



CITY PLANNING COMMISSION

February 5, 2014/ Calendar No. 6

C140089 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties located at Block 3055, Lot 8 and Block 3113, Lot 8, pursuant to zoning, Borough of the Bronx, Community District 6.

This application for the disposition of two city-owned properties was filed by the Department of Citywide Administrative Services (DCAS) on September 11, 2013.

BACKGROUND

The Department of Citywide Administrative Services (DCAS) is seeking disposition pursuant to zoning, for two properties (Block 3055, Lot 8, and Block 3113, Lot 8) located in Bronx, Community District 6. While there are no projects associated with any of the two property dispositions, the approvals will reserve the right for the City to dispose of each property in the future.

Site 1: Block 3055 Lot 8

Block 3055, Lot 8 is a 2,250 square foot lot located on the east side of Bathgate Avenue between Third Avenue and East 187th Street in the Belmont neighborhood of Bronx, Community District 6. The surrounding uses include multi-family residential buildings north of East 187th Street and south of East 184th Street and single story light industrial and commercial uses along Third Avenue. The lot is split between an R6 zoning district and an M1-4/R7A zoning district. The City acquired the property in 1943 and assigned it to the Department of Sanitation (DSNY). The two-story building was previously used as a section station, a locker room/changing facility for employees. The site has been vacant since 2006 and DSNY intends to surrender the property to DCAS.

Site 2: Block 3113, Lot 8

Block 3113, Lot 8 is a small, vacant lot approximately 27 square feet located on the north side of Grote Street between Prospect Avenue and Southern Boulevard in an R7-1 zoning district. The surrounding uses are primarily residential including multi-family buildings of varying heights. Located across the street is Public School 188 and to the west is the Bronx Zoo. In 1975, the City of New York acquired the site through the In-Rem Tax Foreclosure Process.

ENVIRONMENTAL REVIEW

This application (C 140089 PPX) 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Citywide Administrative Services.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 140089 PPX) was certified as complete by the Department of City Planning on September 23, 2013, and was duly referred to Community Board 6 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 6 held a public hearing on November 13, 2013, on this application (C 140089 PPX), and on that date by a vote of 19 in favor to 0 opposed with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The application was considered by the Borough President who issued a recommendation on December 23, 2013, approving the application with the recommendation that “Block 3113, Lot 8 be offered to the adjacent owner of 771 Grote Street.”

City Planning Commission Public Hearing

On December 18, 2013 (Calendar No. 1), the City Planning Commission scheduled January 8, 2014 for a public hearing on this application (C 140089 PPX). The hearing was duly held on January 8, 2014 (Calendar No. 26). There was one speaker in favor of the application. A representative from the Department of Citywide Administrative Services summarized the project and explained that, due to the survey process related to Block 3113, Lot 8, that lot was one of the many small sliver lots throughout the city. He also stated that DCAS’s “Sale Away” program could facilitate the sale of this small, city-owned lot to an adjacent land owner. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for the disposition of two city-owned properties pursuant to zoning (C 140089 PPX) is appropriate.

The Commission believes that Block 3055, Lot 8, which has been vacant and unoccupied for over seven years, is no longer needed by DSNY. Furthermore, Block 3113, Lot 8, which is only 27 square feet in size, is constrained by its size and location. While there are no projects associated with either these properties, the proposed action would allow the City to dispose of each property in the future.

The Commission concurs with the Borough President that, if possible, it would be appropriate to offer Block 3113, Lot 8 to an adjacent property owner through DCAS’s “Sale Away” program because of its small size.


The Commission further notes that the proposed dispositions are consistent with the city's goal of reducing its inventory of city-owned land.

RESOLUTION

RESOLVED, that the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that the disposition of two city-owned properties located at Block, 3055, Lot 8 and Block, 3113, Lot 8 in the Borough of the Bronx, Community District 6, proposed in an application by the Department of Citywide Administrative Services, dated September 23, 2013, is approved.

