

**PLACE-BASED COMMUNITY BROWNFIELD PLANNING
FOUNDATION REPORT ON EXISTING CONDITIONS**

ZEREGA, BRONX

**FINAL
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PURPOSE

This existing conditions foundation report was commissioned by the New York City Mayor's Office of Environmental Remediation (OER) to help community members and community-based organizations (CBO's) conduct place-based planning for revitalization of vacant and underutilized brownfield properties. Place-based planning by community groups is supported by OER under the NYC Place-Based Community Brownfield Planning Program and by the New York State Department of State in the Brownfield Opportunity Area (BOA) Program. To advance implementation of plans, OER provides financial and technical assistance to CBO's for cleanup and redevelopment of brownfield properties and seeks to help people foster greater health and well-being in their neighborhoods.

Brownfields are vacant or underutilized properties where environmental pollution has deterred investment and redevelopment. Pollution introduces many risks to land development and often causes community and private developers to pass over these properties, especially in low-income neighborhoods where land values may be depressed and insufficient to cover added cleanup costs. Over time, brownfield sites accumulate and cluster in these neighborhoods, presenting heightened health risks while also reducing opportunities for small businesses, permanent new jobs, and affordable housing. OER has established a wide variety of programs to support place-based community brownfield planning and establish a local vision for use of these properties and to help bring community plans to life. Using these tools, we seek to help people turn brownfield liabilities in their neighborhoods into community assets.

This report provides an overview of the study area's geologic and natural features, historical development patterns, zoning, land use and infrastructure, as well as demographic and economic profiles, a summary of environmental conditions, and a preliminary evaluation of potential strategic properties. It is intended to initiate an ongoing process of data collection and analysis to better inform community planning activities and visioning and to enable people to make more informed decisions about their neighborhoods. This report was prepared by the New York City Department of City Planning under contract with the Mayor's Office of Environmental Remediation.

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Introduction

The Zerega study area is located in the southeastern portion of the Bronx, in the Castle Hill neighborhood. It encompasses approximately 409 acres in the Castle Hill area of the Bronx. The area straddles Westchester Creek from Hart Street to East Tremont Avenue, situating it in both Bronx Community Districts 9 and 10.

The boundary of the Zerega study area aligns with the zoning districts and the Industrial Business Zone in the area. It is bounded by Hart Street to the south, Zerega and Havemeyer Avenues to the west, Westchester and East Tremont Avenues to the north, and the Hutchinson River Parkway to the east. While the surrounding neighborhoods are largely residential, the study area is largely used for industrial purposes. Given Zerega's history in industrial and manufacturing uses, the likelihood of environmental contamination is high; this may lead to barriers to future investment.

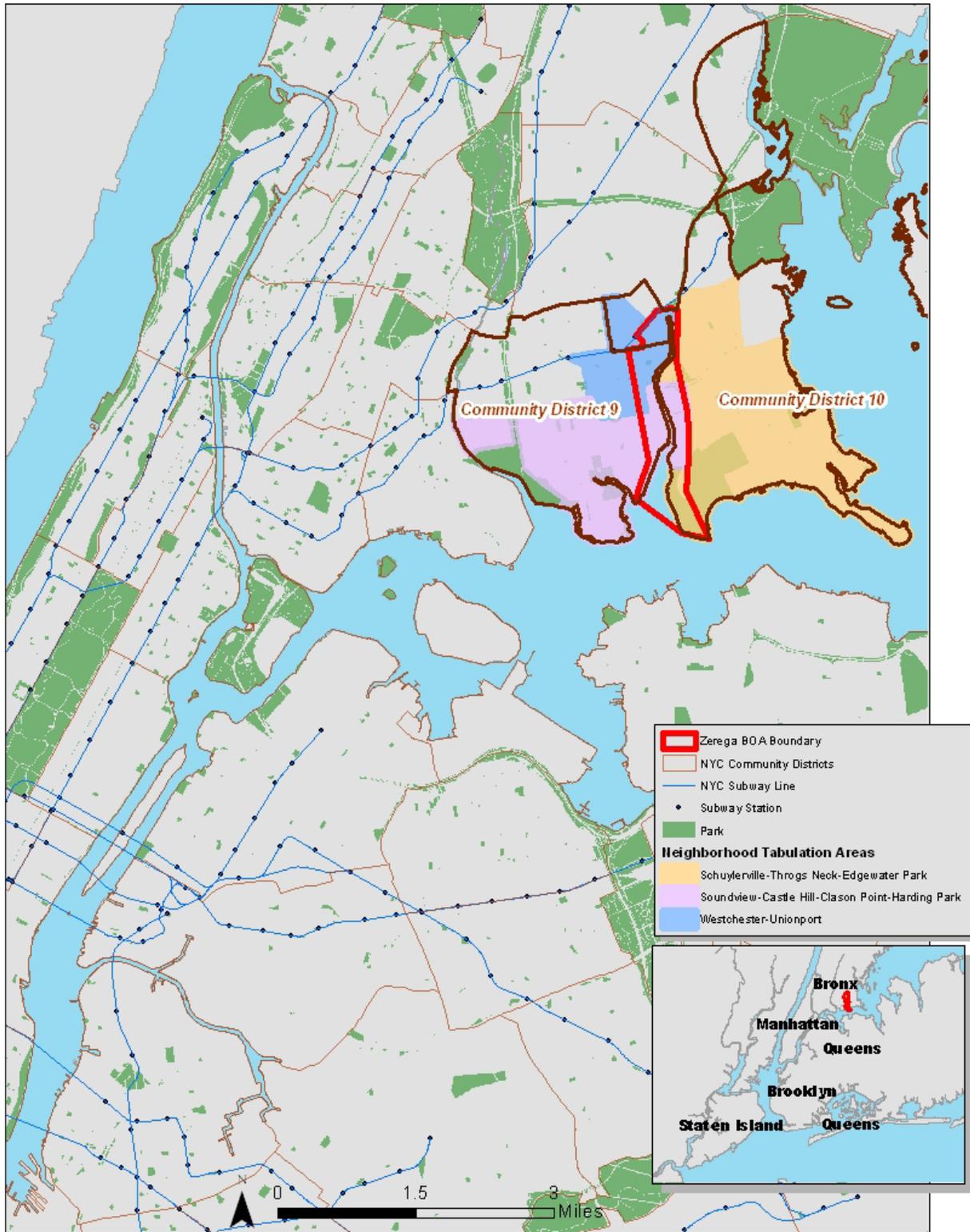
This report examines land use, development trends, and regulatory controls that have historically guided and continue to guide future development in the area. In addition, this report assesses possible sites for redevelopment based on environmental history, vacancy status, and level of underutilization. The study area is consistently used for industrial purposes and is characterized by low, single-story buildings situated on large lots, many of them used for parking or are currently vacant. In the study area, there is a high prevalence of school bus parking lots and several large vacant and underutilized sites. Historically, zoning has allowed for a range of industrial activities and intensities of uses. Zoning in the area has remained, with two small exceptions, the same since the 1961 Zoning Ordinance. While manufacturing districts dominate the zoning in the study area (M1-1, M1-2, M2-1, and M3-1) there are three residential districts (R4, R4A, and R6) and two commercial districts (C3 and C8-1) mapped in the study area. Zoning and land uses in the study area are elaborated upon in further detail later in this report. In many ways, the current uses align with the zoning districts.

The analysis in this report was conducted in April 2013. The study considers an area in need of environmental remediation and economic development or redevelopment, and provides an overview of existing land uses, development patterns, real or perceived brownfield sites, and development potential. Contextual information related to geographic location, demographic, social, economic and employment indicators, current community features and conditions, and current and historical economic and land use development trends provides an understanding of the surrounding area as well.

The Zerega study area is ripe for community-based brownfield planning work. Wherever possible, data is used to compare Zerega with the surrounding community, the borough of the Bronx, and New York City as a whole. Below, the broad community context map provides a visual understanding of relevant geographies and the neighborhood's relationship to the surrounding area and the rest of New York City.

The South Bronx Overall Economic Development Corporation (SoBRO) is the partner organization for this study, as it expressed interest as the Industrial Business Service Provider for the Zerega Industrial Business Zone.

Map 1. Broad Community Context Map: The Bronx, Community Districts 9 & 10, Neighborhood Tabulation Areas, and Zerega Study Area Boundaries



Task 1. Description of Proposed Project, Boundary, and Public Participation

Community Overview and History

Geographic location in relation to the county and region

The Zerega area analyzed in this report is located in Castle Hill in the southeast Bronx. The Zerega Study Area is bounded by Hart Street to the South, Zerega and Havemeyer Avenues to the West, Westchester and East Tremont Avenues to the North, and the Hutchinson River Parkway to the East (see Map 3.)

As of the 2010 Census, the Bronx was the fourth most populous borough of New York City with nearly 1.4 million people, representing about 17 percent of all New York City residents. Since the previous Census in 2000, the borough has grown nearly 4 percent.

Various geographies are referenced and analyzed throughout the report. The “surrounding community” around Zerega is defined by the aggregation of Census Tracts in the surrounding three Neighborhood Tabulation Areas (NTAs): BX09 (Soundview-Castle Hill-Clason Point-Harding Park), BX69 (Westchester-Unionport), and BX62 (Schuylerville-Throgs Neck-Edgewater Park)¹. These three combined NTA’s encompass census tracts 2, 4, 16, 20, 28, 38, 42, 46, 74, 78, 84, 86, 90, 92, 98, 110, 118, 130, 132, 138, 144, 152, 158, 160, 162, 164, 166, 184, 194, 202, 204, 206.01, and 264.

The geography of the surrounding community of the Zerega study area encompasses approximately 3,775 acres or approximately 5.9 square miles of the Bronx and includes smaller neighborhoods including Soundview, Castle Hill, Clasons Point, and Harding Park to the west of Zerega; Schuylerville, Throgs Neck, and Edgewater Park to the east of Zerega; and Westchester and Union Port to the North of Zerega.

Historical Context

The Study Area is situated in the southeast portion of the Bronx which includes the neighborhoods of Harding Park, Clasons Point, Soundview, Castle Hill, Parkchester, Westchester Square, and Throgs Neck.

Originally part of Westchester County, the Bronx became fully incorporated within New York City in 1898. Once known for its quiet streets and farmland, the landscape of the Bronx quickly gave way to factories and urbanization.

In 1841, the New York and Harlem Railroads began regular commuter service between the Bronx and Manhattan, and in 1907 the first subway connecting the Bronx and Manhattan was established. By the 1920s, the Westchester Avenue Inter-Borough Rapid Transit (IRT) connected Manhattan tenement-dwellers to the east Bronx including the Lexington Avenue extension to the Jerome, White Plains Road,

¹ Neighborhood Tabulation Areas (NTAs) are aggregations of census tracts that are subsets of New York City's 55 Public Use Microdata Areas (PUMAs). Primarily due to these constraints, NTA boundaries and their associated names may not definitively represent neighborhoods

and Pelham Bay Park branches. This dramatic change in transportation access marked the first major wave of residential development and urbanization in the area.

Development around Zerega in the early 20th Century in the areas of Clasons Point, Soundview, and Castle Hill was characterized by resort-seeking city dwellers attracted to what was then referred to as the “Coney Island of the Bronx”. Its flat and coastal topography made it ideal for resort-seekers: steamer excursions operated from “The Point” to Manhattan and Queens. People found entertainment in the many dance halls, roller coasters, saloons, picnic groves, baseball games, and the world’s largest salt water outdoor swimming pool. With increasing subway service extensions throughout the beginning of the 20th century, more families and workers across a diverse range of ethnic groups left the crowded tenements of Manhattan for spacious new apartments in the Bronx.

Directly to the northwest of Zerega, the Parkchester housing development, at the time of construction in 1942, was the largest housing development of its kind. It housed forty thousand residents and provided amenities ranging from parks, playgrounds, and sculpture gardens to convenience stores and movie theaters. Around the same time period, federal New Deal funds were secured to repair streets, build a central post office, and construct neighborhood parks throughout the Bronx. Later, throughout the 1950s and 1960s federal funding was again secured to construct large amounts of public housing and build what would become some of the most heavily trafficked networks of highways in the country including the Major Deegan Expressway, the Cross Bronx Expressway, and the Bruckner Expressway. Other major automotive-related connections developed around this time including the completion of the Bronx-Whitestone Bridge in 1939, the Hutchinson River Parkway in 1941, and the Throggs Neck Bridge in 1961. The neighborhoods around Zerega began to increase in residential density due in part to high-rise public housing development enabled by the New Deal and increased highway connections, as well as increased support for manufacturing especially within the newly created industrial park along Zerega Avenue.

One major feature of the neighborhood is the land occupied by Ferry Point Park, named for the ferries that traveled between the Bronx and Queens until 1939 when the Whitestone Bridge opened to cars. Preceding the acquisition of land for the construction of the Bronx-Whitestone Bridge, the land was purchased by the city in 1937 from the Roman Catholic House of the Good Shepherd. Between 1952 and 1970, the city began to use the park as landfill, which ultimately led to a significant expansion of the original footprint of the park. Recent improvements, completed in 2015, included an 18-hole golf course designed by golf legend Jack Nicklaus.

While Castle Hill itself is characterized by single-family detached housing as well as some high-rise public housing, the easternmost portion of Castle Hill is characterized by industrial uses, mainly along Zerega Avenue. In 1969, the City adopted the James J. Lyons Urban Renewal Plan (CP-20941), which extended the (North) Zerega Avenue Urban Renewal Area (CP-20410) providing for the assemblage of 60 acres enabling the “Economic Development Administration to offer to developers parcels of suitable size for modern industrial development to provide significant job opportunities and contribute to the City’s economy.” The plan was bounded by the Bruckner Boulevard Expressway to the north, Westchester Creek to the east, Lacombe Avenue to the south, and Havemeyer Avenue to the west- a significant portion of the Zerega study area in this report. The plan sought to comprehensively develop the area to

remove blight and maximize appropriate uses in addition to encouraging employment opportunities in the area. The Plan expired in 2008.

Like many neighborhoods in New York City, this section of the Bronx began to experience economic decline during the 1950's and 1960's as moderate-income earners fled to the suburbs. Urban decay remained problematic through the late 20th century, and areas such as Castle Hill were characterized by high crime rates. In 1990, there were 50 murders, 76 rapes, and nearly 2,000 burglaries within the 43rd Precinct, which includes Castle Hill². Today, significant improvement of the area has taken root both in terms of crime and development. Murder rates over the past 20 years have declined by over 93 percent (6 reported in 2012), rapes are down by 33 percent (5 reported in 2012), and robberies are down by 74 percent (116 reported in 2012) reflecting a larger trend of improved conditions in the neighborhood³.

