



CITY PLANNING COMMISSION

November 30, 2011/Calendar No. 1

C 120044 PPX

IN THE MATTER OF an application submitted by the NYC Department of Citywide Administrative Services (DCAS) and the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for disposition to the NYC Economic Development Corporation of city-owned property located at the Hunts Point Peninsula, corner of Food Center Drive and Halleck Street, (Block 2781, p/o Lot 500), in the Hunts Point Food Distribution Center (FDC), Community District 2, The Bronx, pursuant to zoning.

This application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services (DCAS) and Small Business Services (SBS) on August 22, 2011.

BACKGROUND

The Department of Citywide Administrative Services (DCAS) and the Department of Small Business Services (SBS) are seeking to dispose of a vacant City-owned property located on the southwestern corner of Food Center Drive and Halleck Street (Block 2781, portion of Lot 500) on the Hunts Point peninsula in the Bronx Community District 2, to the NYC Economic Development Corporation (EDC). EDC intends to lease the property to H.P. Alternative Fuel Facility, who will develop, operate, and maintain the alternative fueling facility. The alternative fuel facility would provide traditional diesel and gasoline along with Bio Diesel, ethanol (E85), and compressed natural gas (CNG). Partial funding for the construction of the facility is intended to be provided by a Congestion Mitigation and Air Quality Improvement Program grant from the Federal Highway Administration. The New York City Department of Transportation would administer the grant.

The rectangular site, approximately 18,000 square feet and located in an M3-1 district, is within the Hunts Point Food Distribution Center and surrounded by a variety of industrial food-related uses, including the Fulton Fish Market and the Hunts Point Coop Meat Market. There are approximately 15,000 daily truck trips in and out of the Hunts Point peninsula. Adjacent to the project site are Baldor Specialty Foods to the east and a Con Ed site to the south. It is anticipated

that the future facility would be primarily used by the trucks that serve these businesses, but the facility would also be open to the general public.

The proposed project would have twenty eight (28) fueling positions and an approximately 6,600 square foot building housing a food court, an accessory convenience store, a community banking facility, and office space for a green marketing organization. A 1,800 square foot truck maintenance facility would also be operated on-site. The truck maintenance facility would have the capacity to retrofit and convert conventional engines to engines that can use alternative fuels. The proposed project includes at least eleven (11) electrical charging stalls for trucks.

ENVIRONMENTAL REVIEW

This application (C 120044 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 New York City Department of Small Business Services. The designated CEQR number is 11SBS007X.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on September 2, 2011.

UNIFORM LAND USE REVIEW

This application (C 120044 PPX) was certified as complete by the Department of City Planning on September 19, 2011 and was duly referred to Community Board 2 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 Review

Community Board 2 held a public hearing on September 28, 2011 on this application (C 120044 PPX) and on September 28, 2011, by a vote of 28 to 1 with one abstention, adopted a resolution recommending approval of the application.

Borough President Review

This application was considered by the Borough President, who issued a recommendation approving the application on October 25, 2011.

City Planning Commission Public Hearing

On November 2, 2011 (Calendar No. 1), the City Planning Commission scheduled November 16, 2011, for a public hearing. The hearing was duly held on November 16, 2011 (Calendar No. 15). Three speakers, one from New York City Economic Development Corporation and two from the developers of the Alternative Fuel Facility, spoke in favor of the proposal. The speakers described the proposal and how this fuel facility, the first of its kind in Hunts Point and New York City will help encourage conversion of trucks to alternative fuels and potentially lower emissions in the Hunts Point neighborhood. The speakers also described the steps being taken to include sustainable elements into the facility that will in particular minimize the effects of stormwater runoff from the site.

There were no other speakers and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 120044 PPX), was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 11-055.

The action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the disposition of this city-owned property is appropriate.

