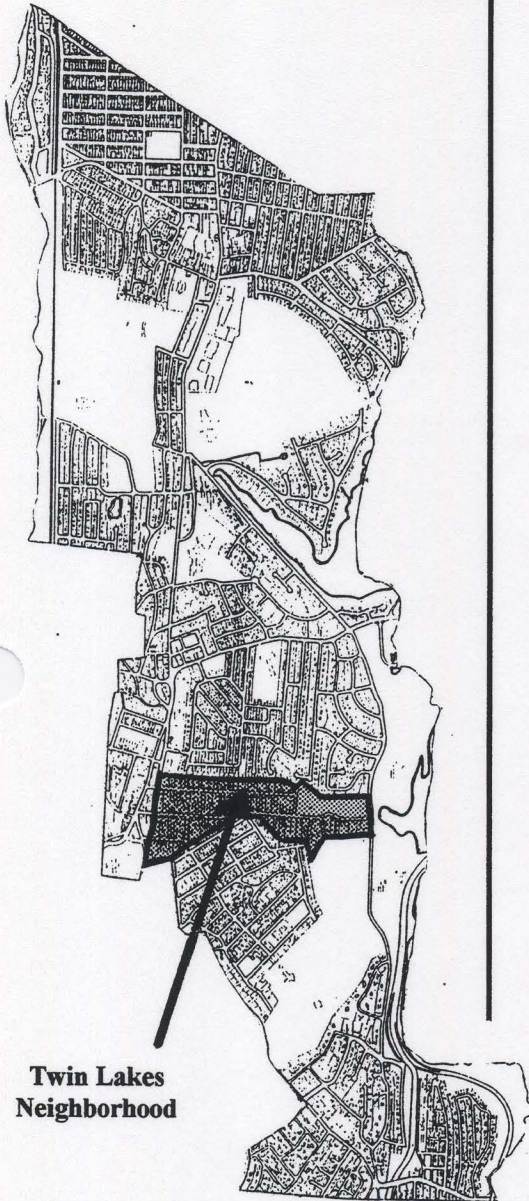
**Neighborhood Assets:**

- 1 - *Well maintained homes.*
- 2 - *Strong neighborhood identity.*
- 3 - *Easy access to exit 18 of the Hutchinson River Parkway.*
- 4 - *Presence of Twin Lakes County Park.*

**Neighborhood Planning Goals:**

- 1 - *Improve accessibility to public transportation.*
- 2 - *Preserve the existing character of the neighborhood.*





### 11.16 TWIN LAKES

The Twin Lakes neighborhood stretches between White Plains Road in the west, to California Road in the east, and covers approximately 82.2 acres or 3.7 percent of the town.

The majority of the neighborhood, 61.5 acres or about 75% is devoted to residential use. Lots of 5,000 and 6,000 square feet support 227 dwellings. This includes several non-conforming, two-family dwellings located on the south side of Highland Avenue. 4 percent of the neighborhood (3.0 acres) is devoted to the lots fronting on White Plains Road supporting various commercial uses.

The Twin Lakes neighborhood supports homes of varied sizes, architectural styles and character.

A large segment of the neighborhood, 10.8 acres or 13.2 percent is owned by the town, and leased to the county and supports a Girl Scout Cabin and the Hoover Sanctuary nature preserve. This property also supports a 3.4 acre wetland and poorly drained areas. This area is fed by a brook originating near Dorchester Road, which feeds the wetland, and then drains to the east, under California Road and eventually to former Reservoir #3 on the adjacent county parkland. California Road is prone to flooding in this area, and three existing catch basins serve to address this situation.

#### Neighborhood Assets:

- 1 - Diversity of styles and affordability of single family homes.
- 2 - The western end's proximity to neighborhood retail and service establishments.
- 3 - Hoover Sanctuary open space.

#### Neighborhood Planning Goals:

- 1 - Improve drainage conditions and flooding at the California/Highland intersection.
- 2 - Address inconsistent R-6/R-5 zoning and the potential future development of 300 ft. lots.