Current community features and conditions

This portion of the Eastern Bronx is served by the Pelham Line 6 New York City subway. It runs along the northern edge of the study area with stations along Westchester Avenue. While the 6 train is the only line serving the East Bronx, there are several bus lines that transport people locally and provide connections to the subway, the rest of the borough, and the region.

Four significant parks serve the neighborhoods around Zerega. To the west of Zerega, Soundview Park is bounded by the Bronx River, and Pugsley Creek Park and Castle Park are situated at the mouth of Westchester Creek to the southwest of Zerega. Across the creek, due east of Zerega, Ferry Point Park is the largest open space in the neighborhood and lies adjacent to the St. Raymond Cemetery.

Residents of the neighborhoods surrounding Zerega can access several commercial centers. To the west, retail corridors are found along White Plains Road south of the Bruckner Expressway and along Castle Hill Avenue and Westchester Avenue. To the east of Zerega, East Tremont Avenue serves as a commercial corridor. These areas are shown in light red in Map 4a.

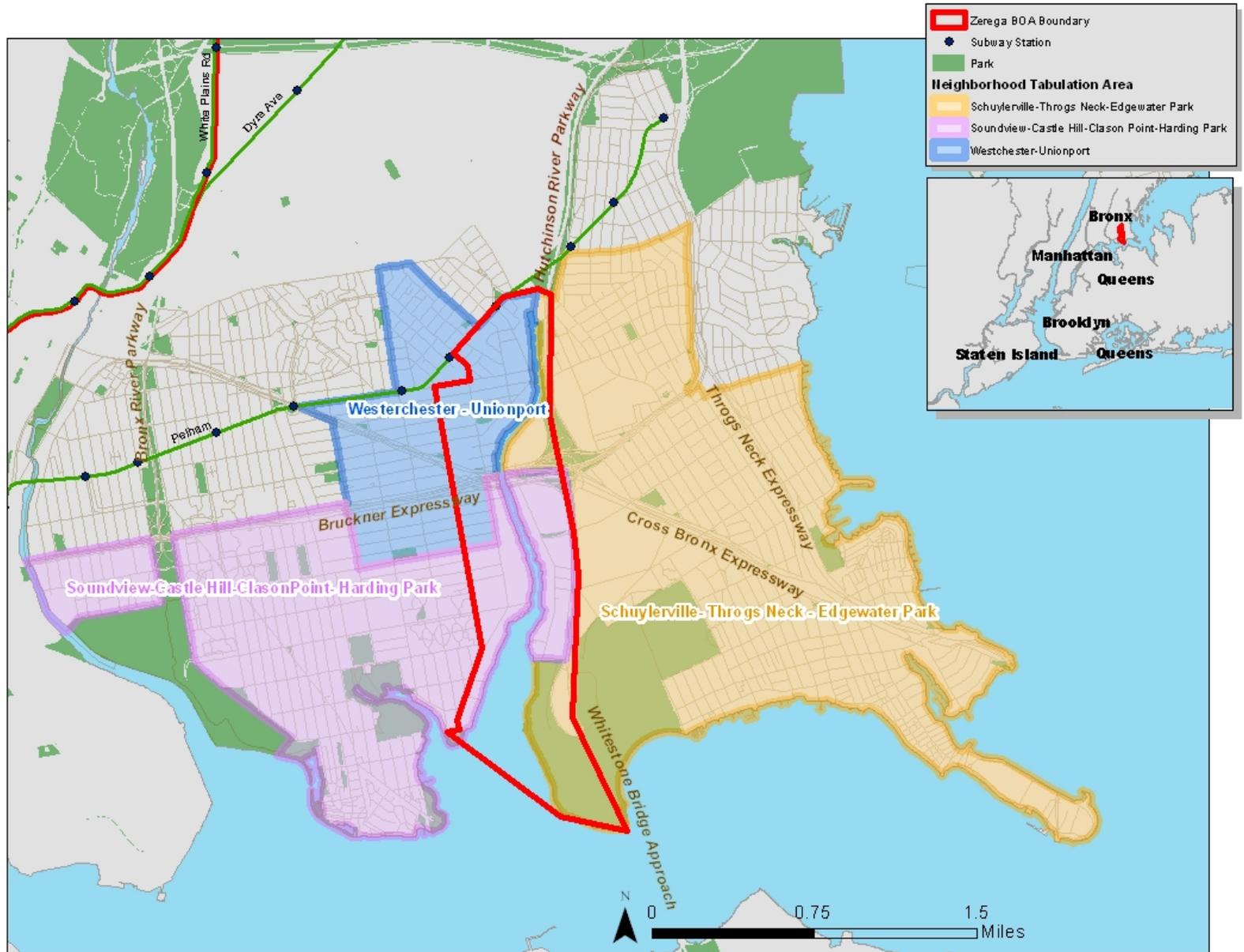
Several local community-based organizations operate in the neighborhoods surrounding Zerega including the Castle Hill Avenue Business Improvement District, the Castle Hill YMCA (the only YMCA in the Bronx), the Ferry Point Civic Association, and the Kips Bay Boys and Girls Club. The South Bronx Overall Economic Development Corporation (SoBRO), the partner organization for this study, is a not-for-profit organization founded in 1972 whose mission is to enhance the quality of life in the South Bronx by strengthening businesses and creating and implementing innovative sustainable economic, housing, educational, and career development programs. SoBRO not only provides direct services to community residents, but also focuses on rebuilding the infrastructure in which they live. Their overall strategy includes assisting businesses to get started and grow, offering job training and youth programs, and creating affordable housing and commercial space that reverses blight.

Below, the study area map provides a visual understanding of the neighborhood's relationship to the surrounding area and several main features in the neighborhood including major highways and parks.

² http://www.nyc.gov/html/nypd/downloads/pdf/crime_statistics/cs043pct.pdf

³ Ibid.

Map 2. Study Area Map: Neighborhood Tabulation Areas, Zerega Study Area Boundaries



Demographic, social, economic, and employment indicators

Demographics

For the purposes of this report’s demographic analysis, the “Surrounding Community” refers to NTAs: BX09 Soundview-Castle Hill-Clason Point-Harding Park, BX69 Westchester-Unionport, and BX62 Schuylerville-Throgs Neck-Edgewater Park. As of the 2010 Census, the surrounding community has a population of 125,101 people, an increase of 4% from the 2000 Census count of 120,333. In the two encompassing Community Districts (9 and 10), the most significant population gains between 2000 and 2010 were made among Asian and Pacific Island Nonhispanic populations: a 61.6 and 60 percent increase respectively. In both districts there were also significant gains in those of Hispanic origin and a significant decline in the white Nonhispanic population. In Community District 10, there were gains of 17.4 percent among the Black/African American Nonhispanic population, while there was a 4.8 percent decline among this population in Community District 9. For a spatial display of the total population density for this study area, see Appended Map B7.

As of the 2010 Census, the majority of the population in the surrounding community was Hispanic and Latino with nearly 53 percent of people self-identifying with this demographic. Within the surrounding community, 19 percent identify as White alone and 22 percent identified as Black or African American alone as of the 2010 Census.

Compared with the rest of New York City, this neighborhood has a significantly higher proportion of people of Hispanic and Latino origin.

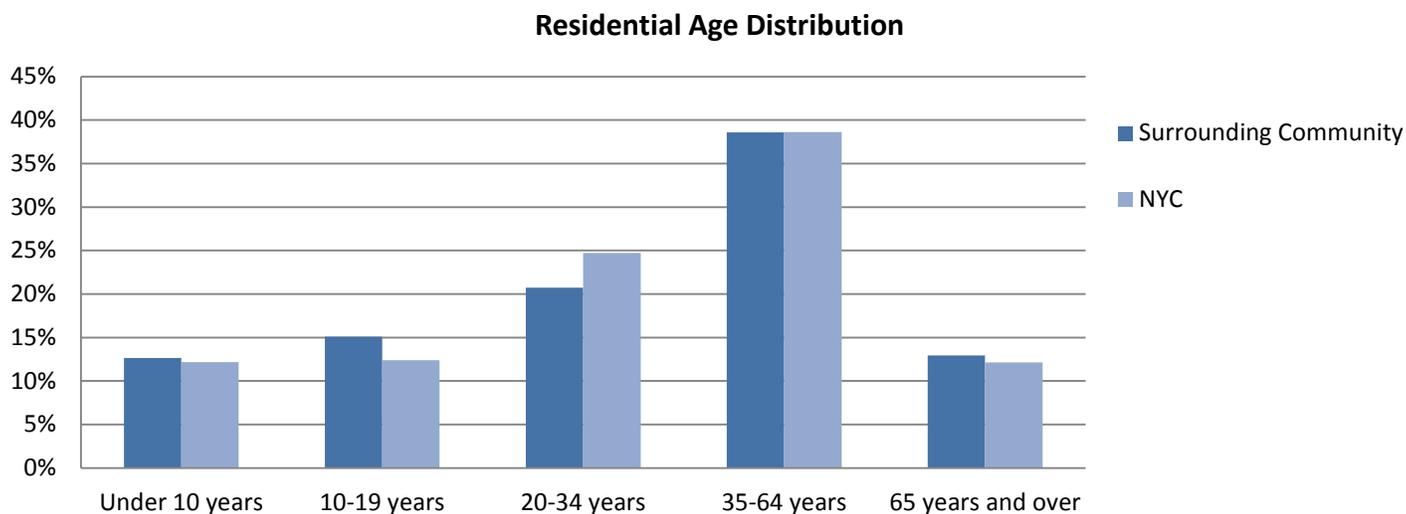
Figure 1. Race/Hispanic Origin among residents in the Surrounding Community (NTAs) and NYC⁴

	Surrounding NTAs		NYC	
	Number	Percent	Number	Percent
Total population	125,101	100.0%	8,175,133	100.0%
White non-Hispanic	23,195	19%	2,722,904	33.3%
Black/African American Nonhispanic	27,580	22%	1,861,295	22.8%
Asian Nonhispanic	5,052	4%	1,030,914	12.6%
American Indian/Alaskan Nonhispanic	371	0%	17,427	0.2%
Some other race Nonhispanic	1,127	1%	57,841	0.7%
Nonhispanic of two or more races	1,656	1%	148,676	1.8%
Hispanic origin	66,073	52.82%	2,336,076	28.6%

⁴ US Census Bureau, 2010 Census, SF1

The age distribution among residents of the surrounding community skews only slightly younger than that of New York City. Compared with the rest of New York City, the surrounding community has a slightly higher share of children and a lower percentage of young adults- just over 20% of the population. The surrounding community and New York City are comparable in proportion of adults ages 35-64 and adults ages 65 and older.

Figure 2. Residential Age Distribution⁵

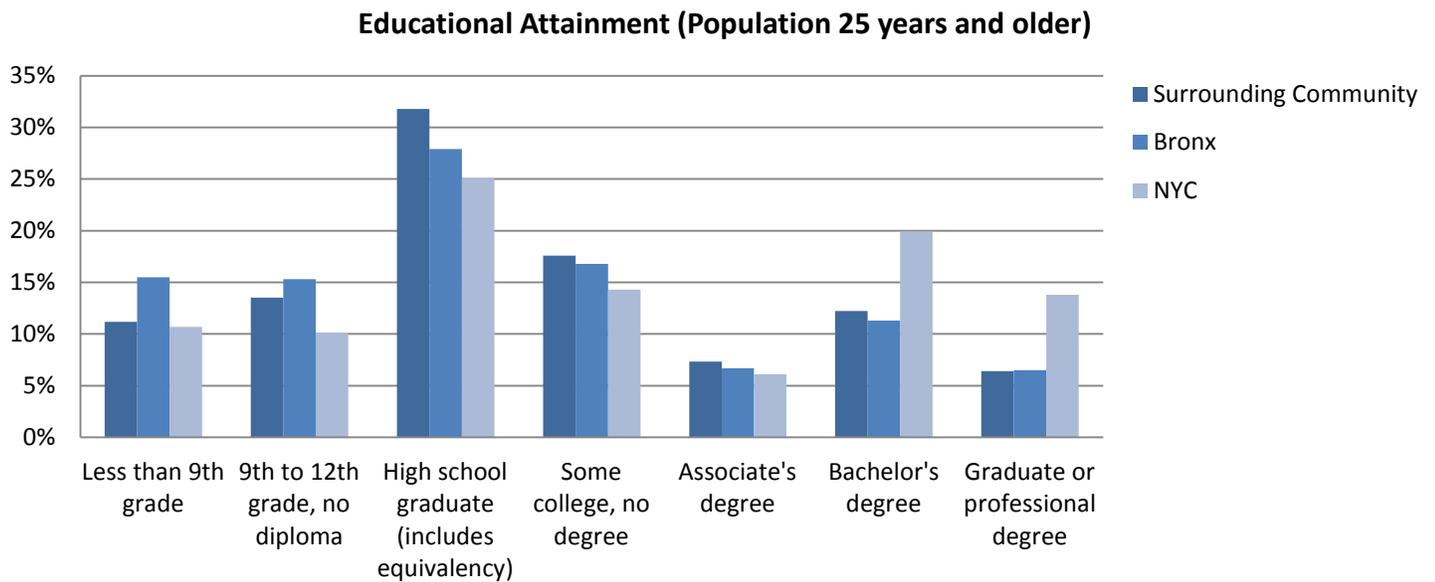


Education

Based on ACS 2007-2011 5 Year estimate, the community surrounding Zerega has a higher percentage of high school graduates compared with the rest of the borough and New York City. However, more of those in the surrounding community have completed only some of high school without a diploma when compared with the rest of New York City. While there is also a slightly higher proportion of residents who have completed some college or achieved their Associate’s degree, the community surrounding Zerega has less who have attained a Bachelor’s or graduate or professional degrees compared with the rest of the city.