The above resolution (C 140089 PPX), duly adopted by the City Planning Commission on February 5, 2014 (Calendar No. 6), is filed with the Office of the Speaker, City Council, and the Bronx Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

KENNETH J. KNUCKLES, ESQ., Vice-Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, ALFRED C. CERULLO, III,
BETTY Y. CHEN, MICHELLE R. DE LA UZ, MARIA M. DEL TORO,
JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, Commissioners

<p>BOROUGH PRESIDENT RECOMMENDATION</p>	<p>CITY PLANNING COMMISSION 22 Reade Street, New York, NY 10007 Fax # (212)720-3356</p>
<p>INSTRUCTIONS</p> <p>1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.</p> <p>2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.</p>	
<p>APPLICATION NOS: C 140089 PPX</p> <p>DOCKET DESCRIPTION</p> <p>PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION</p>	
<p>COMMUNITY BOARD NO. 6</p>	<p>BOROUGH: THE BRONX</p>
<p>RECOMMENDATION</p> <p><input checked="" type="checkbox"/> APPROVE</p> <p><input type="checkbox"/> APPROVE WITH MODIFICATIONS/CONDITIONS (List below)</p> <p><input type="checkbox"/> DISAPPROVE</p> <p>EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)</p> <p>PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION</p>	
<p> <hr/> BOROUGH PRESIDENT</p>	<p><u>12/23/13</u> DATE</p>

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 140089 PPX
Disposition of 2 City-Owned Properties
December 23, 2013

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties located on Block 3055, Lot 8 and Block 3113, Lot 8, pursuant to zoning.

BACKGROUND

Approving this application will allow the Department of Citywide Administrative Services (DCAS) to dispose of two city-owned properties pursuant to zoning. While at this time DCAS has not identified a purchaser for either property, pending the approval of this application such eventual disposition by DCAS and subsequent development pursuant to zoning by a developer could occur as-of-right. Both sites are located in Bronx Community District #6.

2374 Bathgate Avenue
Block 3055, Lot 8

2374 Bathgate Avenue (Block 3055, Lot 8) consists of approximately 2,250 square feet. Offering approximately 25 feet of frontage, this site is situated on the east side of Bathgate Avenue, between Third Avenue and East 187th Street. A vacant, two-story building which was formerly used by the Department of Sanitation (DOS) for office purposes occupies this lot. The building offers 2,750 square feet of space and pending ULURP will be surrendered by DOS to DCAS for disposition. Approximately 50 percent of this site is zoned R6, the remaining portion of this parcel is located in an M1-4/R7A mixed zone.

Development of the surrounding community is typified by a mix of residential and low-rise industrial buildings offering auto-related services. Residential development on Block 3055 and on adjacent blocks is comprised of four story walk-up structures. Mass transportation via bus operates on Third Avenue. There is no access to subway service within a four block radius of this location.

Block 3113, Lot 8

This site is an irregular shaped lot consisting of 27-square feet of property and located on the north side of Grote Street, between Prospect Avenue and Southern Boulevard. Whereas this location is vacant, in fact it serves as part of a sidewalk situated immediately west of and adjacent to 771 Grote Street, a four-story residential building. A large paved off-street parking

lot, secured by fencing is west of Lot 8. Public School 188 is located on the south side of Grote Street, opposite Lot 8.

Development of the surrounding community includes low-rise and more recently constructed mid-rise residences. Bus transportation and The Bronx Zoo are on Southern Boulevard, approximately one/half block east of the site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQRA and received a Type II Designation. The City Planning Commission certified this application as complete on September 23, 2013.

BRONX COMMUNITY DISTRICT HEARING

Bronx Community Board #6 held a public hearing on this application on November 13, 2013. A unanimous vote recommending approval of this application was 19 in favor, zero opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing on this application was convened by the Bronx Borough President on December 20, 2013. Representatives of the applicant were present and spoke in favor of this application. There being no other members of the public present, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

I do agree that it is to the benefit of the city to dispose of property it deems to be surplus and for which no identifiable use can be ascertained. I also acknowledge that at this time the sale of either site this application is considering is not pending, I find no reason to consider any future disposition to be of concern. My only recommendation pertains to Block 3113, Lot 8; that recommendation being that it be offered to the adjacent property owner of 771 Grote Street.

I concur with the unanimous decision of Community Board #6 and recommend approval of this application.