### 11.17 BRONXVILLE MANOR

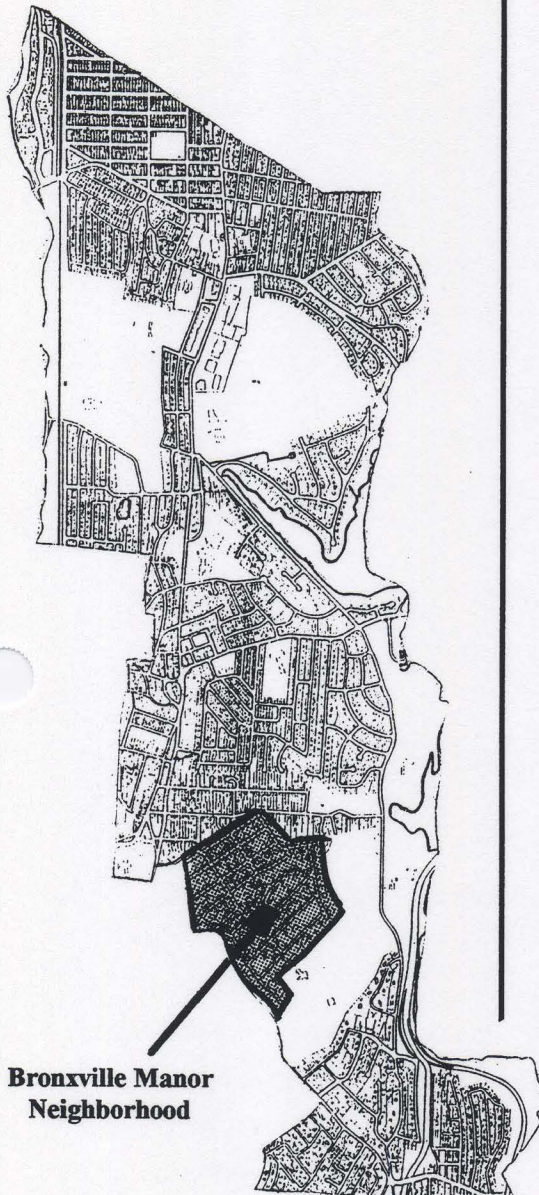
The Bronxville Manor neighborhood comprises approximately 118.8 acres (5.4% of the town) and is situated due east of the Village of Bronxville boundary. The neighborhood extends to the south and east to Siwanoy Country Club. The northern extent of the neighborhood is marked by Waverly Avenue.

The neighborhood is situated along a fairly regular grid of streets, angled so as to be parallel with the Bronxville boundary. This orientation represents a 45 degree angle from the regular east/west roadway orientation of the adjacent Twin Lakes neighborhood.

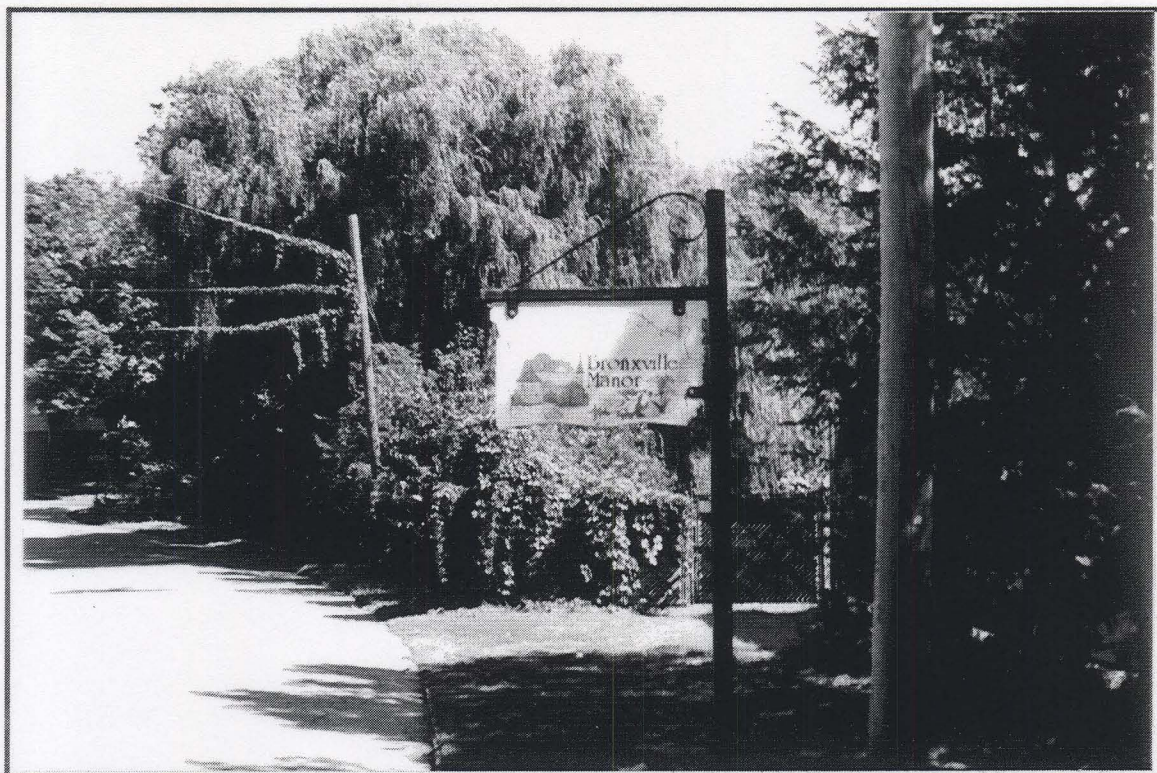
Bronxville Manor supports only two land uses. 358 single family homes dominate the neighborhood and represent 74 percent (87.5 acres) of the land area. Three educational institutions; Tuckahoe High School, the Cottle School and a portion of Concordia College's athletic fields account for 9 percent (10.3 acres) of the neighborhood. The remained of the neighborhood is devoted to roadways (15.6 acres or 13 percent) and vacant land (5.4 acres or 5 percent).