⁵ 2007-2011 ACS; Table DP05

Figure 3. Educational Attainment⁶



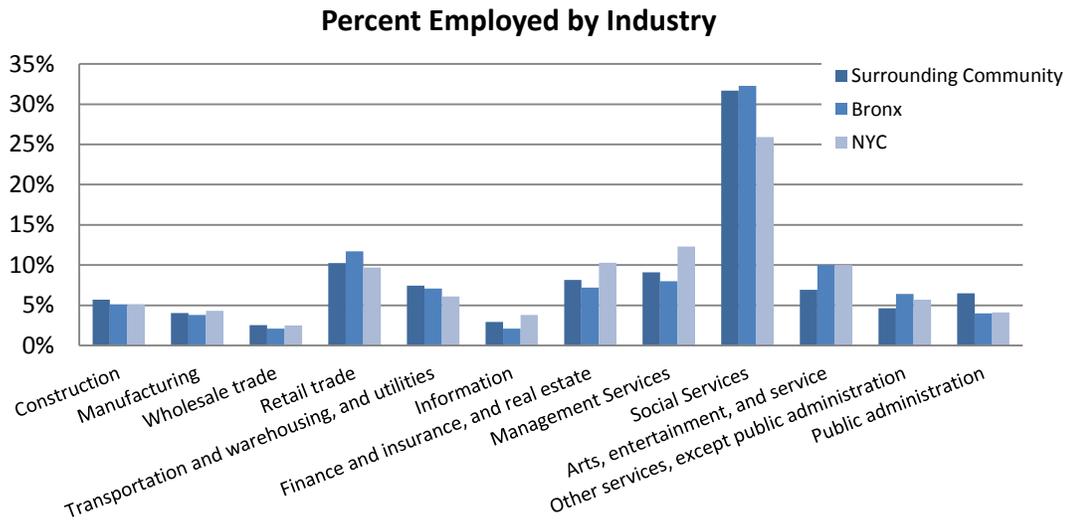
Employment and Poverty

At 9.16 percent, the unemployment rate in the community surrounding Zerega is lower than that of the Bronx (13 percent) and slightly lower than the city as a whole (9.5 percent) according to the 2007-2011 ACS. The unemployment rate is defined by the Census as “all civilians 16 years old who were neither ‘at work’ nor ‘with a job but not at work’ during the reference week, were looking for work during the last 4 weeks, and were available to start a job.”

Among those employed, a significantly greater share of workers living in the surrounding community work in Social Services (including educational services, health care, and social assistance) than workers employed in this sector across New York City. This may be attributed to the many colleges, universities, and healthcare facilities located nearby and throughout the Bronx. However, aside from employment in the Social Services, people in the surrounding community are less likely to work in industries that are high employers citywide, including retail, finance, and arts and entertainment, and are more likely to be employed in industries related to construction, transportation, and warehousing, as Figure 4 indicates. In the community surrounding Zerega, the average median household income is \$52,028 (lower than the rest of New York City where the median household income is \$56,437) and 19 percent of residents live below the poverty level.

⁶ 2007-2011 ACS; Table S1501

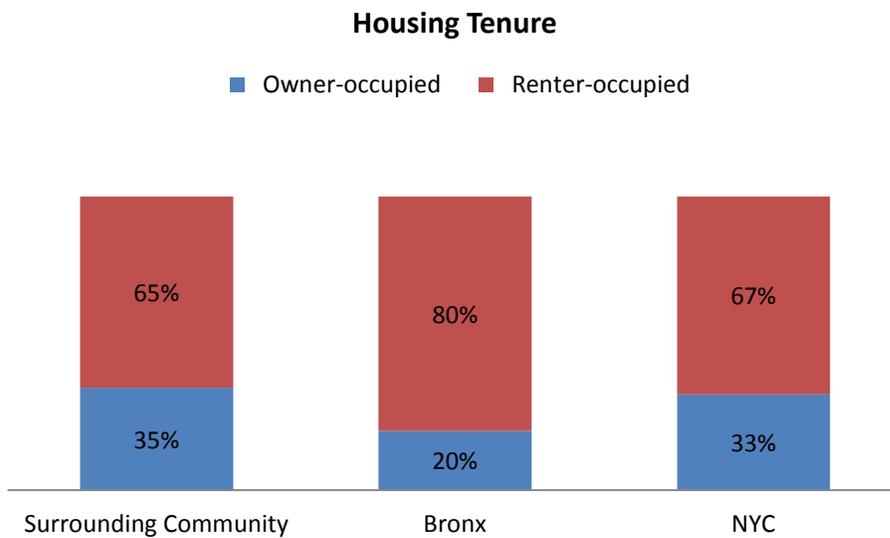
Figure 4. Employment⁷



Housing

The percentage of home ownership is higher for the community surrounding Zerega than that of the rest of the borough and New York City as a whole. In this community, 35 percent of residents live in homes that they own, while in the Bronx only 20 percent of homes are owner occupied. This may be attributed to the prevalence of single family homes in the neighborhoods around Zerega.

Figure 5. Housing Tenure⁸

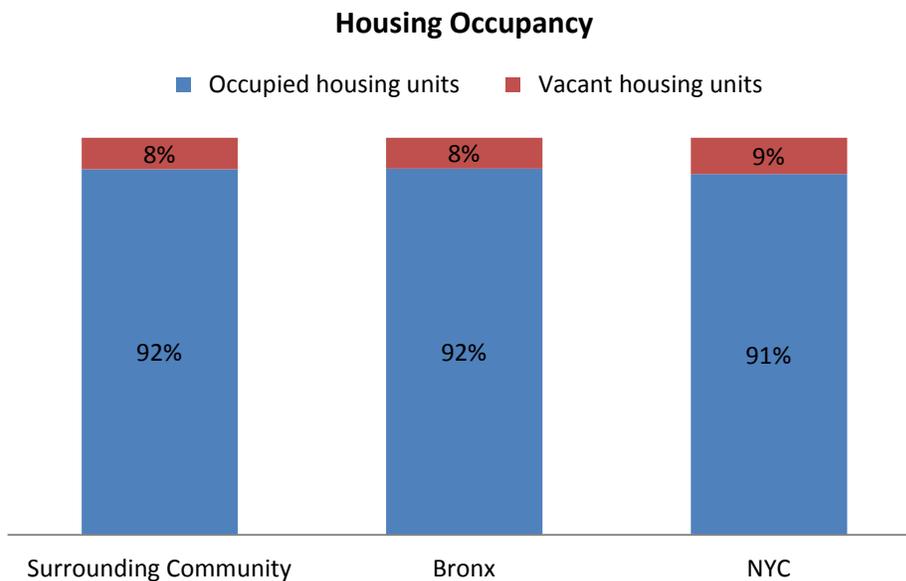


⁷ Surrounding Community, Bronx, NYC, ACS 2007-2011

⁸ 2007-2011 ACS Table DP04

The housing unit vacancy rate in the surrounding community remains only slightly lower than the vacancy rate for New York City as a whole, and about the same for the Bronx. Across the surrounding community, between 2 and 5 percent of homes were foreclosed upon according to a 2009 map produced by the New York Times. This figure is comparable to the average foreclosure rate at this time for New York City⁹. However, a review of foreclosed homes listed on Zillow.com’s Foreclosure Center which allows access to pre-foreclosures, foreclosure auctions, and bank-owned properties revealed only 2 homes in foreclosure in the surrounding community as of April 10, 2013¹⁰.

Figure 6. Housing Occupancy¹¹



Current and historical economic and land use development trends

As shown in Figure 7a below, land uses in Zerega are predominantly industrial and parking with a significant amount of underutilized land. A significant amount of the land is dedicated to open spaces and parks. This is due in part to the large area of the cemetery and Ferry Point Park that are located in the Study Area. As shown in Land Use Map 4a, there is little green space in the study area to the west of Westchester Creek where the land uses are dominated by industrial and manufacturing with some one-to-two family homes, and a minimal amount of commercial space. Vacant lots and lots designated for parking account for 18 percent of the total lot area in the study area, while industrial uses account for nearly 25 percent of the total lot area. In Zerega, there is little housing except for in the north western edge of the study area where there are small lots with mostly single-family homes. Outside of the study area boundaries, the area is dominated by single family residences and NYCHA Housing, including the 41.35-acre Castle Hill Houses that houses some 5,421 residents.

⁹ <http://www.nytimes.com/interactive/2009/05/15/nyregion/0515-foreclose.html>

¹⁰ <http://www.zillow.com>

¹¹ 2007-2011 ACS Table DP04

The share of lot area allocated towards each land use differs at the neighborhood, borough, and city-wide levels as shown in Figure 7b below. This analysis indicates that 24 percent of the total lot area is used for industrial and manufacturing purposes in Zerega. Comparatively, the total lot area dedicated to these uses throughout the Bronx and the city is only 4 percent. Zerega has a significantly higher percentage of land used for parking (9 percent) and has a higher percentage of vacant land (9 percent) than the rest of the borough and New York City. Residential uses only make up 8 percent of the total lot area of the area in contrast to 34 percent and 39 percent respectively for the Bronx and the city, excluding buildings that are mixed commercial and residential. As the table below illustrates, 51 of the 750 tax lots (or approximately 9 percent of the total lot area) are vacant with no built structure.

Land uses in Zerega reflect the current zoning for manufacturing uses as well as the historical context in which it is situated. Development in this area has been guided by the James J Lyons Urban Renewal Plan, and the Zerega Industrial Business Zone (IBZ). Both of these policies aim to foster economic growth of industrial and manufacturing development. IBZs are supported by tax credits for relocating within them, zone-specific planning efforts, and direct business assistance from NYC Business Solutions Industrial and Transportation. As shown in Appended Map B8, the IBZ is bounded by East Tremont Avenue to the North and Norton Avenue to the South and covers a significant portion of the land that lies between the Hutchinson River Parkway and Westchester Creek south of the expressway interchange. Modifications to the previous boundaries were reviewed by the New York City Economic Development Corporation (NYC EDC) Boundary Commission and ratified in September 2013.

New developments in the area follow in the pattern of industrial uses, but there are indications of a potential shift in development patterns in and around Zerega, particularly to the east of Westchester Creek. Having been recently disposed of by the New York City Economic Development Corporation to CJS Realty LLC, construction is currently underway on Block 3540, Lots 40 and 29, for a full service, privately owned, ambulette facility. The proposed building will consist of one-story, approximately 31,227 square feet. 6,275 square feet will accommodate office functions and the remaining 24,952 square feet will accommodate interior garage space and a full service repair facility. The site will accommodate a fleet of 138 vehicles and 115 exterior parking spaces (ULURP Application C130001 PPX).

Major construction was also completed at the former site of the United States Postal Service building. Block 5558, Lot 1 was redeveloped in 2014 as the Throggs Neck Shopping Center. It accommodates several retail outlets including Target, occupying 165,000 square feet below the main level parking deck, TJ-Maxx occupying 27,000 square feet below the main level parking deck, and parking for 650 cars. There is also an existing Home Depot site adjacent to Throggs Neck Shopping Center. Additionally, just north of the Cross Bronx Expressway, there are redevelopment proposals to build a new outlet shopping mall on the current site of the Whitestone Cinema complex.

Another major development in the area is the renovation of a portion of Ferry Point Park into a public golf course. It opened in the spring of 2014 and is operated by the Trump National and International Golf Clubs.

Figure 7a. Land Uses in Zerega¹²

Building Type	Total Tax Lots	% Tax Lots	Total Lot Area (sq ft)	% Lot Area	Total Building Area (sq ft)	% Building Area
One & Two Family	385	51%	1,112,981	6%	809,045	13%
MultiFamily Walkup	95	13%	272,290	2%	350,796	5%
MultiFamily Elevator	0	0%	0	0%	0	0%
Mixed Commercial/ Residential	10	1%	66,417	0%	50,306	1%
Commercial/ Office	28	4%	2,563,099	14%	818,815	13%
Industrial/ Manufacturing	82	11%	4,250,320	24%	2,496,416	39%
Transportation/ Utility	17	2%	322,924	2%	254,265	4%
Public Facilities & Institutions	14	2%	1,186,383	7%	1,219,693	19%
Open Space	10	1%	4,591,130	26%	7,408	0%
Parking Facilities	36	5%	1,555,083	9%	427,957	7%
Vacant Land	51	7%	1,638,924	9%	0	0%
Unknown	22	3%	276,664	2%	5,854	0%
Grand Total	750	100%	17,836,215	100%	6,440,555	100%

¹² New York City PLUTO 2012

Figure 7b. Lot Area by Land Use Type in Zerega, The Bronx, and New York City ¹³

Building Type	Zerega	The Bronx	NYC
One & Two Family	6%	18%	27%
MultiFamily Residential	2%	16%	12%
Mixed Commercial/ Residential	0%	3%	3%
Commercial/ Office	14%	4%	4%
Industrial/ Manufacturing	24%	4%	4%
Transportation/ Utility	2%	3%	7%
Public Facilities & Institutions	7%	11%	7%
Open Space	26%	32%	27%
Parking Facilities	9%	2%	1%
Vacant Land	9%	4%	6%
No Data*	2%	4%	2%
Grand Total	100%	100%	100%

¹³ New York city PLUTO 2012

Project Overview and Description

Existing land uses and development patterns

The Zerega study area encompasses approximately 409 acres in the Castle Hill area of the Bronx. The area straddles Westchester Creek from Hart Street to East Tremont Avenue.

This report examines land use, development trends, and regulatory controls that have historically guided and continue to guide future development in the area. In addition, the study assesses possible sites for redevelopment based on environmental history, vacancy status, and level of underutilization. The study area is consistently used for industrial purposes and is characterized by low, single-story buildings situated on large lots, many of them used for parking or are currently vacant. In the study area, there is a high prevalence of school bus parking lots and several large vacant and underutilized sites. Historically, zoning has allowed for a range of industrial activities and intensities of uses. Zoning in the area has remained, with two small exceptions, the same since the 1961 Zoning Ordinance. While manufacturing districts dominate the zoning in the study area (M1-1, M1-2, M2-1, and M3-1), there are three residential districts (R4, R4A, and R6) and two commercial districts (C3 and C8-1) mapped in the study area. Zoning and land uses in the study area are elaborated upon in further detail later in this report. In many ways, the current uses align with the zoning districts.

Summary of real or perceived brownfield sites

The land use analysis presented above in Figures 7a and 7b reveals that 8 percent of all lots and 9 percent of total lot area in the Zerega study area are vacant. This is significantly higher than the percentage of vacant land in the borough but less than in New York City as a whole. This report also assesses sites with structures that are underutilized, partially developed, or have contamination issues that hinder development or the development of nearby properties.

Zerega's history is rooted in manufacturing and industrial uses such as automotive, bulk storage of petroleum and chemical products, and asphalt manufacturing which may impact upon future development as they impose the possibility of environmental contamination. There is also a history of open petroleum spills in the area.

