



IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the Economic Development Corporation, pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property, located at 1250 East 229th Street (Block 4905, Lot 2002) pursuant to zoning, Borough of the Bronx, Community District 12.

This application was filed by the Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Corporation (EDC) on February 5, 2018, for the disposition of city-owned property located at 1250 East 229th Street (Block 4905, Lot 2002), to facilitate the construction of a community recreation facility.

BACKGROUND

The applicants are seeking the disposition of City-owned property located at 1250 East 229th Street (Block 4905, Lot 2002) in Bronx Community District 12 to facilitate the development of a community facility to be operated by the YMCA of Greater New York.

Community District 12 has approximately 3.1 acres of playground or parkland for every 1,000 children, which is significantly less than the citywide average of 13.3 acres per 1,000 children. The creation of a well programmed and staffed youth recreation center has been one of the longest-held priorities of Community Board 12. For more than 30 years, a neighborhood-based steering committee has worked with elected officials and local stakeholders to identify, acquire, and develop such a facility. These stakeholders, including more than 400 young residents, worked together to identify priorities including intergenerational and age-specific programs for all members of the community, a swimming pool, educational programming, and adequate off-street parking to minimize impacts on nearby homeowners.

On October 30, 2015, EDC issued a request for proposals (RFP) to develop and operate a community facility serving the recreational needs of the community on the proposed disposition site. The RFP was intended to meet the long identified community need and to fulfill the ONENYC initiative goal of creating opportunities for residents to be more physically active. The YMCA of Greater New York (YMCA) submitted the winning proposal, offering a facility that would cater to all ages, from children

to senior citizens. As part of this proposal, DCAS anticipates disposing of the property to the New York City Land Development Corporation, which would dispose of the property to EDC for subsequent disposition to the YMCA. The YMCA would enter into a 49-year lease with two optional 25-year extensions.

The area surrounding the proposed disposition site is predominantly residential, with a number of large institutional land uses and commercial businesses. To the northwest of the site, across Schieffelin Place, are the New York City Housing Authority's (NYCHA) Baychester Houses, which comprise approximately 440 apartments in 12 six-story buildings. Further to the northwest are NYCHA's Edenwald Houses, an approximately 2,000-unit development consisting of 44 buildings, up to 14 stories in height. The development also has a public school and senior citizen center.

To the northeast of the project area, across East 229th Street, is the 11.6-acre campus of Cardinal Spellman High School. Beyond the campus is the 30-acre Seton Falls Park, a preserved natural area park with walking paths and a playground.

East and south of the site are a cluster of one- to three-family attached and semi-detached houses. Further south is the Boston Road commercial corridor, the community's primary shopping area. The Baychester station for the number 6 subway line is to the southeast, an approximately 10-minute walk from the project site.

The proposed disposition area was created by the subdivision of a larger, approximately-327,300 square-foot parcel (formerly Block 4905, Lot 2) held under the jurisdiction of the New York City Administration for Children's Services (ACS). The parcel was leased to the Christopher School, a 35,325-square-foot residential education facility for special needs children who require 24-hour supervision. The school will continue to operate on a 199,634-square-foot lot created by the subdivision and the YMCA will develop the 121,709-square-foot eastern component of the subdivided lot with a 52,569-square-foot building. In addition, a separate, approximately 6,000-square-foot tax lot (Block 4905, Lot 30) will be created from the bed of the mapped, unbuilt Needham Avenue, which is also within the project area but not subject to this disposition action. In total, the school and proposed YMCA facility will generate about 84,894 square feet of floor area, which will result in a

floor area ratio (FAR) of 0.3 for the zoning lot. In an R5 district, the maximum permitted community facility FAR is 2.0; the maximum residential FAR is 1.25.

The proposed YMCA facility will consist of three pavilions ranging in height from one- to three-stories connected by a glazed corridor, the wellness center, the gymnasium, and the aquatic center. A group of locker rooms will connect to the gym and pool areas. The pavilion configuration places the structures so as to maximize the preservation of the mature trees on the heavily wooded site. The glazing will provide protection for the mature trees while allowing clients to observe the site's natural features.

