



CITY PLANNING COMMISSION

February 18, 2009 / Calendar No. 18

C 090147 PPX

IN THE MATTER OF an application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located on Block 3266, Lot 13 pursuant to zoning.

The application for the disposition of City-owned property was filed by the New York City Department of Citywide Administrative Services (DCAS) on October 14, 2008, to facilitate the development of an approximately 166,000 square foot retail center with 166 parking spaces on an approximately 79,880 square-foot site in Kingsbridge, Community District 8, Borough of the Bronx.

RELATED ACTIONS

In addition to the disposition of City-owned property, which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

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| C 080014 MMX | Amendment to the City Map to eliminate Kimberley Place between Broadway and a point 100 feet east of Broadway and adjust the grades and alignments thereto. |
| C 090146 ZMX | Zoning Map amendment eliminating from within an existing R6 District a C2-3 District and changing from an R6 District to a C4-4 District in an area approximately bounded by Verveelen Place and its southeasterly centerline prolongation, the Major Deegan Expressway, West 230 th Street and its southeasterly centerline prolongation, and Broadway. |

BACKGROUND

A full background discussion and description appears in the report on the related application for an amendment of the zoning map (C 090146 ZMX).

ENVIRONMENTAL REVIEW

This application (C 090147 PPX) in conjunction with the related actions (C 080014 MMX, and C 090146 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 08DME010X. The lead agency is the Office of the Deputy Mayor for Economic Development and Rebuilding.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on October 23, 2008.

UNIFORM LAND USE REVIEW

This application (C 090147 PPX) in conjunction with the related actions (C 080014 MMX, and C 090146 ZMX), was certified as complete by the Department of City Planning on October 27, 2008, and was duly referred to Bronx Community Board 8 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 8 held a public hearing on this application on December 2, 2008, and on December 9, 2008, by a vote of 29 to 0 with 1 abstention, adopted a resolution recommending approval of the application subject to conditions as described in the report for the related applications (C 080014MMX and C 090146 ZMX).

Borough President Recommendation

This application was considered by the Bronx Borough President who issued a recommendation approving the application with conditions on January 5, 2009.

A summary of the Borough President's recommendation appears in the report on the related application for an amendment of the zoning map (C 090146 ZMX).

City Planning Commission Public Hearing

On January 7, 2009 (Calendar No. 4), the City Planning Commission scheduled January 21, 2009 for a public hearing on this application (C 090147 PPX). The hearing was duly held on January 21, 2009 (Calendar No. 22) in conjunction with the hearing on the related actions (C 080014 MMX, and C 090146 ZMX).

There were a number of speakers, as described in the report on the related application for an amendment of the zoning map (C 090146 ZMX), and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this disposition of City-owned land is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for an amendment of the zoning map (C 090146 ZMX).

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 application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located on Block 3266, Lot 13 pursuant to zoning, is approved.

The above resolution, duly adopted by the City Planning Commission on February 18, 2009 (Calendar No. 18), 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
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, AIA,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, SHIRLEY A. McRAE,
JOHN MEROLO, KAREN A. PHILLIPS, Commissioners