The potential brownfield sites outlined in this report were identified through the Office of Environmental Remediation's Searchable Property Environmental E-Database (*SPEED*) portal, historical research of Sanborn Fire Insurance maps, building records and Certificates of Occupancy, and field surveys. Indicators of possible contamination include records of Petroleum Bulk Storage (PBS), Chemical Bulk Storage (CBS), Open Spill Records, Building Violations and Environmental Control Board Violations administered by the New York City Department of Buildings, and current and historical uses listed in the NYC CEQR Technical Manual for Environmental Review under uses on sites or adjacent sites requiring assessment for hazardous materials and contamination.

According to the New York State Department of Environmental Conservation (DEC), the administering body of the Petroleum Bulk Storage Inventory, Chemical Bulk Storage Inventory, and the Open Spill Database, “Improper handling and storage of petroleum and hazardous chemicals can result in leaks and spills and pose a serious threat to the quality of the environment in New York State.”¹⁴ Tanks storing petroleum and hazardous chemicals must meet minimum standard established by the United State Environmental Protection Agency and DEC.

The sites identified in this report are either vacant or underutilized, and all are potentially contaminated based on their individual site history or the history of hazardous materials and noxious uses on adjacent or neighboring sites.

The following properties will be profiled in detail later in this report based on the presence of potential environmental contaminants on or near the sites.

¹⁴ <http://www.dec.ny.gov/chemical/287.html>

Figure 8. Potential Strategic Site Summary Table

Site #	Address (s)	BBL(s)	Current Use	Summary
1	300 Zerega Avenue 410 Zerega Avenue	2034870036 2034870034 2035130001	Vacant lot	<i>Adjacent to</i> <ul style="list-style-type: none"> • <i>PBS 2-608103</i>
2	530 Zerega Avenue	2035420020	Vacant lot	<i>Adjacent to</i> <ul style="list-style-type: none"> • <i>PBS 2-404330</i> • <i>CBS 2-000048</i> • <i>PBS 2-604777</i> • <i>CBS 2-000368</i> • <i>PBS 2-398993</i> <i>Adjacent to DOS Salt Storage</i>
3	2308 Hermany Avenue 2312 Hermany Avenue 2328 Hermany Avenue	2036970011 2036970016 2036970018	Bus parking	<i>On Site</i> <ul style="list-style-type: none"> • <i>Open Spill 0600234</i> • <i>PBS 2-080926</i> • <i>DOB Violations regarding illegal storage and boiler maintenance</i> <i>Neighboring</i> <ul style="list-style-type: none"> • <i>PBS 2-455652</i> • <i>PBS 2-455520</i> • <i>Open Spill 8809277</i> • <i>Historical Asphalt Plant</i>
4	861 Zerega Avenue 2347 Hermany Avenue 2348 Story Avenue 2346 Story Avenue	2036980031 2036980034 2036980058 2036980047	Bus parking	<i>On Site</i> <ul style="list-style-type: none"> • <i>History of motor vehicle storage</i> <i>Neighboring</i> <ul style="list-style-type: none"> • <i>Historical asphalt plant, pilaster manufacture, die casting</i> • <i>PBS 2-600399</i> • <i>PBS 2-017434</i>
5	2338 Bruckner Blvd. 2342 Bruckner Blvd.	2037000023 2037000026	Miscellaneous car storage	<i>Adjacent to</i> <ul style="list-style-type: none"> • <i>PBS 2-609364</i>
6	1350 Commerce Avenue	2038380227	Vacant lot with junk storage	<i>On Site</i> <ul style="list-style-type: none"> • <i>Historical cement block manufacture</i> <i>Adjacent to</i> <ul style="list-style-type: none"> • <i>PBS 2-610320</i>
7	775 Brush Avenue	2055600001	Vacant lot	<i>Adjacent to</i> <ul style="list-style-type: none"> • <i>PBS 2-243299</i>
8	Lafayette Avenue	2055600005	Vacant lot	<i>Adjacent to</i> <ul style="list-style-type: none"> • <i>PBS 2-243299</i>
<p><i>*PBS (New York State Petroleum Bulk Storage Database)</i> <i>*CBS (New York State Chemical Bulk Storage Database)</i> <i>*Open Spill (New York State Open Spill Database)</i></p>				

An overview of the area's potential

Additional analysis of the industry mix and employment conditions was conducted using the Quarterly Census of Employment and Wages (QCEW) administered by the United States Department of Labor's Bureau of Labor Statistics. The QCEW program publishes a quarterly count of employment and wages reported by employers covering 98 percent of U.S. jobs. The QCEW program produces a comprehensive tabulation of employment and wage information for workers covered by State unemployment insurance laws and Federal workers covered by the Unemployment Compensation for Federal Employees program.¹⁵

Analysis of a custom geography's industry mix helps to identify the potential for new business and land use development. To understand commercial and industrial development potential in Zerega, the study area was drawn to capture the industries in the area. The uses in study area reflect the current zoning.

The most prevalent industries in the study area, based on the number of private firms and employees, include construction, manufacturing, real estate and rental and leasing companies, transportation and warehousing, and wholesale trade companies. Of the total 4,993 employees counted at these firms, 26 percent are in the transportation industry for companies that perform services such as towing, freight trucking, courier and delivery, and special needs transportation services. Thirteen percent of employees work for manufacturing firms including those of electrical, heating and air-conditioning equipment, furniture, signage, and construction materials manufacture. In addition, 7 percent of employees engage in wholesale trade and distribution for industries including construction, grocery, chemical, and tobacco. Below, Figure 9 demonstrates the change in number of firms, wages, and employees by industry between 2000 and 2011. This analysis was done based on only the private firms that have reliable and geo-coded addresses, and it demonstrates a loss in jobs despite a conservative estimate of firms, employees, and wages. The data capture private companies on privately- or city-owned land, but do not include public employees regardless of site ownership.

Since 2000, the number of firms and employees have declined in nearly every industry in the study area, except for the Real Estate and Rental Leasing industry which includes businesses that perform construction and equipment rental and leasing services, lessors of warehouses and self-storage units, lessors of nonresidential buildings, lessors of residential buildings, and property managers. While there were increases in the number of firms engaged in Administrative Support and Waste Management and Healthcare and Social Assistance industries, there were simultaneously losses in jobs in these sectors.

New developments in Zerega, such as the construction of the ambulance service facility along Zerega Avenue, fall in line with the types of land uses and employment opportunities that have been described. However, as discussed above, there are indications of a potential shift in development patterns towards regional retail and commercial uses in and around Zerega, particularly to the east of Westchester Creek.

¹⁵ <http://www.bls.gov/cew/cewover.htm>

Figure 9. Change in Industry Mix and Employment in Zerega: 2000-2011

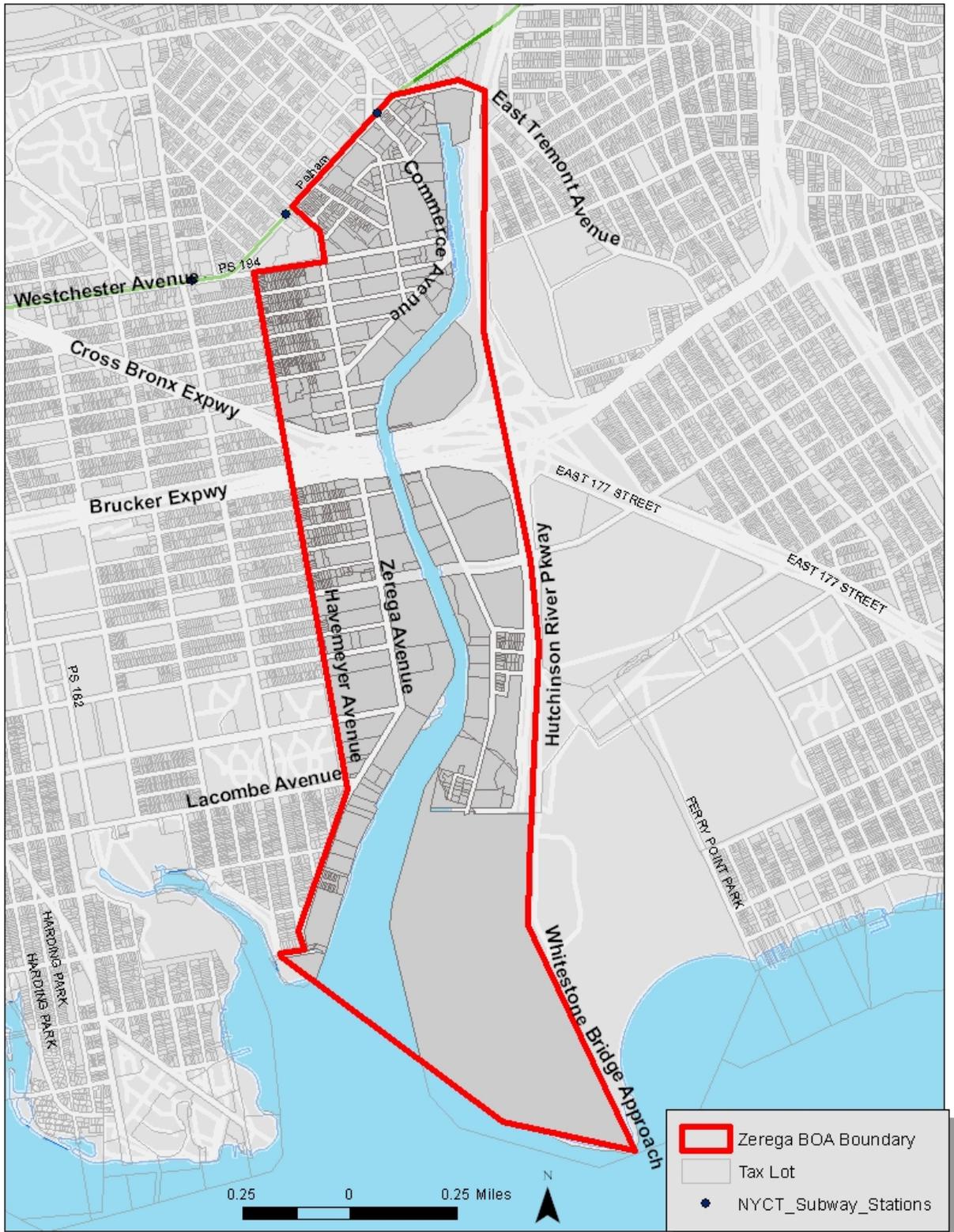
Industry	2000		2011		Percent Change	
	Number of Firms	Total Employees	Number of Firms	Total Employees	Number of Firms	Total Employees
Accommodation and Food Services	9	138	5	67	44% loss	51% loss
Administrative and Support and Waste Mgmt. and Remediation Services	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	33% gain	93% loss
Arts, Entertainment, and Recreation	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	67% loss	50% loss
Construction	20	408	20	328	0%	20% loss
Educational Services	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	200% gain	17% loss
Finance and Insurance	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	67% loss	22,900% gain
Health Care and Social Assistance	3	270	9	231	200% gain	14% gain
Information	8	794	3	188	63% loss	76% loss
Mgmt. of Companies and Enterprises	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	100% gain	56% gain
Manufacturing	23	1,172	18	654	22% loss	44% loss
Other Services (except Public Administration)	11	239	9	262	18% loss	10% gain
Professional, Scientific, Tech. Services	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	50% gain	5,150% gain
Real Estate and Rental and Leasing	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	<i>Undisclosed</i>	367% gain	39% gain
Retail Trade	18	158	8	335	56% loss	112% gain
Transportation and Warehousing	11	904	9	1,286	18% loss	42% gain
Wholesale Trade	20	400	14	372	30% loss	7% loss
Grand Total	139	5,174	125	4,993	12% gain	3% gain

Study Area Boundary Description and Justification

The boundary of the Zerega study area aligns with the zoning districts and the Industrial Business Zone in the area. The boundary also considers the prevalence of industrial and manufacturing land uses between Zerega and Havemeyer Avenues. Zerega, for the purposes of this study, is bounded by Hart Street to the South, Zerega and Havemeyer Avenues to the west, Westchester and East Tremont Avenues to the North, and the Hutchinson River Parkway to the east. Zerega is located within the Castle Hill neighborhood. This neighborhood was chosen based on the prevalence of current and historic industrial uses, the number of vacant lots, and the likelihood of environmental contamination based on current and historical industrial uses.

As previously discussed, the Study Area focuses on a portion of the southeast Bronx that has historically been used for manufacturing and industrial purposes. Today, much of the area is used for school bus parking, storage facilities, warehouses, some open industrial uses, and manufacturing. There are a significant number of vacant and underutilized sites which may remain underdeveloped due to environmental contamination. In addition, this area is prone to flooding, (see section: Natural Resources) which further exacerbates the potential for environmental contamination and cross-contamination of hazardous materials throughout the area. While three small residential districts and one small commercial district are included, the study area encompasses 409 acres and mainly covers manufacturing districts.

Map 3. Study Area Boundary Map: Zerega



Task II. Preliminary Analysis of the Study Area

Existing Land Uses and Zoning

As discussed in Task I, the Zerega study area encompasses an area of approximately 409 acres in the Castle Hill section of the Bronx. The area straddles Westchester Creek from Hart Street to East Tremont Avenue. It is characterized mainly by industrial uses, with few residents and no shopping area. While Zerega is mainly zoned and used for industry, the neighborhoods surrounding Zerega are dominated by residential uses and several commercial areas that serve local residents.

The study area is characterized by low, single-story buildings situated on large lots -- many used for parking or industrial activities. There is a high prevalence of bus parking lots and several large vacant and underutilized sites. Historically, zoning has allowed for a range of industrial activities and intensities of uses. Zoning in the area has remained, with two small exceptions, the same since the 1961 Zoning Ordinance. In the study area, development has been largely under-built based on the maximum allowable Floor Area Ratios (FAR) determined by zoning, with many of the sites in the study area built to less than half of the allowable FAR (See Appended Map B4).

