



CITY PLANNING COMMISSION

June 8, 2005/Calendar No. 8

C 010703 ZMX

IN THE MATTER OF an application submitted by Saint Raymond Community Outreach, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b, eliminating a Special Planned Community Preservation District (PC) bounded by a line passing through two points: one at the intersection of the centerlines of Parker Street and Purdy Street and the other on the easterly street line of Odell Street distant 390 feet northerly of St. Raymond Avenue, the easterly line of the terminus (turnaround) of Odell Street, the northerly centerline prolongation of Odell Street, a line passing through two points: one on the northerly centerline prolongation of Odell Street distant 565 feet northerly of St. Raymond Avenue and the other at the point of intersection of a line 120 feet southerly of Metropolitan Avenue and a line 40 feet westerly of Purdy Street, a line 120 feet southerly of Metropolitan Avenue, and Purdy Street, Borough of The Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated January 31, 2005.

The application for an amendment of the Zoning Map was filed by Saint Raymond Community Outreach, Inc. on June 13, 2001 to remove a parcel from the Parkchester Special Planned Community Preservation District (PC) to facilitate the construction of a not-for-profit community center.

BACKGROUND

This application is for a zoning map change to remove a parcel from the Parkchester Special Planned Community Preservation District in Community District 9, The Bronx. The City Planning Commission approved an application establishing the Parkchester Special Planned Community Preservation District in June 1974, (CP-22505 Calendar # 20). The purpose of the (PC) is to protect the unique characteristics of Planned Large Scale Developments such as Parkchester by regulating changes to the development. In its report designating Parkchester as a PC, the City Planning Commission noted “that Parkchester has long been considered a model of well-planned, high density urban housing developed without the conventional grid system of

streets.”

The current application seeks to remove an unused five-story garage from the PC in order to facilitate the construction of a three-story community center containing a gymnasium, swimming pool, and community rooms. Parkchester residents as well as members of the general community will use the facility. This center will also provide child care, after-school programs and services for senior citizens and have a staff of 30 people.

The applicant proposes a zoning map amendment to remove the property located at 1701 Purdy Street, Block 3943, Lot 199, from the Special Planned Community Preservation District. The underlying R6/C2-2 district, and the applicable zoning provisions, would remain in effect. The property contains a five-story garage that has been vacant for over a decade and is located at the edge of the Planned Community District. This building no longer has a relationship, either functional or aesthetic, to the rest of Parkchester. This zoning map amendment would facilitate the construction of a new not-for-profit community center on a site consisting of the rezoning area and an adjacent property containing a vacant utility building located outside of the PC district at 1611 Purdy Street, Block 3947, Lot 88. The garage and utility building are located on a super block that contains a portion of the buildings in Parkchester ranging in height from eight to fourteen stories, located to the west of the vacant garage. Surrounding the project site and outside the PC boundaries, are low density residential uses, the Saint Raymond High School campus and a public school and playground.

ENVIRONMENTAL REVIEW

This application (C 010703 ZMX) 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 01DCP076X. The lead agency is the City Planning Commission.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on January 31, 2005.

UNIFORM LAND USE REVIEW

This application (C 010703 ZMX) was certified as complete by the Department of City Planning on January 31, 2005, and was duly referred to Community Board 9 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 9 held a public hearing on this application on March 14, 2005, and on that date, by a vote of 20 in favor, 1 against with 1 abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on April 28, 2005 with the following condition:

Anticipating the heavy use this facility will sustain, I recommend that the applicant work with the Department of Transportation and the New York Police Department to establish a drop-off and pick-up zone on Purdy Street. Such action will reduce the potential of traffic congestion on Purdy Street, while providing youngsters with direct sidewalk-to-vehicle access.

City Planning Commission Public Hearing

On April 27, 2005 (Calendar No. 1), the City Planning Commission scheduled May 11, 2005 for a public hearing on this application (C 010703 ZMX). The hearing was duly held on May 11, 2005 (Calendar No. 15). There were three speakers in favor of the application.

The speakers in support of the proposal included the applicant's attorney, architect and the Executive Director of St. Raymond Outreach, Inc. The attorney described the proposal and emphasized that this rezoning would be beneficial to the neighborhood by bringing in a new use to replace a formerly blighted building. She also stated that she had contacted the New York City Department of Transportation (DOT) regarding the Borough President's recommendation for a drop-off and pick-up point in front of the entrance to the community center and was

informed by DOT to contact them about this issue when the facility was operational. The project architect stated that fenestration and façade treatment were still in the conceptual stages. The Executive Director of St. Raymond, Inc. assured the Commission that the design of the building would be pedestrian friendly.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map is appropriate.

The proposed action would remove a long vacant parking garage from the Parkchester Special Planned Community Preservation District and facilitate the garage's replacement with a needed community facility. The proposed three-story community center would provide a gymnasium, swimming pool, and community rooms as well as needed space and services for senior citizens, a day care center and after-school programs.

The Commission concurs with the Borough President's recommendation to provide a drop-off and pick-up zone in front of the entrance to the center and notes that the applicant will contact DOT when the project nears completion.

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 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 4b, eliminating a Special Planned Community Preservation District (PC) bounded by a line passing through two points: one at the intersection of the centerlines of Parker Street and Purdy Street and the other on the easterly street line of Odell Street distant 390 feet northerly of St. Raymond Avenue, the easterly line of the terminus (turnaround) of Odell Street, the northerly centerline prolongation of Odell Street, a line passing through two points: one on the northerly centerline prolongation of Odell Street distant 565 feet northerly of St. Raymond Avenue and the other at the point of intersection of a line 120 feet southerly of Metropolitan Avenue and a line 40 feet westerly of Purdy Street, a line 120 feet southerly of Metropolitan Avenue, and Purdy Street, Borough of The Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated January 31, 2005 (C 010703ZMX).

The above resolution (C 010703 ZMX), duly adopted by the City Planning Commission on June 8, 2005, (Calendar No. 8) is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the

requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice-Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA M. CAVALUZZI, R.A.,

ALDRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, CHRISTOPHER

KUI, LISA A. GOMEZ, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS,

Commissioners