The wellness center will be located adjacent to the entry driveway and pickup/drop off area. The two-story structure will have a lobby area, pantry, an intergenerational meeting space, child care center, family advocacy center, community meeting spaces, and three studio spaces for dance or performances. Specific programming offerings may include youth sports, a weekly teen center, and a diabetes prevention program. Civic engagement and education may be provided by the Teens Take the City program. There will be exercise and weight rooms for use by all ages. Senior members may be provided with lunches, board games, and clubs. There is proposed intergenerational space for programs bringing teens and seniors together, in addition to a program for cancer survivors.

The aquatic center will have a lap pool and a pool for family use. In addition to basic swimming lessons, the YMCA works with the Department of Education's Second Grade Swim Program, which brings an entire class to pools as part of the school day.

The gymnasium will be dividable, allowing for flexible configurations.

As part of the proposed development, there will be a new curb cut and entry gate constructed along Schefflin Place for the Christopher School. Two basketball courts currently located within the disposition area will be reconstructed elsewhere on the school property, and there will be a realignment of interior driveways.

There will be a 150-space parking facility to the south of the site. A portion of the parking will be at surface level and the balance will be on a deck structure. Some of the non-required parking spaces

will be built within the bed of the mapped, unbuilt Needham Avenue.

ENVIRONMENTAL REVIEW

This application (C 180242 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 DCAS. The designated CEQR number is 18DME002X.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on February 8, 2018.

UNIFORM LAND USE REVIEW

This application (C 180242 PPX) was certified as complete by the Department of City Planning on February 12, 2018, and was duly referred to Community Board 12 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 12 held a public hearing on this application (C 180242 PPX) on February 22, 2018, and on that date, by a vote of 29 in favor, none opposed, and no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The application was considered by the Borough President who, on March 22, 2018, issued a resolution recommending approval of the application.

City Planning Commission Public Hearing

On March 14, 2018 (Calendar No. 1), the City Planning Commission scheduled March 28, 2018 for a public hearing on this application (C 180242 PPX). The hearing was duly held on March 28, 2018 (Calendar No. 11). Seven speakers testified in favor of the application.

The applicant team, consisting of four YMCA staff members and the project architect, provided an overview the proposed development, including program elements, campus design, and community consultation process. They also outlined the overall project budget, summarized the public and private financial contributions, and discussed the need to replicate the project in other neighborhoods.

The team stated that the design process began with an analysis of the site and notation of the exceptional natural features therein. An arborist was employed to identify the locations of tree clusters that were worthy of preservation to determine locations appropriate for the placement of the built structures, which maximize preservation of mature trees.

They said the construction process would begin with improvements to the adjacent Christopher School site. A new curb cut and guard house for the school will be constructed along Schieffelin Place, and the existing security station will be modified to serve as the YMCA entrance. The school's internal road system will be upgraded, the picnic area will be relocated, and two new basketball courts will be constructed, replacing the existing courts that overlap the new property line.

The sponsors discussed the project financing including the public sector/private sector components. Due to the unique site conditions, the team said that this will be one of the more expensive projects undertaken by the YMCA, with an estimated cost of \$60 million. Due to strong community support, local and state government funds constitute more than one half of the budget. The balance will come from available YMCA internal funds and the establishment of a Bronx-focused fundraising effort. The team described a cross-subsidy program whereby YMCA facilities that generate an operating surplus help finance programs in less wealthy communities, and the long-standing policy that no community member will be denied YMCA membership due to an inability to pay.

The team said that the Edenwald project was part of a YMCA commitment to significantly expand their presence in the Bronx, where there was previously only one facility. The Edenwald site is one of two Bronx projects expected to break ground this calendar year; the other is in the Hub.

The applicant team also discussed the parking program, which would provide 150 spaces, more than the minimum required by zoning. While they expect high demand for parking, certain of the non-required spaces may be available for re-programming as outdoor recreational space. The relatively

high number of spaces also helps address stakeholder concerns about on-street parking availability in neighboring areas.

A representative of Community Board 12 described the long-term effort behind the project and indicated that a recreation center had been one of the Board's highest capital budget priorities for more than 30 years. The representative thanked area elected officials for their support and noted the need to connect area residents to the construction and operations employment opportunities associated with the development.