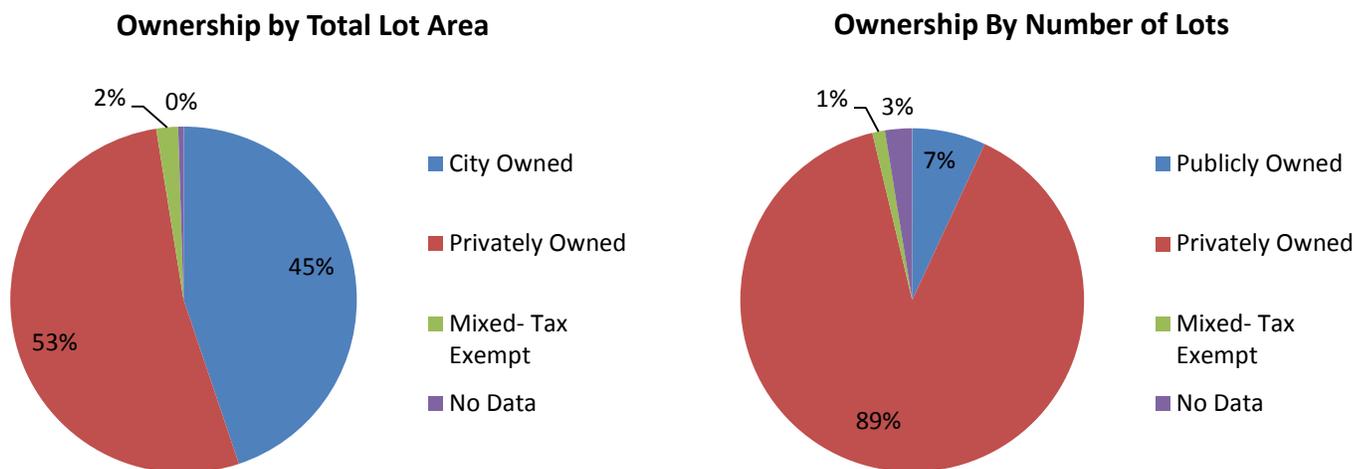
There is a range of existing zoning districts within the study area including those that allow for varying intensities of industrial uses as well as a few residential and commercial districts. Below, Map 3b displays the zoning districts within the study area, and Figure 9 outlines the typical uses found in the manufacturing and commercial districts.

Figure 10. Manufacturing and Commercial Zoning Districts in Zerega

Zoning District	Use Description	Max FAR
Manufacturing Districts		
M1-1 / M1-2	Typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Some community facilities and hotels are allowed in M1 districts.	1.0 / 2.0
M2-1	Typically included medium-intensity industrial uses including those with higher levels of noise, vibration, and smoke except with bordering a residential area. Industrial activities must be entirely enclosed.	2.0
M3-1	Designated for area with heavy industries that generate noise, traffic, or pollutants and typically include uses such as power plants, solid waste transfer facilities and recycling plants, and fuel depots	2.0
Commercial Districts		
C3	Permit waterfront recreational activities, primarily boating and fishing and are usually adjacent to residential districts	.5
C8-1	Typically used to bridge commercial and manufacturing uses and provide for automotive and other heavy commercial services that require large amounts of land. Typical uses are automobile showrooms, repair shops, warehouses, gas stations, and car washers but all commercial activities are permitted as well as certain community facilities	1.0

Within the study area boundaries, 7 percent of all lots are city-owned (including ownership by the New York City Economic Development Corporation). Only 1 percent is owned by a house of worship, and nearly 90 percent are privately owned. Notably, while parks account for only 1 percent of the total number of lots in the study area, 26 percent of the total lot area is used for park or open space. While most lots are privately held, it is important to consider that the total lot area has a very different distribution: 53 percent of the lot area is privately owned and 43 percent is publicly owned (displayed below in Figure 10).

Figure 11. Property Ownership within Study Area¹⁶



Portions of the Zerega study area are subject to local laws, incentives, and development controls that guide land use and development beyond zoning.

There have been two rezonings in the study area since 2006. The Brush Avenue rezoning was approved in February of 2006 in response to requests from the community board and a local civic group, the Ferry Point Civic Association, to address the mismatch between the built character of the area and the building type permitted by the previous zoning. The Brush Avenue Rezoning rezoned three full blocks bounded by Wenner Place to the north, Jay Place to the south, the Hutchinson River Parkway to the east and Brush Avenue to the west from R4 to R4A. R4 districts permit all types of housing, including multifamily attached buildings, with a maximum floor area ratio of 0.9, while an R4A limits development to one- and two-family detached housing with the same maximum FAR of 0.9.

¹⁶ New York City PLUTO 2012

A second rezoning took place in 2008 on the southeast corner of Block 3540 on a portion of Lot 1. The property had previously been zoned M1-1 where light manufacturing and commercial uses were allowed and residential uses were disallowed. Changing zoning from M1-1 to R5 allowed for the residence on the property to come into conformance and permits residential uses with a maximum height of 40 feet and FAR of 1.25.

As described in Task I, the Zerega Industrial Business Zone (IBZ) captures nearly all of the study area and is meant to foster the development of industrial activities. According to the New York City Economic Development Corporation, the administering body of IBZs, “IBZ’s are supported by tax credits for relocating within them, zone- specific planning efforts, and direct business assistance from Industrial Providers of NYC Business Solutions Industrial and Transportation.”¹⁷

A significant portion of the study area is included in a New York State Environmental Zone (EN-Zone). In EN-Zone areas, tax credits for brownfield cleanup, redevelopment, real property taxes, and the purchase of environmental insurance may be enhanced. Designation of an EN-Zone is limited to census tracts with a poverty rate of at least 20% and an unemployment rate of at least 125% of the New York State average, or a poverty rate of at least double the rate for the county in which the tract is located¹⁸. EN-Zone designations are made within the context of the NYS Brownfield Cleanup Program.

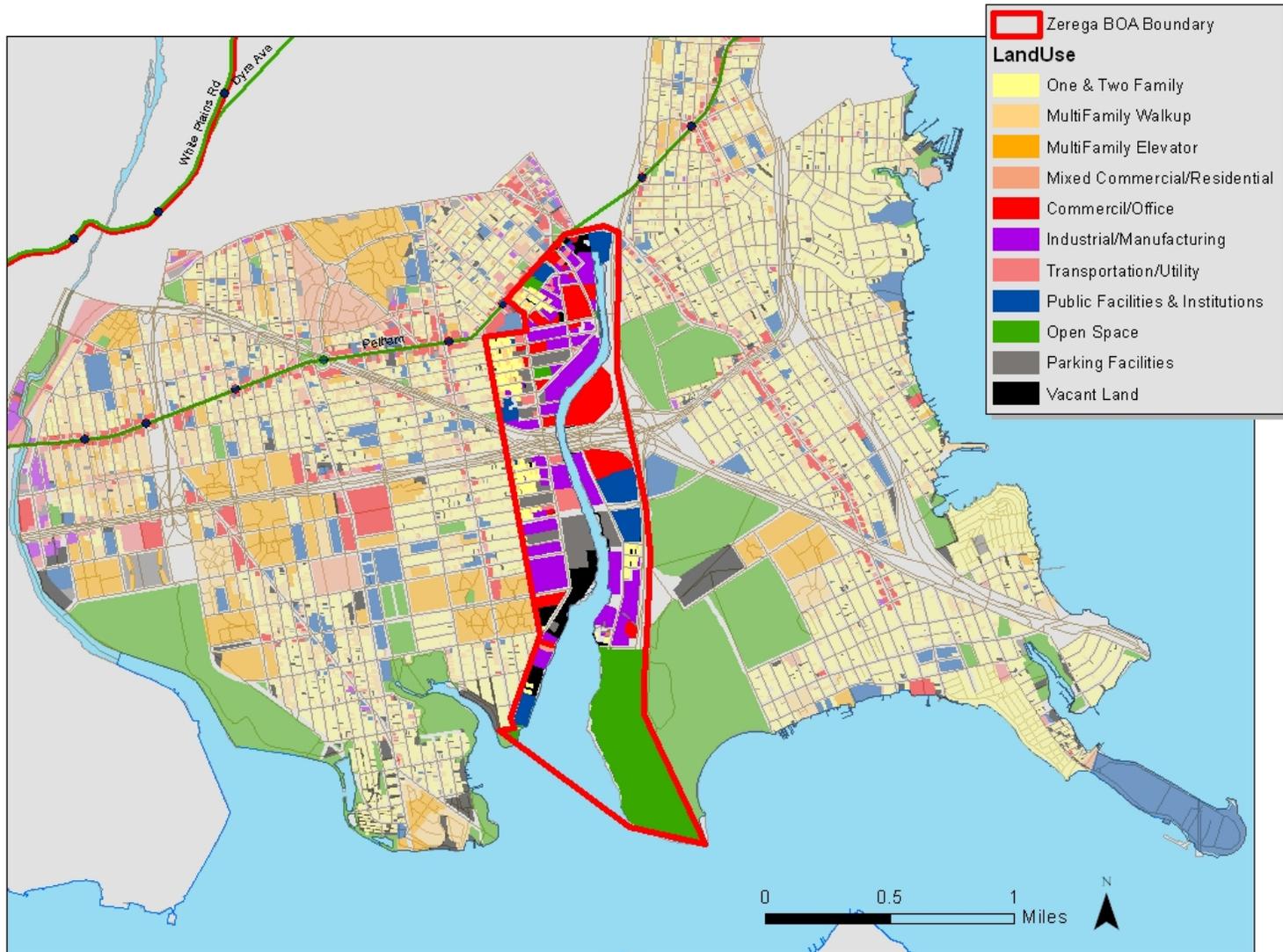
While only encompassing the neighborhoods to the east of the study area, Community District 10 is designated as a Lower Density Growth Management Area. Adopted in 2004 (and subsequently expanded in 2010) as a part of the Throgs Neck Area Rezoning¹⁹, it is meant to serve neighborhoods that are generally distant from mass transit and characterized by residential growth and high auto ownership rates. This designation requires that new developments provide more off-street parking, larger yards, and more open space than would otherwise be required in the mapped zoning districts.

¹⁷ <http://www.nycedc.com/industry/industrial/nyc-industrial-business-zones>

¹⁸ <http://www.dec.ny.gov/chemical/102075.html>

¹⁹ <http://www.nyc.gov/html/dcp/html/throgsneck/throgsneck1.shtml>

Map 4a. Land Use:
Zerega Study Area



Map 4c. Land Ownership: Zerega Study Area



Transportation and Infrastructure

The Zerega study area is well-served by buses and highways. It takes about 30 minutes to travel from Zerega to mid-town Manhattan by car and 90 minutes by public transportation. However, as this area is mainly used for industrial purposes, its access to highways is crucial. The Cross Bronx and Bruckner Expressways intersect at the north end of the study area, and the Whitestone Bridge connects Queens to the Hutchinson River Parkway on the eastern edge. The Bruckner Expressway connects to the Interstate-95 corridor, while the Cross Bronx Expressway connects the region to the Throgs Neck Bridge and Queens, western regions of the Bronx, and to the George Washington Bridge and New Jersey.

Bus Service: Several bus lines transport people locally and provide connections to the #6 subway, the rest of the borough, and beyond including the BX22 (Bedford Park- Castle Hill) along Castle Hill Avenue, the BX36 (Soundview- George Washington Bridge), the BX39 (Wakefield- Clasons Pt) along White Plans Road, and the BX27 (Clasons Pt – West Farms Road/ Southern Blvd) which runs in the neighborhood along Soundview Avenue. Just east of Zerega, the Q44 (Bronx Zoo – Jamaica) and the Q50 (Co-op City/Pelham Bay – Flushing LTD) both run over the Whitestone Bridge connecting the Bronx to Queens.

Subway Service: This portion of the Eastern Bronx is served by the Pelham Line 6 subway train, which runs along the northern edge of the study area. There are stations along Westchester Avenue at Castle Hill Avenue, Zerega Avenue, and Westchester Square- East Tremont Avenue.

Regional Connections: As previously discussed, the area is regionally connected by the highway network with connections to the Whitestone and Throgs Neck Bridges, Interstate-95, and multiple expressways.

Truck Routes: The area is served by several local and through truck routes. The NYC DOT defines a local truck route network as “designated for trucks with an origin and destination within a borough. This includes trucks that are traveling to make a delivery, or for loading or servicing. Trucks should only use non-designated routes for the purpose at the beginning or end of a trip, when traveling between their origin/destination and a truck route.”²⁰ Local routes run north-south along Castle Hill, Zerega and Commerce Avenues and east-west along Westchester, Bruckner, and East Tremont Avenues and the Cross Bronx Expressway Service Road. There are through truck routes along the Hutchinson River Parkway, the Cross Bronx Expressway, Bruckner Expressway, and Throgs Neck Expressway with connection to the Throgs Neck and Whitestone Bridges and to Interstate 95.

Sewer and Power Systems: The study area is served by New York City’s sewer system. Zerega and the rest of the eastern portions of the Bronx are served by the Hunts Point Wastewater Treatment Plant. It is one of the largest of the city’s 14 plants and has treated wastewater from a 16,000 acre area in the eastern Bronx since 1952. The plant serves approximately 685,000 residents and employs 108 people²¹. The plant was upgraded by the NYC Department of Environmental Protection to enhance water quality in the East River and comply with Federal and State regulations and a judicial Order of Consent. The project cost \$851 million.²² Electricity within the study area is delivered by Con Edison.

²⁰ <http://www.nyc.gov/html/dot/html/motorist/truckrouting.shtml>

²¹ <http://www.nyc.gov/html/dep/html/wastewater/wssystem-plants.shtml>

²² http://www.nyc.gov/html/dep/pdf/brochures/water_sewer_fees_bx.pdf

Natural Resources

Topographically, Zerega is a low-lying area that is characterized by a marshy wetland along Westchester Creek and the East River (see Appended Map B5). Westchester Creek, Pugsley Creek, and the East River are the most significant water bodies in the area. While it no longer exists due to development in the area, Seberry Creek once ran near what is now Commerce Avenue and met Westchester Creek.

There are several tidal wetlands registered with the New York State Department of Environmental Conservation (DEC). The New York State Official Tidal Wetlands Inventory is maintained by DEC Bureau of Marine Resources in the Tidal Wetlands Inventory and Geographic Information System Unit²³.

Within and in the immediate vicinity of the study area, intertidal marshes and high marshes are found at the southernmost point of Zerega Avenue, at the converging point of Pugsley Creek, Westchester Creek, and the East River as well as along Westchester Creek. According to the New York State DEC, an intertidal marsh is defined as a vegetated tidal wetland zone lying generally between average high and low tidal elevations in saline waters. The predominant vegetation in this zone is low marsh cordgrass, *Spartina alterniflora*. A High marsh is defined as the normal upper most tidal wetland zone usually dominated by salt meadow grass, *Spartina patens*; and spike grass, *Distichlis spicata*. This zone is periodically flooded by spring and storm tides and is often vegetated by low vigor, *Spartina alterniflora* and Seaside lavender, *Limonium carolinianum*. Upper limits of this zone often include black grass, *Juncus Gerardi*; chairmaker's rush, *Scirpus* sp; marsh elder, *Iva frutescens*; and groundsel bush, *Baccharis halimifolia*.²⁴

According to the U.S. Fish and Wildlife Service, the administering body of the National Wetlands Inventory, "Wetlands provide a multitude of ecological, economic and social benefits. They provide habitat for fish, wildlife and a variety of plants. Wetlands are nurseries for many saltwater and freshwater fishes and shellfish of commercial and recreational importance. Wetlands are also important landscape features because they hold and slowly release flood water and snow melt, recharge groundwater, recycle nutrients, and provide recreation and wildlife viewing opportunities for millions of people."²⁵ Within and in the immediate vicinity of the study area, there is a marine estuary at Pugsley Creek, along Westchester Creek, and underneath the Whitestone Bridge Approach in addition to emergent freshwater at the end of Brush Avenue and Schley Avenue. There is also a freshwater pond in the National Wetlands Inventory in Ferry Point Park.

