



IN THE MATTER OF an application submitted by The Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Grant Avenue between East 169th Street and East 170th Street; and
- the establishment of a park bounded by East 169th Street, East 170th Street, Sheridan Avenue and Morris Avenue; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in the Borough of The Bronx, Community District 4, in accordance with Map No. 13125 dated September 27, 2013 and signed by the Borough President.

The application (C 090189 MMX) for an amendment to the City Map involving the elimination, discontinuance and closing of a portion of Grant Avenue between East 169th Street and East 170th Street; the establishment of a park bounded by East 169th Street, East 170th Street, Sheridan Avenue and Morris Avenue and the adjustment of grades necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, was filed by the Department of Parks and Recreation (DPR) on November 7, 2008 and subsequently revised on June 26, 2013, in order to establish a community park on one continuous parcel of land comprised of the eliminated street bed and adjoining parcels in the Concourse neighborhood of The Bronx.

BACKGROUND

The Department of Parks and Recreation (DPR) is proposing to eliminate, discontinue and close an approximately 740-foot-long segment of Grant Avenue, which is mapped to a width of 60 feet and contains about 44,400 square feet of area. The segment of Grant Avenue to be eliminated is

owned by the City of New York and is currently improved and open, with one lane of southbound traffic and parking lanes on both sides. In addition to the elimination of Grant Avenue, the proposed action requires the mapping of the former street bed and adjacent lots as parkland. In addition to the streetbed, the proposed mapped park would include a number of vacant and undeveloped tax lots (Blocks 2816, Lots 5,9,13,18,22,26,30,32,37,41 and 2830 Lots 44, 48, 52, 57, 62, 72) as well as an existing community garden called the Dred Scott Bird Sanctuary (Block 2816 Lots 5 and 9), and property already improved as Park (Block 2816 Lots 30, 32, 37, 41 and Block 2830 Lots 62 and 72). The entire area to be mapped as park is owned by the City and is under the jurisdiction of DPR. When completed, the park will be approximately 4.7 acres in size and contain both passive and active recreation areas, including a dog run, comfort station, an adult exercise area, an active play lawn, handball and basketball courts, and an amphitheater with a seasonal spray shower. Currently, a playground and a passive recreation area are located on portions of the site already improved as park.

The proposed park is currently located within R7-1/C2-2 and C2-4 zoning districts. The surrounding area is comprised primarily of 6-8 story residential buildings some with ground floor retail primarily concentrated along East 170th Street to the north and East 169th Street to the south. New uses in the area include the Solara, a 162-unit cooperative (C 070311 HAX approved by CPC in 2007) located along Grant Avenue between East 168th and East 169th Street, and New Settlement Community Center a 172,000 sq. ft. facility located at Jerome Avenue between West 172nd Street and Goble Place which contains two new public schools, a health clinic, aquatics center, dance studio, green roof learning terrace, cooking classroom and multipurpose spaces. Transit access is provided by the # 4 elevated subway line which runs along Jerome Avenue and the B/D line which runs along the Grand Concourse. The 4 train has a station at East 167th Street, and the B/D at East 170th Street. Both stations are within walking distance of the proposed park.

An Inter-Agency Mapping Conference was held on December 5, 2008. Currently, no city agencies have any objections to the proposal.

ENVIRONMENTAL REVIEW

This application (C 090189 MMX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.*, and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR Number is 13DPR005X. The lead is the Department of Parks and Recreation.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on April 17, 2013.

UNIFORM LAND USE REVIEW

This application (C 090189 MMX), was certified as complete by the Department of City Planning on March 3, 2014, and was duly referred to The Bronx Community Board 4 and The Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

COMMUNITY BOARD PUBLIC HEARING

Community Board 4 held a public hearing on this application (C 090189 MMX) on April 22, 2014, and on that date, by a vote of 29 to 0, with no abstentions, adopted a resolution recommending approval of the application.

BOROUGH PRESIDENT RECOMMENDATION

This application (C 090189 MMX) was considered by the Borough President of Brooklyn, who on June 5, 2014 issued a recommendation approving the application.