Two area residents expressed pleasure that needed recreational programs, such as swimming instruction and dance classes, would soon be available in the neighborhood. They discussed a history of traveling to other neighborhoods to seek needed amenities and expressed optimism that some neighborhood social problems could be mitigated by the new facility and its programs.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for the disposition of one city-owned property pursuant to zoning (C 180242 PPX) is appropriate.

The Commission believes that Block 4905, Lot 2002, is appropriately zoned and well located to provide recreational opportunities to the residents of Edenwald and the northeast Bronx. The project provides an excellent model for community initiated development, public/private funding partnerships, and innovative design.

The Commission supports this example of community-initiated planning. Currently, families needing basic recreational resources for their children, such as swimming or dancing lessons, are forced to travel long distances – often to Westchester County or the South Bronx. The dedication and persistence of local residents is a model that should be followed by other areas with pressing community concerns. The Commission believes that access to programmed recreational facilities is vital for the growth and development of our children. The YMCA will be an important resource for the northeast Bronx, and an important component of an effort to promote healthier young people.

The community's elderly population has its own health concerns, many of them associated with a sedentary lifestyle and insufficient physical activity. The senior-inclusive facility, and the sponsor's incorporation of senior swimming, its Better Balance programs, and other initiatives targeted to elders, will help address these challenges. The proposed rooftop garden and associated teaching kitchen will help foster better diets and nutrition for all ages and encourage more nutritionally-engaged young people.

The Commission notes that the YMCA has consistently engaged community stakeholders in the planning process and has committed to maintaining contact during and after project approval and construction. The Commission also believes that the YMCA is committed to working with the neighboring Christopher School to provide programming and activities appropriate for the student body.

The Commission urges the YMCA to explore the feasibility of creating a passive recreation space incorporating the large tree stand at the corner of East 229th Street and Schieffelin Place. Reconfiguration of the fencing and installation of benches, for example, may be feasible. Activating this corner could provide a welcoming approach to the intersection and a new amenity for community residents not participating in YMCA membership programs, including residents of the nearby Baychester and Edenwald public housing developments.

The Commission applauds the efforts to design the proposed buildings in a manner responsive to the unique topography and vegetation on the site. The pavilion format, with its linking glazed connective corridors, will enable the simultaneous protection and the exhibition of its mature specimen trees, and the varying elevations and preservation of rock outcroppings establish a narrow footprint and will help to enhance and preserve a superior natural environment for the enjoyment of Bronx residents.

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, that the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application submitted by the Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Corporation (EDC), for the disposition one city-owned property located at 1250 East 229th Street (Block 4905, Lot 2002), pursuant to zoning, Borough of the Bronx, Community District 12, is approved.

The above resolution (C 180242 PPX), duly adopted by the City Planning Commission on April 23, 2018 (Calendar No. 14), 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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chair*

**RAYANN BESSER, ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,
JOSEPH I. DOUEK, CHERYL COHEN EFFRON, RICHARD EADDY, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ** *Commissioners*



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C180242 PPX**

Project Name: **Edenwald YMCA**

CEQR Number: 18DME002X

Borough(s): Bronx

Community District Number(s): 12

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 #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 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 Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property (Block 4905, Lot 2002), pursuant to zoning.

Applicant(s): NYC Department of Citywide Administrative Services Division of Real Estate Services One Centre Street, 20th Floor New York, NY 10007		Applicant's Representative: Robert Holbrook NYC Economic Development 110 William Street New York, NY 10038 212.312.3706	
Recommendation submitted by: Community Board 12, the Bronx			
Date of public hearing: 02-22-2018		Location: 4101 White Plains Road	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>			
Date of Vote: 02-22-2018		Location: 4101 White Plains Road	
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <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: 46			
Name of CB/BB officer completing this form George Torres		Title District Manager	Date 02-23-2018

**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.

APPLICATIONS NOS: C 180242 PPX

DOCKET DESCRPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. #12

BOROUGH: BRONX

RECOMMENDATION

- ☒ **APPROVE**
- ☐ **APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- ☐ **DISAPPROVE**

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary): PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT’S RECOMMENDATION


BOROUGH PRESIDENT

3/22/18
DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 180242 PPX
EDENWALD YMCA**

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 one city-owned property (Block 4905, Lot 2002), pursuant to zoning.