Additionally, the entire area is located in the Atlantic Ocean/Long Island Sound Watershed which drains 1,650 square miles of land area within New York State including most of the New York City Metropolitan Area and all of Long Island and encompasses all marine waters in New York Harbor, Long Island Sound, Block Island Sound, and along the South Shore of Long Island, and the fresh waters that drain into them²⁶.

²³ <http://www.dec.ny.gov/lands/4940.html>

²⁴ <http://www.dec.ny.gov/lands/5120.html>

²⁵ <http://www.fws.gov/wetlands/>

²⁶ <http://www.dec.ny.gov/lands/53733.html>

Four significant parks serve the neighborhoods around Zerega. To the west of Zerega, Soundview Park is bound by the Bronx River, and Pugsley Creek Park and Castle Park are situated at the mouth of Westchester creek to the southwest of Zerega. Across the creek, Ferry Point Park is the largest open space in the neighborhood and lies adjacent to the St. Raymond Cemetery. The streets in the surrounding neighborhoods are tree-lined which is consistent with the residential quality of the neighborhoods. However, as shown in Map 7, the number of street trees is significantly lower within the study area, with almost no trees in the northernmost portion of Zerega.

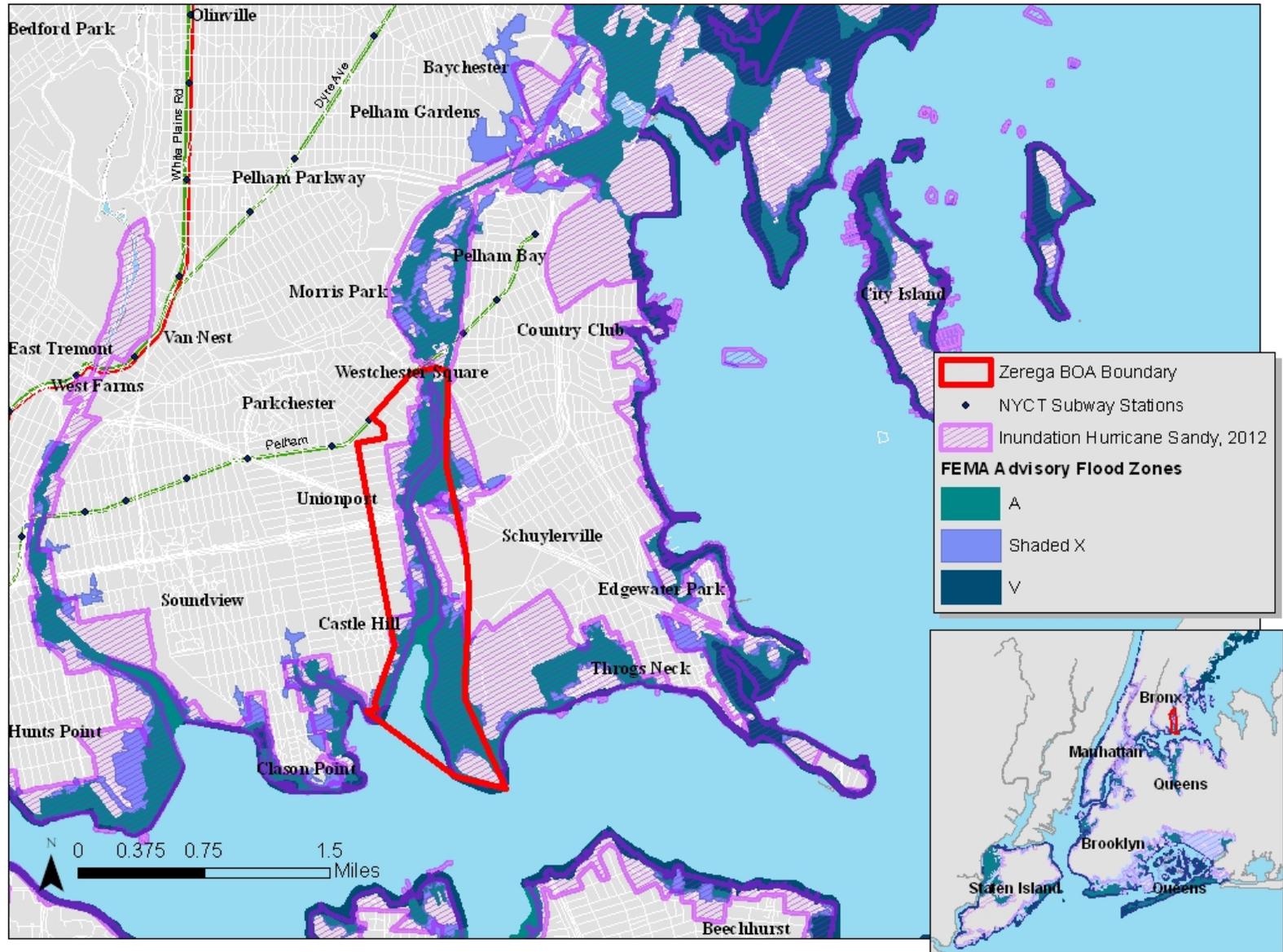
Additionally, the Federal Emergency Management Agency (FEMA) published Advisory Flood maps after Hurricane Sandy in October 2012. While the flood zones may be modified before they are adopted as Effective, rather than Advisory, these were the most current maps available as of May 2013. Categories for flood risk in the proceeding Map 5 are detailed as follows:

Figure 12. FEMA Advisory Flood Zone Categories

Advisory Zone V	The area subject to high velocity wave action (a 3-foot breaking wave) from the 1% annual chance coastal flood. Zone V is subject to more stringent building requirements than other zones because these areas are exposed to a higher level of risk.
Advisory Zone A	The area subject to storm surge flooding from the 1% annual chance coastal flood. These areas are not subject to high velocity wave action but are still considered high risk flooding areas.
Advisory Shaded Zone X	Areas of moderate coastal flood risk outside the regulatory 1% annual chance flood but within the limits of the 0.2% annual chance flood level.

As shown in Map 6, the inundation area of Hurricane Sandy reached the study area; much of the marsh area along Westchester Creek is located within Advisory Zone A. Advisory Zone V areas are found at the mouth of Westchester Creek. Flooding in an area that is used for industrial uses and with a history of uses that may indicate significant environmental contamination raises the possibility of cross-contamination from one site to another. For this reason, it is possible that environmental contamination in the neighborhood is not isolated to sites with a history of noxious uses or spills.

Map 6. FEMA Advisory Base Flood Elevation and Zerega



Map 7. City Trees,
Open Spaces, and
Parks within Zerega



Additional Considerations for Contamination of Land, Air, and Natural Resources

Several sources of pollution not described in the following site profiles and descriptions of potential brownfields merit discussion and further illustrate the potential for widespread contamination in the study area. There are three Combined Sewer Outfalls (CSOs) in Zerega that empty into Westchester and Pugsley Creeks. Tier 1 CSOs, the type found at the genesis of Westchester Creek, release the highest amount of untreated sewage into waterways. The NYC Department of Environmental Protection identified Westchester Creek as an individual Combined Sewer Drainage Area as a part of the NYC Green Infrastructure Plan 2011 and has identified the area as Class 1, allowing for secondary contact with the water. Details regarding the watershed drainage area, combined sewers, and the NYC Green Infrastructure Plan can be found in the Appended Figure 1²⁷.

Within Zerega, MTP Industries, a manufacturer of ATVs, off road motorcycles, go-karts, and spare parts is registered as a Major Air Pollution Source by the United States Environmental Protection Agency²⁸. According to the EPA, “these locations represent major air pollution sources as defined by the Clean Air Act and as described in EPA’s Region 2 Aerometric Information Retrieval System/AIRS Facility Subsystem (AIRS/AFS) Permits. A facility is classified as a Major Air Pollution Discharger if: Actual or potential emissions are above the applicable major source thresholds, or Actual or potential controlled emissions > 100 tons/year, or Unregulated pollutant actual or potential controlled emissions > 100 tons/year.” The company has no violations against them.

There are also two sites within the study area that are included in the Toxic Release Inventory Facility inventory of the United States Environmental Protection Agency. According to the EPA, “these locations represent facilities that report to the Toxic Release Inventory (TRI) program in EPA Region 2. The Toxics Release Inventory (TRI) contains information about more than 650 toxic chemicals that are being used, manufactured, treated, transported, or released into the environment. Manufacturers of these chemicals are required to report the locations and quantities of chemicals stored on-site to state and local governments.”²⁹

²⁷ http://www.nyc.gov/html/dep/pdf/green_infrastructure/11x17map_westchestercreek.pdf

²⁸ <http://www.epa.gov/region2/gis/data.htm#facilities>

²⁹ <http://www.epa.gov/region2/gis/data.htm#facilities>

Potential Brownfield, Abandoned, and Vacant Sites

An obvious source of opportunity in this area is the presence of underutilized and vacant lots. There is a significant number of parking lots, storage facilities, and several vacant parcels throughout the study area.

Several sites were identified within the study area as potential brownfields, abandoned, vacant or underutilized. Preliminary analysis of the Zerega study area has identified eight potential brownfields. A brownfield is defined by the United States Environmental Protection Agency as any “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off green spaces and working lands.”³⁰ The potential brownfields were identified here due to the possibility of environmental contamination based on history of hazardous materials, noxious uses, or spills on or near the site.

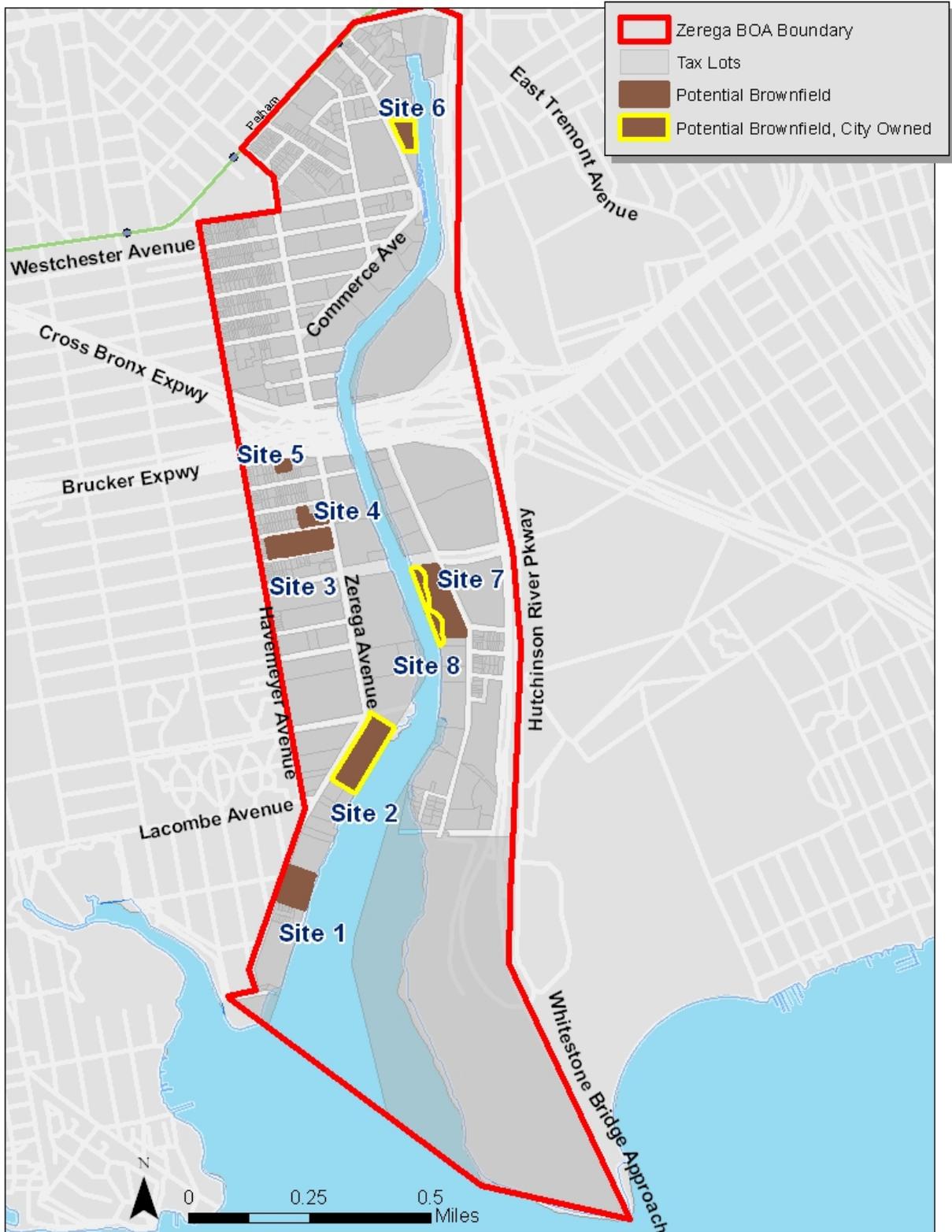
The potential brownfield sites will be described below by number. These properties are shown on the following map and described in further detail in the following pages.

Figure 13. Potential Brownfields by Site Number

Site #	Address (s)	BBL(s)
1	300 Zerega Avenue	2034870036
	410 Zerega Avenue	2034870034
		2035130001
2	530 Zerega Avenue	2035420020
3	2308 Hermany Avenue	2036970011
	2312 Hermany Avenue	2036970016
	2328 Hermany Avenue	2036970018
4	861 Zerega Avenue	2036980031
	2347 Hermany Avenue	2036980034
	2348 Story Avenue	2036980058
	2346 Story Avenue	2036980047
5	2338 Bruckner Blvd	2037000023
	2342 Bruckner Blvd	2037000026
6	1350 Commerce Avenue	2038380227
7	775 Brush Avenue	2055600001
8	Lafayette Avenue	2055600005

³⁰ <http://www.epa.gov/brownfields/>

Map 8. Potential Brownfields in Zerega Study Area



Descriptive Profiles of Brownfield and Underutilized Properties



Site 1: 300 Zerega Avenue & 410 Zerega Avenue

Property Description and Current Land Use

Located at 300 Zerega Avenue & 410 Zerega Avenue on the corner of Zerega Avenue and Norton Avenue, this site is a total of 158,604 square feet. Owned by LB North East Development, there is currently no built structure on the site. The site is largely vacant with the exception of an abandoned motor vehicle. It is zoned in an M1-1 district and is situated adjacent to the Vista Mar residential development to the south and to a bus parking facility to the north.