CITY PLANNING COMMISSION PUBLIC HEARING

On June 11, 2014 (Calendar No. 1), the City Planning Commission scheduled June 25, 2014 for a public hearing on this application (C 090189 MMX). The hearing was duly held on June 25, 2014 (Calendar No. 15). There was one speaker in favor of the application and none in opposition.

A representative of DPR described the proposed street elimination and park establishment addition and discussed how the project would be beneficial to area residents.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this amendment to the City Map is appropriate.

The Commission notes that the proposed park addition would provide 4.76 acres of park space, which will enhance the overall neighborhood character while providing a compatible and desired land use with the surrounding area and that area residents will benefit from the increase in open space and subsequent elimination of underutilized vacant property. In addition, New York City's Department of Transportation had no objections to the proposal, deeming that the elimination of Grant Avenue will have no adverse affect on traffic flow.

In his recommendation approving the application, the Bronx Borough President expressed concern that DPR's vision for a comprehensive park will be compromised by a projected shortfall in funding for future construction activities. The Commission encourages the Department of Parks and Recreation to continue to work with elected officials to address this concern as the project advances.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition to be appropriate, adopts the following resolution:

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 et seq. of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the

application (C 090189 MMX) for the amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Grant Avenue between East 169th Street and East 170th Street; and
- the establishment of a park bounded by East 169th Street, East 170th Street, Sheridan Avenue and Morris Avenue; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in the Borough of The Bronx, Community District 4, in accordance with Map No. 13125 dated September 27, 2013 and signed by the Borough President, is approved; and be it further

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 13125 dated September 27, 2013 providing for the discontinuance and closing of a portion of Grant Avenue between East 169th Street and East 170th Street, said street to be discontinued and closed being more particularly described as follows:

BEGINNING at a point on the easterly side of Grant Avenue, a distant 98.09 feet southerly from the corner formed by the intersection of the easterly side of Grant Avenue with the southerly side of E.170th Street, as said streets are shown on Alteration Map No. 13125 dated September 27, 2013;

RUNNING THENCE southerly along said easterly side of Grant Avenue a distance of 740.10 feet to a point;

THENCE westerly 90°00'00" from the last course a distance of 60.00 feet to a point on the westerly side of Grant Avenue;

THENCE northerly 90°00'00" from the last course along the westerly side of Grant Avenue a distance of 740.10 feet to a point ;

THENCE easterly 90°00'00" from the last course a distance of 60.00 feet to a point on the easterly side of Grant Avenue being the point or place of BEGINNING.

Said parcel containing an area of 44,406.00 square feet or 1.019 acres.

RESOLVED that, pursuant to subdivision 1a of Section 5-433 of the New York City Administrative Code, public utility facilities within the subsurface of the streets cited herein which are to be discontinued and closed by this action, may be maintained in place or relocated within such subsurface by the public utility, so that such maintenance in place or relocation of such facilities is consistent with the proposed use of the closed portion or portions of such subsurface, and the requirements of other facilities located therein;

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 13125 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and
- b. The subject street to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (C 090189 MMX), duly adopted by the City Planning Commission on July

23, 2014 (Calendar No. 12), is filed with the Office of the Speaker, City Council and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

CARL WEISBROD, Chairman

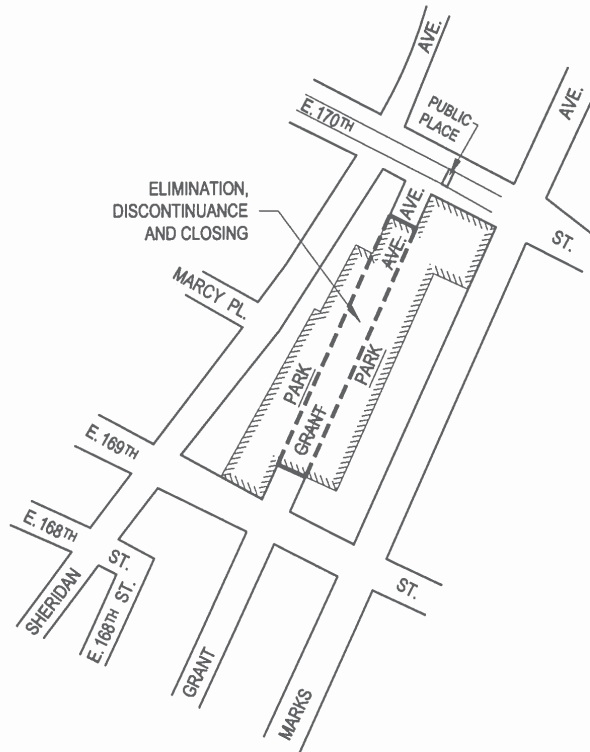
KENNETH J. KNUCKLES, *Esq.*, *Vice-Chairman*