The vacant property, owned by the Village of Bronxville, is located west of Crawford Street, adjacent to the Bronxville boundary. This property is one of the few undeveloped parcels of land in the town. Zoned R-75, the site could theoretically yield the development of 31 dwelling units. Two mapped wetlands are present on the site accounting for about three acres. While a potential regulatory constraint, the wetlands have been substantially altered and today are vacant mowed fields. Little or no evidence of the wetlands remain.

Bronxville Manor enjoys a strong neighborhood identity that is reinforced by strategically placed neighborhood signs. The area is characteristically well maintained, roadway widths meet town standards and the existing infrastructure is sufficient to meet the needs of the neighborhood.









Tuckahoe High School and Tuckahoe's Cottle School create periodic disruptions in the traffic patterns around the area. The western half of Siwanoy Boulevard is closed to through traffic when the fields across the street are being utilized. Similarly, special events at the schools create occasional congestion and traffic problems.

**Neighborhood Assets:**

- 1 - *Strong neighborhood identity.*
- 2 - *Tuckahoe High School and the Cottle School.*
- 3 - *Siwanoy Country Club open space.*

**Neighborhood Planning Goals:**

- 1 - *Address appropriate future use of vacant land.*
- 2 - *Evaluate the wetland resources and de-map if required.*
- 3 - *Improve school traffic situation.*
- 4 - *Preserve the existing character of the neighborhood.*
- 5 - *Address the maintenance of vacant homes.*



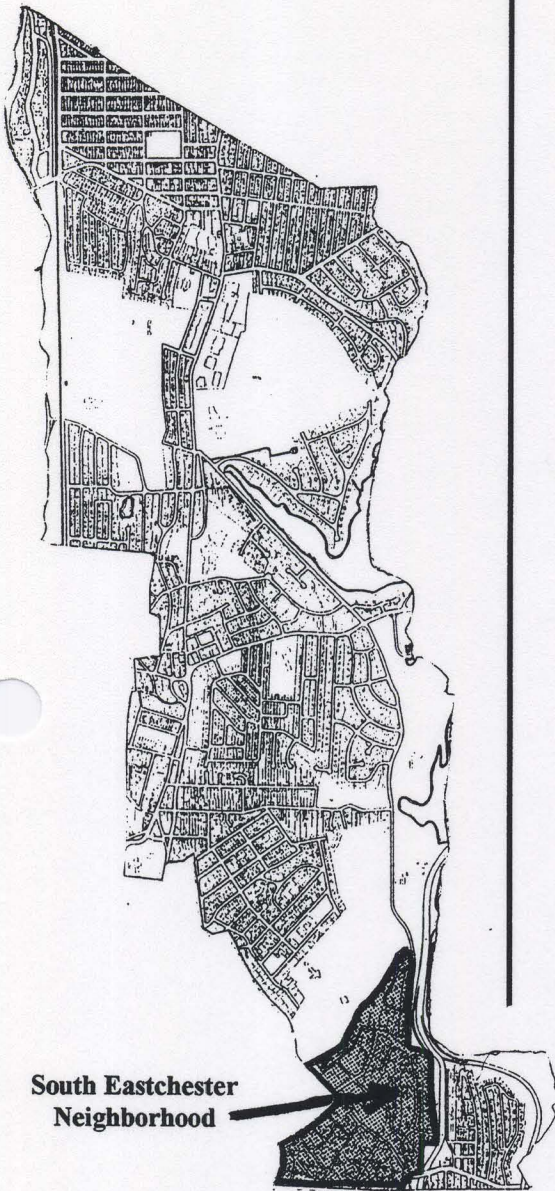
### 11.18 SOUTH EASTCHESTER

The South Eastchester neighborhood is approximately 141.2 acres in size, or about 6.5% of the area of the town. The neighborhood is uniformly single family residential in nature with the exception of the First Baptist Church, located on New Rochelle Road occupying 3.4 acres (2%) and the Old Marble School House, a historically significant structure located at the corner of New Rochelle Road and California Road, occupying .3 acres or .5 percent of the neighborhood.