Approval of this application would facilitate the development of an alternative fuel facility that will provide, among traditional fuels, Bio Diesel, Ethanol, and Compressed Natural Gas, in addition to electrification stalls to power and charge electric engines. The Commission further notes that the proposed facility, which would be the first of its kind in New York City, would also have the capacity to retrofit and convert conventional engines to engines that can use alternative fuels.

The proposed facility will provide a needed service to local businesses that utilize trucks for transporting goods in and out of the Hunts Point peninsula, and would help to encourage lower emissions and improve the air quality in the area of the Hunts Point peninsula. This facility would also encourage the retrofit and conversion of conventional engines in vehicles traveling in and out of the peninsula. The Commission further believes that the fuel facility's mission to encourage the adoption of alternative fuels is an important initiative not only for Hunts Points but for the city as a whole.

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, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies;

RESOLVED, that the City Planning Commission pursuant to Section 197-c of the New York City Charter, pursuant to Section 197-c of the New York City Charter, for disposition to the NYC Economic Development Corporation of city-owned property located at the Hunts Point Peninsula, corner of Food Center Drive and Halleck Street, (Block 2781, p/o Lot 500), in the Hunts Point Food Distribution Center (FDC), Community District 2, The Bronx, pursuant to zoning, proposed in an application by the Department of Citywide Administrative Services and Department of Small Business Services, dated August 22, 2011, is approved.

The above resolution (C 120044 PPX), duly adopted by the City Planning Commission on November 30, 2011 (Calendar No. 1), 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.

AMANDA M. BURDEN, FAICP, Chair

RICHARD W. EADDY Vice Chairman

RAYANN BESSER, IRWIN G CANTOR, P.E.,

ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,

NATHAN LEVENTHAL, ANNA HAYES LEVIN,

SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C120044PPX**

CEQR Number: 11SBS007X

Project Name: **Hunts Point Alternative Fuel Facility**

Borough(s): The Bronx

Community District Number(s): CD 2

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 #C10000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 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 NYC Department of Citywide Administrative Services (DCAS) and the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for disposition to the NYC Economic Development Corporation of city-owned property located at the Hunts Point Peninsula, corner of Food Center Drive and Halleck Street, (Block 2781, p/o Lot 500), in the Hunts Point Food Distribution Center (FDC), Community District 2, The Bronx, pursuant to zoning.

Applicant(s): NYC Dept. of Citywide Administrative Services (DCAS) Municipal Building, One Centre Street, 19th Floor, NY, NY 10007 & NYC Dept. of Small Business Services (SBS) 110 William Street NY, NY 10038		Applicant's Representative: Hardy Adasko, Senior Vice President NYC Economic Development Corporation 110 William Street New York, NY 10038
Recommendation submitted by: Bronx Community Board 2		
Date of public hearing: September 28, 2011		Location: 1029 East 163rd Street, Suite 202, Bronx, NY 10459
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>
Date of Vote: September 28, 2011		Location: 928 Simpson Street, Bronx, NY 10459
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Disapprove <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions <u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u>		
Voting # In Favor: 28 # Against: 1 # Abstaining: 1 Total members appointed to the board: 35		
Name of CB/BB officer completing this form Rafael Salamanca, Jr.		Title District Manager Date 9/29/2011

**BOROUGH PRESIDENT
RECOMMENDATION****CITY PLANNING COMMISSION**
22 Reade Street, New York, NY 10007
Fax # (212)720-3356**INSTRUCTIONS**

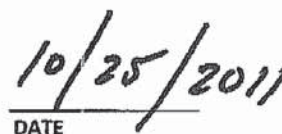
1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION # C 120044 PPX**DOCKET DESCRIPTION****PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION****COMMUNITY BOARD NOS. 2 BOROUGH: THE BRONX****RECOMMENDATION**

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

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


BOROUGH PRESIDENT


DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 120044PPX
HUNTS POINT ALTERNATIVE FUEL FACILITY
10/25/11

DOCKET DESCRIPTION

CD #2-ULURP APPLICATION NO: C 120044PPX-IN THE MATTER OF an application submitted by the New York City Department of Citywide Administrative Services (DCAS) and the New York City Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for disposition to the New York City Economic Development Corporation of city-owned property located at the Hunts Point Peninsula, corner of Food Center Drive and Halleck Street (Block 2781, p/o Lot 500), in the Hunts Point Food Distribution Center (FDC), Community District #2, The Bronx, pursuant to zoning.