Site	1
Description	Potential Brownfield
Address	300 Zerega Avenue 410 Zerega Avenue
Map Location	73°50'41.711"W 40°48'51.399"N 73°50'41.031"W 40°48'52.514"N 73°50'39.446"W 40°48'54.27"N
BBL(s)	2034870036 2034870034 2035130001
Borough	Bronx
Owner	LB NORTH EAST DEVELOP
Publicly Owned	No
Lot Area	.33 acres (14,235 sqft) 2 acres (86,949 sqft) 1.32 acres (57,420 sqft)
Total Area of Site	3.64 acres (158,604 sqft)
Building Area	0
Existing Buildings	0
Zoning	M1-1
Built FAR	0
Allowable FAR	1
Current Use	Vacant
Adjacent Uses	Residential and Bus Parking

Environmental and Land Use History

According to the City Environmental Quality Review (CEQR) Technical Manual, any facility on or adjacent to a tax lot that is used for petroleum storage is required to undergo an assessment in an environmental review. Given the history of the adjacent site to the north which is listed in the New York State Petroleum Bulk Storage Inventory (Site No. 2-608106), this site has been identified as a potential brownfield. The PBS registration indicates that there is a 4,000-gallon underground tank and 550 gallons of petroleum stored in two above-ground tanks, each with an impervious barrier. Redevelopment of the sites where contamination may be present could result in increased pathways of exposure to hazardous materials for future residents and construction workers if the cleanup is not managed properly.

Another barrier to previous attempts to develop this property is the mapped length of Norton Avenue which passes through this property. Further, the development due south, Vista Mar I, undertaken by the same owner, has prevented the YMCA from extending a waterfront promenade along Westchester Creek up to this property.

	Neighboring Property Records	Status
New York State Department of Environmental Conservation	Petroleum Bulk Storage Site No. 2-608106	There are currently three bulk petroleum storage tanks in service on the adjacent site with a cumulative capacity of 4,550 gallons

Site 2: 530 Zerega Avenue



Site	2
Description	Potential Brownfield
Address	530 Zerega Avenue
Map Location	73°50'30.609"W 40°49'7.424"N
BBL(s)	2035420020
Borough	Bronx
Owner	City of New York
Publicly Owned	Yes
Total Area of Site	5.85 acres (254,650 sqft)
Building Area	0
Existing Buildings	0
Zoning	M2-1
Built FAR	0
Allowable FAR	2
Current Use	Vacant
Adjacent Uses	Bus parking and salt facility

Property Description and Current Land Use

Located at 410 Zerega Avenue, 502 Zerega Avenue & 530 Zerega Avenue on the corner of Zerega Avenue and Randall Avenue, this site is a total of 254,650 square feet. Publicly owned by the City of New York, the site is currently vacant with no built structure. It is zoned M2-1 and it situated adjacent to the NYC Department of Sanitation salt pile and facility to the north and a school bus parking facility to the south.

Environmental and Land Use History

According to the City Environmental Quality Review (CEQR) Technical Manual, any facility on or adjacent to a tax lot that is used for petroleum or chemical storage is required to undergo a hazardous materials assessment if it is subject to an environmental review process. While not directly adjacent, there are several facilities that are listed in the NYS Petroleum Bulk Storage and Chemical Bulk Storage inventories nearby this property. Given the history of neighboring sites at 750 Zerega Avenue to the north and 450 Zerega Avenue to the south, this site has been identified as a potential brownfield. The NYS Petroleum Bulk Storage Inventory has registered Site Numbers 2-404330, 2-604777, and 2-398993, and NYS Chemical Bulk Storage database lists Site Numbers 2-000048 and 2-00368. The PBS registrations identify that there are 9,750 gallons worth of petroleum storage currently underground and 23 tanks each with a capacity of 550 gallons are out of service. Redevelopment of the sites where contamination may be present could result in increased pathways of exposure to hazardous materials for future residents and construction workers if the cleanup is not managed properly

Environmental Regulatory Review	Records of Neighboring Properties	Status
New York State Department of Environmental Conservation	Petroleum Bulk Storage Sites No. 2-404330 No. 2-604777 No. 2-398993	There are 9,750 gallons worth of petroleum storage currently underground and 23 tanks each with a capacity of 550 gallons are out of service.
New York State Department of Environmental Conservation	Chemical Bulk Storage Sites No. 2-000048 No. 2-000368	The Crystal Chemical Corporation and Zerega Avenue Central Maintenance Facility each are registered under the New York State CBS Inventory

Site 3: 2308 Hermany Avenue, 2312 Hermany Avenue & 2328 Hermany Avenue



Property Description and Current Land Use

Located between Zerega and Havemeyer Avenues, this site is comprised of three tax lots under the same ownership. Cumulatively, the nearly-153,000-square-foot site is currently used for school bus parking. It is zoned M1-1 and it is situated adjacent to residential properties on the western edge of the block.

Environmental and Land Use History

According to the City Environmental Quality Review (CEQR) Technical Manual, any facility on or adjacent to a tax lot that is used for petroleum storage is required to undergo a hazardous materials assessment if it is subject to an environmental review process. Given the history of this site and its neighboring sites across Zerega Avenue, this site has been identified as a potential brownfield. The site is in New York State’s Petroleum Bulk Storage (PBS) Inventory (Site Number 2-080926) and is the location for Open Spill No 0600234. The PBS registrations identify that there were previously 7 tanks on the site containing over 18,000 gallons of petroleum. The tanks have been closed and removed. In 2006, NYS Department of Environmental Conservation documented an Open Spill on the property of an unknown amount of #2-fuel oil that contaminated groundwater.

Site	3
Description	Potential Brownfield
Address	2308 Hermany Avenue 2312 Hermany Avenue 2328 Hermany Avenue
Map Location	73°50'44.107"W 40°49'29.314"N 73°50'42.809"W 40°49'29.098"N 73°50'37.951"W 40°49'30.206"N
BBL(s)	2036970011 2036970016 2036970018
Borough	Bronx
Owner	CLARENDON REALTY
Publicly Owned	No
Lot Area	.47 acres (20,615 sqft) .24 acres (10,307 sqft) 2.6 acres (111,672 sqft)
Total Area of Site	3.3 acres (142,594 sqft)
Building Area	13,135 sqft
Existing Buildings	2
Zoning	M1-1
Built FAR	.12
Allowable FAR	1
Current Use	Bus parking
Adjacent Uses	Residential

This site also has a history of violations with the New York City Department of Buildings (DOB), specifically with the Environmental Control Board. In 2000, the site was found in a hazardous level violation (#32018509R) for failure to maintain a boiler, with DOB finding a carbon monoxide reading that exceeded 3legal limits as well as for a leaking boiler (#32018570Y). In 2009 the site was documented for occupancy contrary to that allowed by DOB for illegal storage of recycled stones and earth.

In addition the site is across the street from what was previously an asphalt plant and large oil burners, both of which are listed in the CEQR Technical Manual as requiring assessment. Further, across Zerega Avenue, there are two registrations of Petroleum Bulk Storage for the New York City Department of Sanitation (Site #s 2-455652 and 2-455520) which indicate 29,275 gallons of current petroleum storage in addition to 91 closed tanks. In addition Open Spill No 8809277 was documented in 1988 when an unknown amount of gasoline contaminated groundwater resources. Redevelopment of the sites where contamination may be present could result in increased pathways of exposure to hazardous materials for future residents and construction workers if the cleanup is not managed properly.

Environmental Regulatory Review	Property Record	Status
New York State Department of Environmental Conservation	Petroleum Bulk Storage Sites No. 2-080926	Formerly 7 tanks on the site containing over 18,000 gallons of petroleum
New York State Department of Environmental Conservation	Open Spill No. 0600234	Unknown amount of #2-fuel oil that contaminated groundwater
Environmental Regulatory Review	Neighboring Property Records	Status
New York State Department of Environmental Conservation	Petroleum Bulk Storage Sites No. 2-455652 No. 2-455520	29,275 gallons of current petroleum storage in addition to 91 closed tanks
New York State Department of Environmental Conservation	Open Spill No. 8809277	Unknown amount of gasoline contaminated groundwater resources

Site 4:

861 Zerega Avenue, 2347 Hermany Avenue, 2348 Story Avenue & 2346 Story Avenue

Property Description and Current Land Use

Located between Zerega and Havemeyer Avenues, this site is comprised of four tax lots under the same ownership. Cumulatively, the 40,341 square-foot site has no built structures is zoned M1-1 and is situated adjacent to residential properties. At the time of field work, the site appeared to be vacant, but aerial photographs indicate the property is used for school bus parking.

Environmental and Land Use History

In 1961, part of this property (Lot 47) was granted a Certificate of Occupancy by the NYC Department of Buildings for parking and storage of more than 5 motor vehicles, indicating that this site has been used for automotive uses for a significant period of time. According to Sanborn fire insurance maps, the site has historically been used as a contractor's yard and, similar to Site 3 described above, is across the street from what was once an asphalt plant. In addition, across Story Avenue to the north, the site is directly across from what was once a pilaster manufacturer and die casting site. This site is also situated across the street from two Petroleum Bulk Storage Sites (Site No's 2-600399 on Story Avenue and 2-017434 on Zerega Avenue). The NYS PBS database identifies one 5,000-gallon tank that is closed but in place on Site No 2-600399 and one 2,000 gallon tank that is closed in place on Site No 2-017434.

Site	4
Description	Potential Brownfield
Address	861 Zerega Avenue 2347 Hermany Avenue 2348 Story Avenue 2346 Story Avenue
Map Location	73°50'40.009"W 40°49'33.381"N 73°50'39.581"W 40°49'33.225"N 73°50'39.955"W 40°49'32.207"N 73°50'37.889"W 40°49'32.219"N
BBL(s)	2036980031 2036980034 2036980058 2036980047
Borough	Bronx
Owner	CLARENDON REALTY
Publicly Owned	No
Lot Area	.12 acres (5,150 sqft) .12 acres (5,150 sqft) .24 acres (10,307 sqft) .45 acres (19,734 sqft)
Total Area of Site	.93 acres (40,341 sqft)
Building Area	0
Existing Buildings	0
Zoning	M1-1
Built FAR	0
Allowable FAR	1
Current Use	Bus parking
Adjacent Uses	Residential

Site 5: 2338 Bruckner Boulevard & 2342 Bruckner Boulevard



Property Description and Current Land Use

Located between Zerega and Havemeyer Avenues, this site is comprised of two adjacent tax lots under the same ownership. The 15,308-square-foot site contains no built structures, is zoned M1-1, and is situated adjacent to a residential property to the west and a storage facility to the east. The site is vacant and gated off with what appears to be parked and damaged cars.

Site	5
Description	Potential Brownfield
Address	2338 Bruckner Blvd 2342 Bruckner Blvd
Map Location	73°50'43.251"W 40°49'38.056"N 73°50'42.502"W 40°49'38.28"N
BBL(s)	2037000023 2037000026
Borough	Bronx
Owner	Parmod Chadha
Publicly Owned	No
Lot Area	.11 acres (5,000 sqft) .24 acres (10,308 sqft)
Total Area of Site	.35 acres (15,308 sqft)
Building Area	0
Existing Buildings	0
Zoning	M1-1
Built FAR	0
Allowable FAR	1
Adjacent Uses	Residential and Storage Facility
Current Use	Vacant lot; miscellaneous car storage
Adjacent Uses	Residential and Storage Facility

Environmental and Land Use History

This site is situated adjacent to Petroleum Bulk Storage Site Number 2-609364. The NYS PBS database identifies that there was one above-ground 7,500 gallon tank that was closed and removed from the property. According to the City Environmental Quality Review (CEQR) Technical Manual, any facility on or adjacent to a tax lot that is used for petroleum or junk storage is required to undergo a hazardous materials assessment if it is subject to an environmental review process. Given the history and current use of this site and its neighboring sites, this site has been identified as a potential brownfield. Redevelopment of the sites where contamination may be present could result in increased pathways of exposure to hazardous materials for future residents and construction workers if the cleanup is not managed properly.

Environmental Regulatory Review	Neighboring Property Records	Status
New York State Department of Environmental Conservation	Petroleum Bulk Storage Sites No. 2-609364	Previously a 7,500 gallon tank that is presently closed and has been removed

Site 6: 1350 Commerce Avenue



Property Description and Current Land Use

Located between Halsey and Waterbury Avenues, this site is owned by the City of New York. While the southern portion of the site is operated by the Department of Motor Vehicles (DMV) with office space and parking, the northern portion of the site is vacant and used for junk storage. The site is 60,900 square feet with one built structure, a one-story building used for the DMV. It is zoned M3-1 and situated adjacent to industrial uses on either side, an electrical contractor to the north and a sign shop to the south.

Site	6
Description	Potential Brownfield
Address	1350 Commerce Avenue
Map Location	73°50'26.282"W 40°50'14.69"N
BBL(s)	2038380227
Borough	Bronx
Owner	City of New York
Publicly Owned	Yes
Total Area of Site	1.4 acres (60,900 sqft)
Building Area	10,408
Existing Buildings	1
Zoning	M3-1
Built FAR	.17
Allowable FAR	2
Current Use	Department of Motor Vehicles and vacant
Adjacent Uses	Industrial

Environmental and Land Use History

According to Sanborn fire insurance maps, the site was historically used for cement block manufacturing (1929) and is located across Commerce Avenue from what was once a lumber and molding facility (1929). In 2003, the New York City Department of Buildings granted the site a Certificate of Occupancy for offices and a meter room in addition to one loading berth and 33 parking spaces. This site is situated adjacent to NYS Petroleum Bulk Storage site number 2-243299, which identifies one 6,000-gallon underground petroleum tank. The City Environmental Quality Review (CEQR) Technical Manual requires any facility on or adjacent to a tax lot that is used for petroleum or junk storage to undergo a hazardous materials assessment if it is subject to an environmental review process. Given the history and current use of this site and its neighboring sites, this site has been identified as a potential brownfield. Redevelopment of the sites where contamination may be present could result in increased pathways of exposure to hazardous materials for future residents and construction workers if the cleanup is not managed properly.