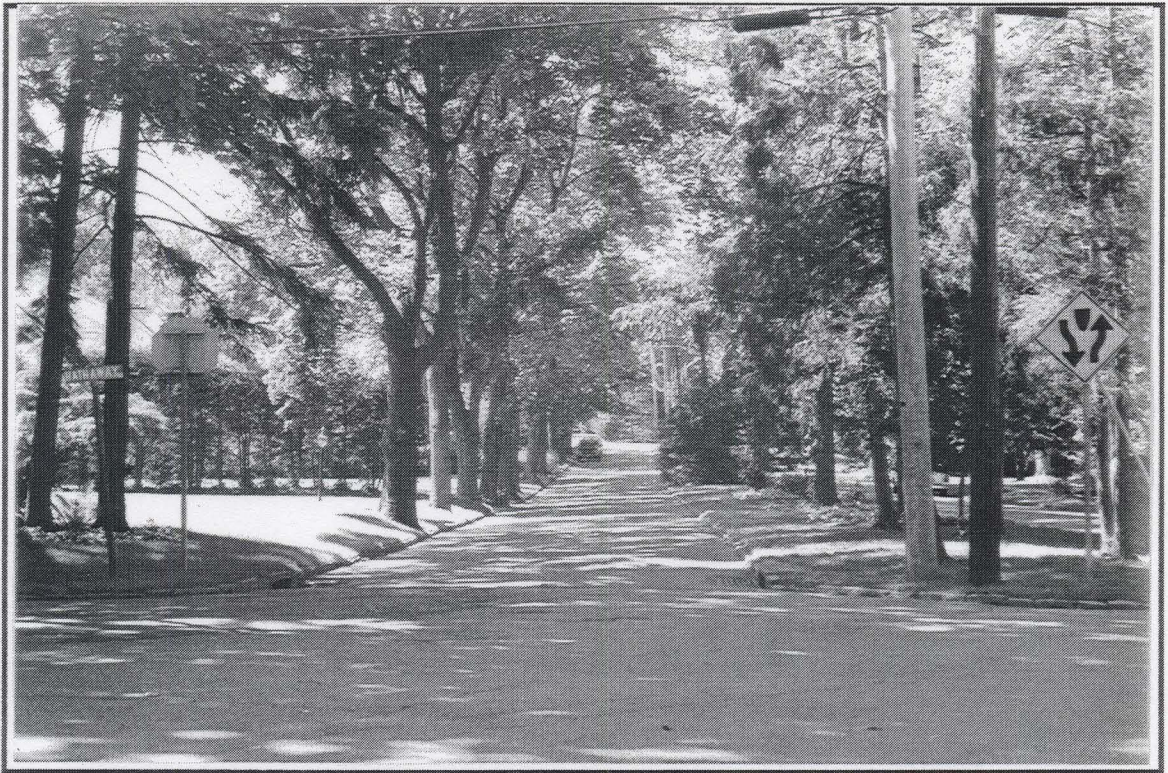
The single family residences that predominate in the neighborhood are present in three densities. Lots in the eastern half are zoned R-7.5, representing lots 7,500 square feet in size. 150 dwellings are located in this area. The western half of the neighborhood, containing 145 dwellings, is zoned R-10, representing lots on 10,000 square foot lots. 11 lots (9 dwellings) are located in the very northern most portion of the neighborhood, within the Rittenhouse Road - Corwood Road loop off California Road. These lots are zoned R-15 representing 15,000 square foot lots, the lowest developed density in the town.

The neighborhood is split in half by New Rochelle Road, which provides the primary means of access from the southeast and west. California Road provides the primary northern access. California Road's intersection with New Rochelle is topographically constrained; a relatively steep hill is present. Further complicating this intersection is the Cross County Parkway entrance ramp on the south side of the intersection.

the neighborhood is very well maintained and is fully supported by adequate infrastructure. Roads widths are compliant and the New Rochelle Road - California Road intersection functions at Level of Service "A."









Neighborhood  
Goal #1 Improve  
the California Rd/  
New Rochelle Rd  
intersection.