BACKGROUND

Approving this application will facilitate the disposition of property (the development site) located at 1250 East 229th Street (Block 4905, Lot 2002 in addition to property located in the bed of Needham Avenue (Block 4905, Lot 30). Consolidating these lots yields 127,651 square feet of property on which will be constructed the Edenwald YMCA. A previously approved ULURP, (C 860257 MMX), resulted in the demapping of Needham Avenue between East 224th and East 229th Streets. This site is vacant, composed largely of wooded areas and is located in Bronx Community District #12. It will remain zoned R5.

The site is located at 1250 East 229th Street. It is bounded by Schieffelin Place to the north, the bed of Needham Avenue to the south. The western boundary of this site is property on which the Christopher School is situated, (Block 4905, Lot 2). This facility, situated on 7.5 acres of property includes a three-story main building which is one of six buildings on the site. A guardhouse marks the entry to the Christopher School campus. It is operated by the Administration for Children's Services (ACS) and caters to students with special needs.

Development of this property for the purpose of providing the Edenwald community with a recreational center has its genesis in 2015. At that time the Economic Development Corporation (EDC) solicited a request for proposals (RFP) to construct such a facility. The YMCA of Greater New York was selected.

As proposed by the YMCA of Greater New York (the developer), this new facility will include a full range of athletic facilities, including a gymnasium, a full-service fitness center, an aquatic center with two swimming pools, locker rooms, a teach-in kitchen and outdoor amenities. Off-street parking will offer 150 spaces. Vehicular access to this parking facility will be via 24 foot wide curb-cut situated on East 229th Street. Hours of operation will be 6 a.m. to 10 p.m., seven days a week. Site security will be in place 24/7. It will employ approximately 100 people based on the seasons. Of this total, approximately 20 will be full time employees. The anticipated investment needed to bring this project to fruition will approximate \$60 million. Membership fees are to be based on the household income profile of the host community. Such fees have not yet been determined.

The full buildout of the Edenwald YMCA campus includes three programming buildings plus one locker room facility. The complex will be composed of 52,569 square feet of floor area.

Highlights of this facility include :

- Main Pavilion (three stories)

First Floor:

- Lobby: 1,665 square feet
- Community Room: 1,204 square feet
- Multi Purpose Room: 624 square feet
- Child-watch Room: 621 square feet
- Youth/family Suite: 364 square feet

Second Floor:

- Group Studio A: 2,061 square feet
- Group Studio for Cycling: 822 square feet
- Flexible Studio Space: 499 square feet

Third Floor

- Wellness Center (fitness): 5,800 square feet
- Quiet Studio: 1,000 square feet

Additional programming rooms include a teaching-kitchen, administrative offices and numerous restroom facilities. An indoor circulation corridor is specifically designed to allow for ample natural light and the viewing of programs taking place within various locations.

Pending the availability of additional financial support or a lower than anticipated cost to construct this complex, a full green roof and access to it will be constructed. This amenity, costing an additional \$1 million, would include:

- Roof Terrace: 970 square feet
- Planted Area: 512 square feet

- Gymnasium/Locker Rooms Pavilion (one story)

- Basketball Court/Gym: 7,191 square feet
- Men's Locker Room: 1,077 square feet
- Women's Locker Room: 1,296 square feet
- Universal Locker Room: 1,354 square feet

Locker room facilities are accessible from the gymnasium and aquatic center via a “dry corridor” and/or “wet corridor.”

- Aquatic Center (one-story)
 - The full aquatic center: 5,019 square feet
 - Lap Pool: depth 4 feet---to---6 feet
 - Family Pool: depth 4 feet---to---6 feet
 - Pool Viewing Lounge: 1,052 square feet
 - Sauna and steam rooms will be available

This complex will be situated on a multi-acre wooded site that currently includes approximately 250 trees some of which are mature, and shrubs. To accommodate the new complex, a significant number of trees will be removed. Where possible however, the oldest growth trees will be incorporated into the landscaping plan for this complex. This plan includes a 4,000 square foot planted green area adjacent to the entry plaza. A woodland courtyard consisting of 14,845 square feet will be situated on East 229th Street, between the main building and aquatic center building. Two additional woodland areas will be situated on Schieffelin Place, the total combined space of which will approximate 7,229 square feet.