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,

MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,

ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



New York, Certification Date
MARCH 03, 2014

CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP
3b & 3d
BOROUGH OF
THE BRONX

Irene Sadko, P.E.
I. Sadko, P.E.
Chief Engineer



- NOTE:**
- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - Indicates line of street proposed to be eliminated.
 - Indicates Park line hereby established.
(Discontinuance and Closing is shown on Alt. Map No. 13125).

Application #: **C 090189 MMX**

Project Name: **GRANT AVENUE DEMAPPING**

CEQR Number: 13DPR005X

Borough(s): The Bronx
Community District Number(s): 4

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation # (6-digit application number), e.g., "CB Recommendation #C10000260"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Resda Street, New York, NY 10007
 - FAX:** (212) 720-3355 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.


Docket Description:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Grant Avenue between East 169th Street and East 170th Street; and
- the establishment of Grant Park bounded by East 169th Street, East 170th Street, Sheridan Avenue and Morris Avenue; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 4, Borough of The Bronx, in accordance with Map No. 13125 dated September 27, 2013 and signed by the Borough President.

Applicant(s): NYC Department of Parks and Recreation The Arsenal, 830 Fifth Avenue New York, New York 10065		Applicant's Representative: Antonios Michelakis 212.360.3436	
Recommendation submitted by: Bronx Community Board 4			
Date of public hearing: 4/22/14		Location: 1040 Grand Concourse - Bronx Museum of the Arts	
Was a quorum present? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote: 4/22/14		Location: 1040 Grand Concourse - Bronx Museum of the Arts	
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Disapprove <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting # In Favor: 29 # Against: 0 # Abstaining: 0 Total members appointed to the board: 35			
Name of CB/BB officer completing this form Jose Rodriguez		Title District Manager	Date 5/9/14

BOROUGH PRESIDENT RECOMMENDATION	CITY PLANNING COMMISSION 22 Reade Street, New York, NY 10007 Fax # (212)720-3356
INSTRUCTIONS 1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address. 2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.	
APPLICATION NOS: C 090189 MMX DOCKET DESCRIPTION PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION	
COMMUNITY BOARD NO: 4 BOROUGH: THE BRONX	
RECOMMENDATION <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH MODIFICATIONS/CONDITIONS (List below) <input type="checkbox"/> DISAPPROVE EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary) PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  BOROUGH PRESIDENT </div> <div style="text-align: center;"> <p style="font-size: 1.5em; font-family: cursive;">6/5/2014</p> DATE </div> </div>	

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP NO: C 090189 MMX
Grant Avenue Park Demapping
June 11, 2014

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment of the City Map involving:

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- The establishment of Grant Park bounded by East 169th Street, East 170th Street, Sheridan Avenue and Morris Avenue; and
- The adjustment of grades necessitated thereby;

Including authorization for any acquisition or disposition of real property related thereto, in Community District #4, Borough of The Bronx, in accordance with map No. 13125 dated September 27, 2013, and signed by the Borough President.

BACKGROUND

Approving this application facilitates an essential mapping process initiated in the 1980's. At that time, the City of New York and the New York Yankees commenced discussion regarding construction of a future Yankee Stadium. Given the possibility that a new stadium would require the alienation of mapped parkland, the City identified vacant property located on Grant Avenue between East 169th and East 170th Streets as compensating for any loss of park property within Bronx Community District #4. The distance however, between Yankee Stadium and the proposed Grant Avenue Park prompted the city to drop this location as an appropriate "swap" pursuant to any Yankee Stadium development plan, although the vision for a park remained viable.