BACKGROUND

The purpose of this ULURP is to facilitate the disposition in the form of a 40-year lease of 18,000 square feet of a 127,800 square foot site located at Block 2781, p/o Lot 500 to H.P. Alternative Fuels LLC to construct a 6,600 square foot building and 1,800 square foot maintenance facility that would provide 28 fueling bays providing Biodiesel, Ethanol-85 (E85), and Compressed Natural Gas (CNG), along with conventional fueling, as well as eleven charging stalls for electric vehicles. The building will contain a food court with three vendors, convenience store, community banking, and shared seating. It is anticipated the facility will employ 40 people.

The site is zoned M3-1 and located within the Hunts Point Food Distribution Center, bound by Halleck Street to the west, Food Center Drive to the north, a City-owned parcel leased to Baldor Specialty Foods to the east, and a City-owned parcel subject to easement in favor of Con Edison to the south. Generally, the immediate area is comprised of the Hunts Point Food Distribution Center, a DEP Wastewater Treatment Plant, Drake Park, manufacturing and automobile uses. There is also some minor presence of retail.

While the area is not immediately well-served by transportation, the site is approximately one mile away from the Bruckner Expressway, which connects with the Sheridan Expressway an additional quarter-mile to the northeast. Most of the users utilizing the alternative fuel facility will be vehicles coming from the Bruckner or Sheridan Expressways traveling to the Hunts Point Food Distribution Center. Additionally, the BX6 runs down Hunts Point Avenue into the Hunts Point Food Distribution Center and connects to the IRT 2, 5 and 6 trains in Longwood.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQRA and CEQR. An Environmental Assessment Statement was prepared for this application and designated as an unlisted action on July 10,

2011. The site is also located in a Coastal Zone Management Area. The City Planning Commission certified this application as complete on September 19, 2011.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #2 held a public hearing and approved this application on September 29, 2011, with a vote of 28 in favor, one against, and one abstention.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President held a public hearing on this application on October 13, 2011. The applicants were present and spoke in favor of this application. No other members of the public were present.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The introduction of an alternative fuel facility in Hunts Point is the achievement of a dream for the area to wean off from the impact of fossil fuels choking the residents of Hunts Point and the rest of the South Bronx. As an elected official who has long advocated for greener and healthier solutions for the borough, I am thrilled that delivery trucks, as well as the general public, will not only have a variety of alternative fuels to choose from but have the opportunity to convert their vehicles to utilizing cleaner, greener fuels. I am especially pleased that there will be 11 electric stalls that will help promote the use of electric vehicles in the area. I am also happy that the facility will not only offer greener solutions but that the facility itself will achieve LEED Silver status, an impeccable example of green efficiency. I strongly urge that the lessees install a bioswale or rainwater capture system to ensure runoff is minimized as the site is located in a Coastal Zone Management Area.

I have two concerns. First is the potential impact of any additional traffic on local streets by trucks that would have used existing gas stations near Bruckner Boulevard by traveling through Hunts Point, but would now be using this station. I am pleased to know that the applicant has agreed to work with the New York City Department of Transportation to conduct a post-construction transportation study to help mitigate any possible impact. Secondly, I urge that the operator, Atlantis, and the New York City Economic Development Corporation engage in an outreach campaign to businesses in and around Hunts Point to alert them of the alternative fuel opportunities and conversion facility this site offers.

Finally, I would be remiss if I did not encourage local hiring by the operator, who already has a strong presence in The Bronx.

I recommend approval of this application.