Pedestrian access to the YMCA facility will be via East 229th Street. Visitors will follow an ADA compliant walkway 106 feet in length to the main building’s entrance/exit. Situated opposite this entrance will be a second entrance-exit which will lead onto an outdoor entry plaza composed of 5,776 square feet.

The site also includes facilities now belonging to the Christopher School. These include a guardhouse and driveway, both of which will be relocated by the YMCA. The YMCA will construct a 24 foot wide curb-cut and new guardhouse on Schieffelin Place, offering access to the Christopher School. The YMCA will also rebuild two of the three basketball courts currently used by the Christopher School.

The exterior of the three buildings envisioned for this project will include the use of glass windows specifically designed to allow natural light to enter the buildings as well as provide ambient lighting to the surrounding area after dusk. The architectural design will be contemporary in profile, featuring a metal façade with a subdued color scheme specifically to complement the natural area that defines this site. A façade composed of a translucent material will be installed on the upper portion of the three buildings. This will facilitate natural lighting inside. It is anticipated that this feature in addition to the many other energy saving installations being made, will comply with a LEED Silver rating.

Development of the surrounding community includes a residential complex belonging to the New York City Housing Authority (NYCHA). This complex, known as the Baychester Houses, is situated on the northeast corner of Schieffelin Place at East 229th Street. The remaining residential built-profile of this area is typified by low-rise one and two family homes and mid-rise multiple family buildings. Additional development includes Cardinal Spellman High School, which is located the north side of East 229th Street, opposite the location for the proposed YMCA. Subway service is provided via the #5 train’s Baychester Avenue station

approximately 0.37 miles from the proposed YMCA. Bus transportation operates on East 229th Street. Retail activity is found on the Boston Post Road, approximately four blocks east of the site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to CEQR and SEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on February 12, 2018.

BRONX COMMUNITY BOARD PUBLIC HEARING

A public hearing was held by Bronx Community District #12 to consider this application on February 23, 2018. A unanimous vote recommending approval of this application was, 29 in favor, zero opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on March 8, 2018. Representatives of the applicant were present and spoke in favor of this application. All testimony given by the public recommended approval of this application. Having heard all those who sought to provide comment, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Since being elected borough president in 2009 I have been given an opportunity to comment on matters pursuant to ULURP. Of the projects presented most warrant my support. The proposed construction of the Edenwald YMCA approving this ULURP will facilitate is one that will long be remembered for the benefits it will yield for future generations living in the Edenwald community.

This proposal represents years of determined work on the part of Edenwald residents. Realizing how vital a comprehensive recreational center is for good health, community members came together to advance a plan they were never certain could become real. Yet, because of their tenacity and unyielding conviction, today these folks can claim success. So too, working with all those who represent this community, I am especially pleased to point out that I have committed a total of \$3 million for this project and of the anticipated \$60 million dollar cost this project will require, and that a total of \$36 million has been committed by all those elected to represent Edenwald. I am also grateful to the New York City's Economic Development Corporation for its ongoing endeavor to bring the YMCA to Edenwald.

As one who takes physical fitness very seriously and as one who has been advocating for ways we in The Bronx can dramatically improve our health through our #Not62 campaign, I believe the programming and recreational opportunities this YMCA will offer cannot be surpassed. Year-round swimming activities made possible by two indoor pools, a full array of weight lifting equipment, cardio machines, a gymnasium, and even a kitchen specifically set up to offer

healthy eating courses--this is how The Bronx gets healthier. For those adults who may want to work out, but whose toddler must be watched, this YMCA will provide a safe care option for that child. Rooms for meetings, places for relaxing, a bright and naturally lit daytime environment also means this facility will be energy efficient and provide a cheerful place to meet up with friends for a good, satisfying workout.

I appreciate the "good neighbor" policy the YMCA is adopting as it pertains to the Christopher School which occupies the adjacent lot. Noting that it will be necessary to relocate a guard's station and the school's entrance/exit way, I am pleased that the "Y" will reconstruct both the station and the entrance/exit venue.

It is with gratitude to the Edenwald community that has seen this vision to fruition, that I support the unanimous decision of Bronx Community Board #12 and recommend approval of this application.