

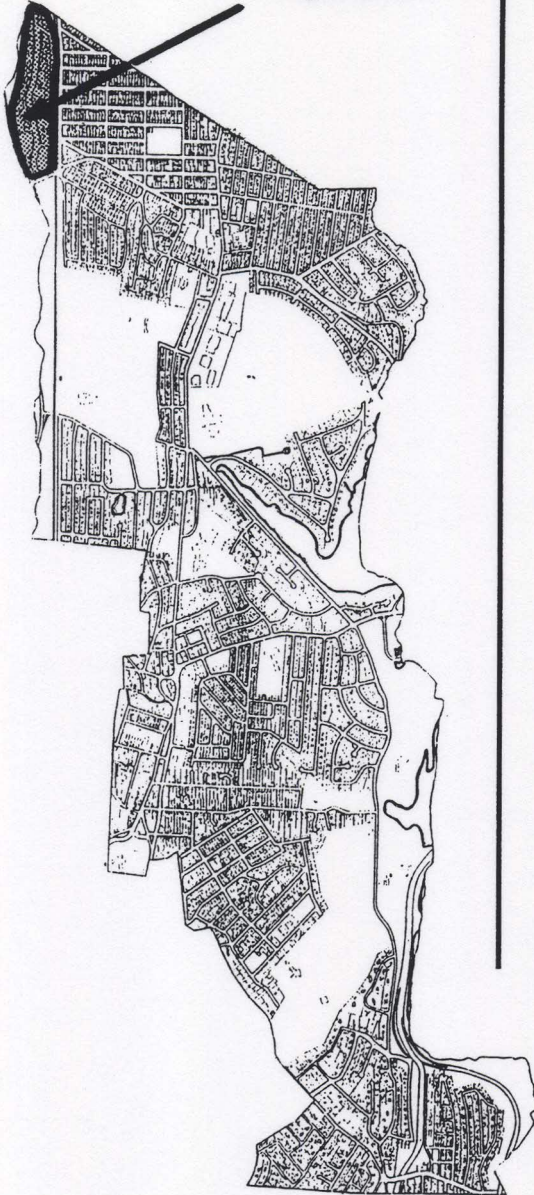
XI

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,