In 1995 property located on the east and west sides of Grant Avenue, between East 169th and East 170th Streets was transferred to the Department of Parks and Recreation. This property consisting of 3.85 acres had previously been the site of mid-rise residential buildings, which during the 1970's and 80's were abandoned and subsequently razed. This application considers the mapping of all the property identified for this park, a significant portion of which is located in the bed of Grant Avenue. Grant Avenue runs north-south, the bed of which is 60 feet in width.

The proposed Grant Avenue Park includes Blocks 2816 and 2830, Lots 5, 9, 13, 18, 22, 26, 30, 32, 37, 41, 44, 48, 52, 57, 62 72, in addition to that which comprises the bed of Grant Avenue.

An initial build-out of this park completed approximately 10 years ago provides for a children's playground located on the northwest corner of East 169th Street at Grant Avenue. An additional build-out includes property located on the southeast corner of East 170th Street at Grant Avenue. A community garden, named the Dred Scott Bird Sanctuary, is situated on the east side of Grant Avenue approximately 50 feet north of East 169th Street. The remaining lots are vacant and undeveloped while the bed of Grant Avenue consists of a paved venue lined by sidewalks. Once completed, Grant Avenue Park will include passive and active recreational facilities, a dog run, comfort station, an adult exercise area, courts for both handball and basketball, an amphitheater and spray showers. At this time there are no funds available for construction of these features.

Development of the surrounding community includes mid-rise residential accommodations fronting on Sheridan Avenue on the west, with mid-rise and low-rise residences fronting on Morris Avenue to the east. Commercial activity and bus transportation are accessible on East 170th Street. Taft High School is sited on the north side of East 170th Street where Grant Avenue terminates. Subway access is found on the Grand Concourse at East 170th Street, approximately two blocks west of the proposed Grant Avenue Park.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQR and CEQR and received a Negative Declaration, meaning that the proposed action will have no impact on the environment. The City Planning Commission certified this application as complete on March 3, 2014.

BRONX COMMUNITY BOARD PUBLIC MEETING

Bronx Community Board #4 held a public hearing on this application on April 22, 2014. A unanimous vote recommending approval of this application was 29 in favor, zero opposed and zero abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on June 3, 2014. Representatives of the applicant were present and spoke in favor of this application. No other members of the public were present and the public hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

The genesis of this application commenced approximately 20 years ago. At that time discussion associated with a future vision for Yankee Stadium included the taking of park property on the north side of East 161st Street for development of a new stadium. Garage facilities would occupy the site of the original stadium. Fortunately, the City of New York and this office were able to preserve the footprint of the old stadium as parkland and build athletic facilities over adjacent parking garages to create a vast new recreational venue for the community and the plan to swap

the Grant Avenue site for the alienated parkland became moot. The Grant Avenue Park plan, however, endured.

Overall, a total of approximately \$6.9 million is dedicated to the first phase of constructing Grant Avenue Park. Of this total, \$4.9 million is provided through Croton capital funding. These funds financed the two existing park areas now in place. This includes the children's playground located on East 169th Street and the open space component located on East 170th Street. The remaining balance of \$2 million, as allocated by Council Member Maria del Carmen Arroyo, will finance the anticipated construction of the pathway and recreational field. I am distressed to know, however, that based on the most timely approximations an additional \$1 million will be needed to fully fund this anticipated construction.

The challenge remaining is to identify the costs and required monies that will bring about the completed vision for this park. This scope includes areas for active recreation such as a basketball court, spray showers for hot weather relief, a restroom and an adult exercise venue. I am concerned however, that as time passes and anticipated expenses rise, various components of this project will have to be eliminated. Consequently, a grand vision for a comprehensive park will be compromised. I therefore propose that the DPR develop a definitive time-line that includes the anticipated costs associated with the full construction of Grant Avenue Park and when these additional phases can be constructed.

I recommend approval of this application.