**Neighborhood Assets:**

- 1 - *Adjacent to Siwanoy Country Club.*
- 2 - *Accessibility to New Rochelle Road.*
- 3 - *Homes are well maintained.*

**Neighborhood Planning Goals:**

- 1 - *Improve the California Road/New Rochelle Road intersection.*
- 2 - *Preserve the existing character of the neighborhood.*



### 11.19 CHESTER HEIGHTS

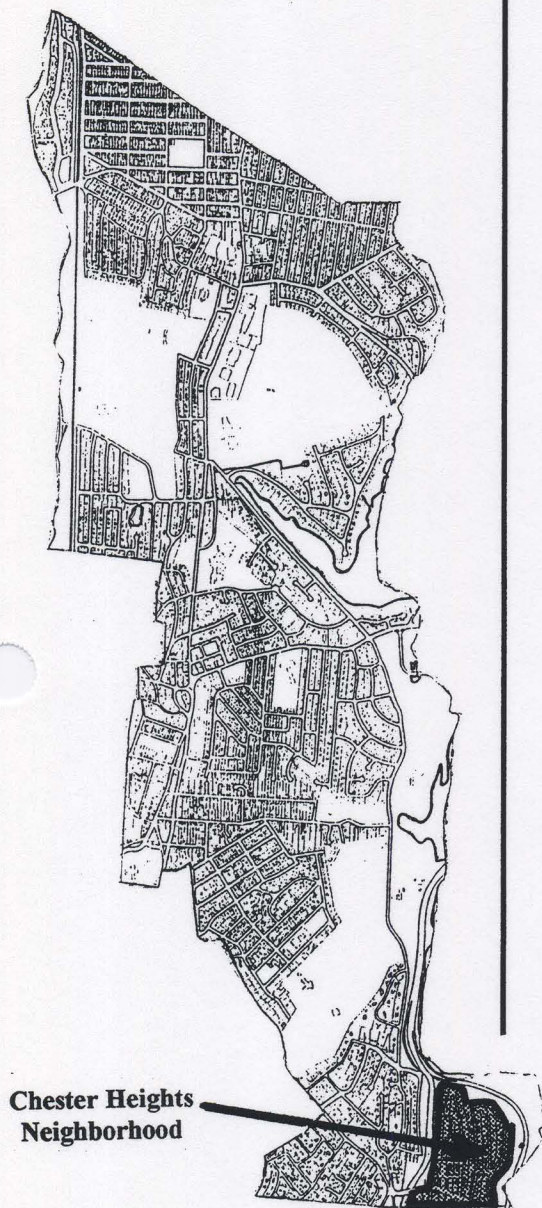
The Chester Heights neighborhood occupies the far southeastern corner of the town, and covers approximately 60.5 acres, or 2.8% of the town. The neighborhood supports three separate areas of distinct land use. The majority of the neighborhood is devoted to single family residential use on lots of 6,000 square feet along the west side of Archer Drive to the east, and 5,000 square feet in size surrounding Lockwood Avenue. Lots of this density are also located south of New Rochelle Road.

The second area supporting a distinctive land use is located along Oregon Avenue. Multi-family apartment buildings such as Bronxville Ridge North and South, which together contain 102 dwellings, are situated here. In total, the neighborhood supports 44.8 acres of residential or 74 percent of the neighborhood. Rails from the now defunct Boston Westchester Railroad which ran along Oregon Avenue were used for fence posts when these developments were constructed.

Lastly, the Chester Heights commercial area, a diverse and important neighborhood commercial center, is located along both sides of New Rochelle Road. This area covers 2.7 acres or 5% of the neighborhood. Chester Heights Park, covering 5.0 acres (9%), provides a softball field, swings, basketball court, slides, sandbox, climbing apparatus, picnic tables and benches. Also present is the Union Corners Engine and Hose Company occupying .3 acres (less than 1%). Roadways account for 7.7 acres or 13% of the neighborhood.

The Chester Heights commercial area is further supported by a 30-space metered parking area located along Parkway Plaza.

Chester Heights is ringed by the Cross County Parkway and the Hutchinson River Parkway. Access into the neighborhood is only available from New Rochelle Road.









Chester Heights  
occupies 605 acres  
of the southeast  
corner of the town

**Neighborhood Assets:**

- 1 - *Very strong neighborhood identity.*
- 2 - *Good access to Hutchinson River Parkway.*
- 3 - *Good mix of uses and residential housing opportunities.*
- 4 - *Direct access to the neighborhood's retail and service establishments.*
- 5 - *Chester Heights Park.*

**Neighborhood Planning Goals:**

- 1 - *Improve the neighborhood's association with the town as a whole.*
- 2 - *Strengthen Chester Heights commercial area.*
- 3 - *Preserve the existing character of the neighborhood.*
- 4 - *Implement commercial area design guidelines and sign control provisions to improve the aesthetic character of the area.*