Environmental Regulatory Review	Neighboring Property Records	Status
New York State Department of Environmental Conservation	Petroleum Bulk Storage Sites No. 2-243299	One underground tank with 6,000 gallons of petroleum currently stored.

Site 7: 775 Brush Avenue

Property Description and Current Land Use

This site is currently a vacant lot directly across Brush Avenue from the new Throgs Neck Shopping Center. Owned by Ciminello Property, it is 180,513 square feet and has no built structures. It is zoned M1-2 and is situated adjacent to car storage facilities.

Environmental and Land Use History

In 2004, the Department of Buildings approved job filings for site clearing, grubbing, and grading of a vacant lot and for the construction of a parking lot on vacant land to be used for voluntary accessory parking for business on adjacent lots 62 and 68. The site is adjacent to NYS Petroleum Bulk Storage site number 2-243299 which identifies one 6,000-gallon underground tank.



Site	7
Description	Potential Brownfield
Address	775 Brush Avenue
Map Location	73°50'21.321"W 40°49'24.757"N
BBL(s)	2055600001
Borough	Bronx
Owner	Ciminello Properties
Publicly Owned	No
Total Area of Site	4.14 acres (180,513 sqft)
Building Area	0
Existing Buildings	0
Zoning	M1-2
Built FAR	0
Allowable FAR	2
Current Use	Vacant parking lot
Adjacent Uses	Car storage

According to the City Environmental Quality Review (CEQR) Technical Manual, any facility on or adjacent to a tax lot that is used for petroleum is required to undergo a hazardous materials assessment if it is subject to an environmental review process. Given the history and current use of this site and its neighboring sites, this site has been identified as a potential brownfield. Redevelopment of the sites where contamination may be present could result in increased pathways of exposure to hazardous materials for future residents, employees, and construction workers if the cleanup is not managed properly.

Environmental Regulatory Review	Neighboring Property Records	Status
New York State Department of Environmental Conservation	Petroleum Bulk Storage Sites No. 2-243299	One underground tank with 6,000 gallons of petroleum currently stored

Site 8: Lafayette Avenue

Property Description and Current Land Use

Located on Lafayette Avenue along the waterfront, this site is currently vacant and is publicly owned by the NYC Department of Citywide Administrative Services. The site is a marshy area of 84,722 square feet and has no built structures. It is zoned M1-2 and is situated adjacent to parking facilities on all sides except the waterfront along Westchester Creek.



Site	8
Description	Potential Brownfield
Address	Lafayette Avenue
Map Location	73°50'22.762"W 40°49'26.2"N
BBL(s)	2055600005
Borough	Bronx
Owner	NYC DCAS
Publicly Owned	Yes
Total Area of Site	2 acres (84,722 sqft)
Building Area	0
Existing Buildings	0
Zoning	M1-2
Built FAR	0
Allowable FAR	2
Current Use	Vacant
Adjacent Uses	Car storage

Environmental and Land Use History

Like 775 Brush Avenue, the site is adjacent to Petroleum Bulk Storage Site No 2-243299, one underground tank with 6,000 gallons of petroleum currently stored. According to the City Environmental Quality Review (CEQR) Technical Manual, any facility on or adjacent to a tax lot that is used for petroleum is required to undergo a hazardous materials assessment if it is subject to an environmental review process. Further, in 2004, the Department of Buildings approved job filings on adjacent lots 62 and 68 for site clearing, grubbing, and grading of a vacant lot and for the construction of a parking lot on vacant land to be used for voluntary accessory parking for business.

Given the history and current use of this site and its neighboring sites, this site has been identified as a potential brownfield. Redevelopment of the sites where contamination may be present could result in increased pathways of exposure to hazardous materials for future residents, employees, and construction workers if the cleanup is not managed properly.

Environmental Regulatory Review	Neighboring Property Records	Status
New York State Department of Environmental Conservation	Petroleum Bulk Storage Sites No. 2-243299	One underground tank with 6,000 gallons of petroleum currently stored

Land Ownership

Although the majority of property within the Zerega study area boundary is privately owned, a significant portion of the total land is held by a public entity (45 percent). Much of the land is occupied by park spaces, and the ownership is also influenced by the neighborhood’s history as an Urban Renewal Area. The chart below shows the breakdown of lot ownership for the selected strategic sites identified in this report. Of the lots identified as potential brownfields, three are owned by New York City with a combined total lot area of 400,272 square feet.

Figure 14. Potential Brownfields and Property Ownership

Site #	Address (s)	Ownership Type	Owner Name
1	300 Zerega Avenue 410 Zerega Avenue	Private	LB NORTH EAST DEVELOP
2	530 Zerega Avenue	Public	CITY OF NEW YORK
3	2308 Hermany Avenue 2312 Hermany Avenue 2328 Hermany Avenue	Private	CLARENDON REALTY HOLD
4	861 Zerega Avenue 2347 Hermany Avenue 2348 Story Avenue 2346 Story Avenue	Private	CLARENDON REALTY HOLD
5	2338 Bruckner Avenue 2342 Bruckner Avenue	Private	CHADHA, PARMOD M
6	1350 Commerce Avenue	Public	CITY OF NEW YOK
7	775 Brush Avenue	Private	CIMINELLO PROPERTY
8	Lafayette Avenue	Public	NYC DEPT OF CITYWIDE ADMINISTRATIVE SERVICES

Task III. Summary of Preliminary Analysis and Recommendations

Key Findings and Preliminary Recommendations

Zerega is primarily an industrial zone with a history rooted in manufacturing. The area is well connected to local and regional truck routes and is located within close reach of several major highways which both serve industrial businesses and support the extensive use of land for bus parking. Zerega, while surrounded by residential neighborhoods, is zoned for manufacturing, and land use has been guided by policies that promote industrial development such as the Urban Renewal Area and Industrial Business Zone. Given the new development of large scale and regional commercial and retail uses taking root in the study area, particularly east of Westchester Creek, there is evidence to indicate a possible trend in this type of land use development in Zerega.

It is clear that as a result of the history of industry and manufacturing in this area, environmental contamination is a potential barrier to investment. This history of spills, petroleum storage, junk storage, automotive uses, and manufacturing of materials such as dyes and asphalt raise the possibility that there is widespread contamination. Furthermore, the risk of cross-contamination between sites is increased based on the area's position within a flood zone. It is this history that may impact the redevelopment of vacant sites and underutilized properties in this neighborhood.

This study is an opening for community input and aims to provide support for community dialogue, particularly among business owners in Zerega, about their goals and ultimately their vision for the neighborhood and the future of development. Community brownfield planning efforts aim to open up opportunities to support growth in the neighborhood by promoting more efficient use of land, supporting efficient transactions among land and business owners, addressing the area's vulnerability to flooding, addressing the presence of many vacant and underutilized properties, and supporting the remediation of environmental contamination.

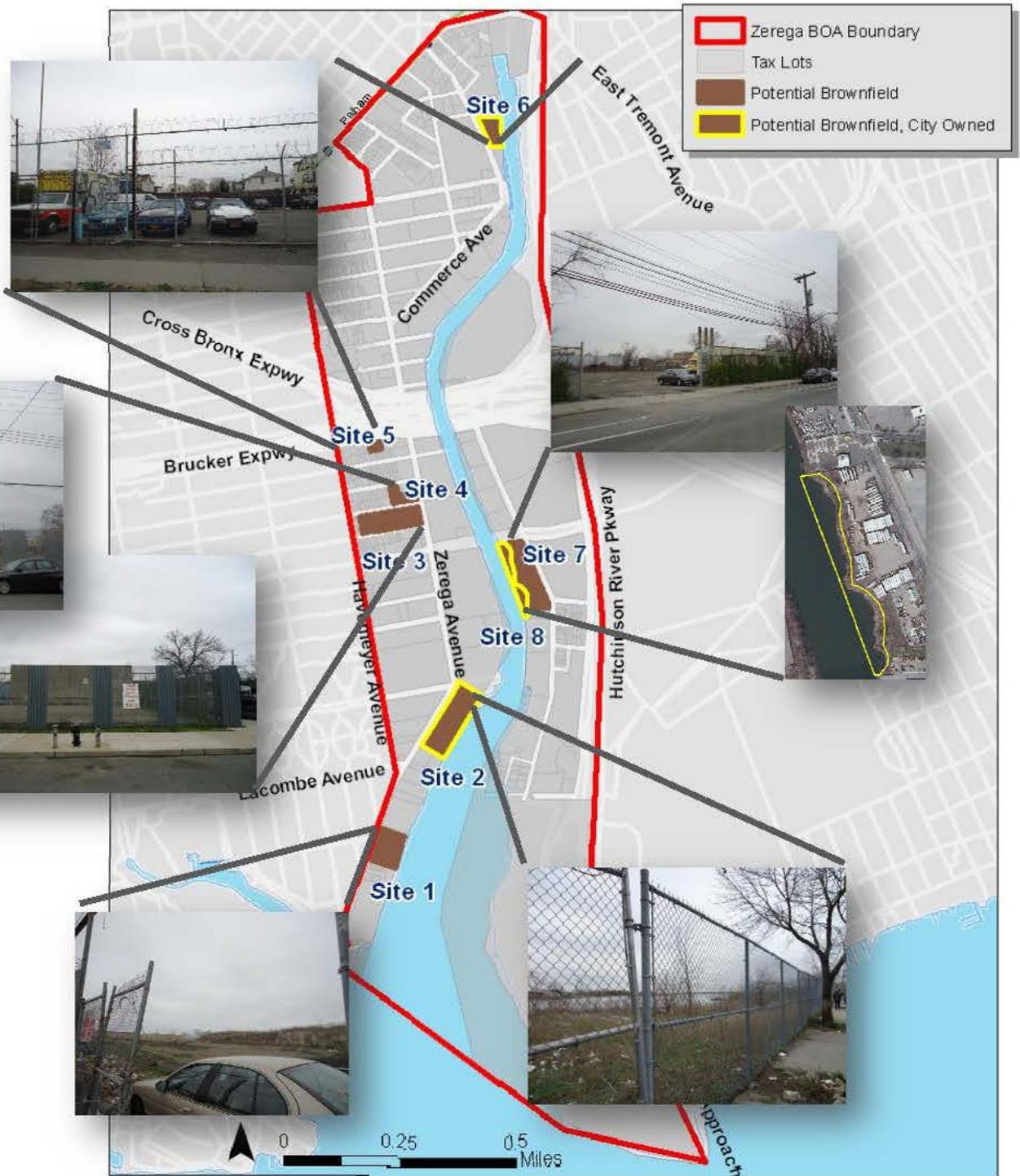
Local Participation

As part of this study, the Department of City Planning reached out to SoBRO to better understand the local perception of development issues, and also to gauge capacity for redevelopment within the community.

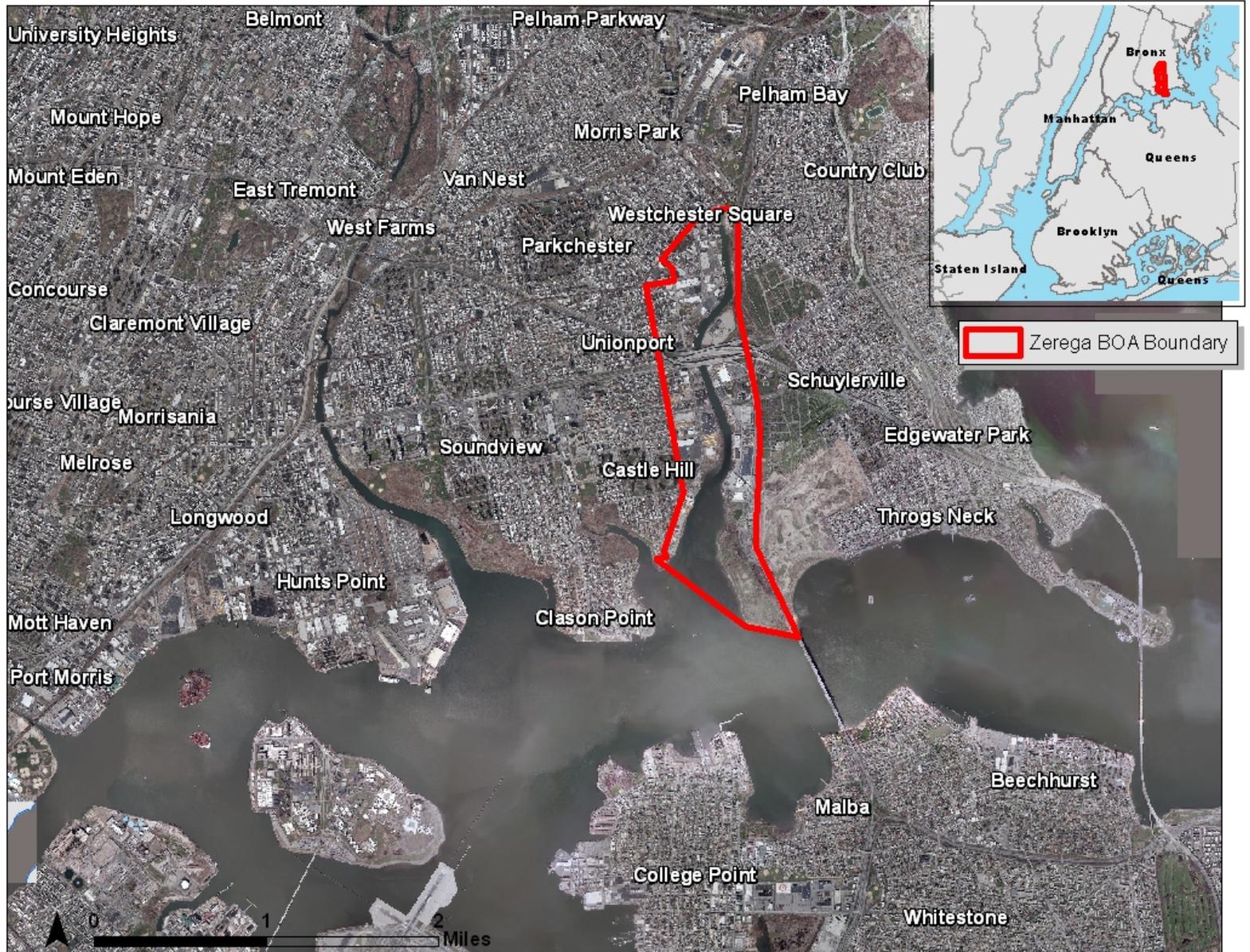
Moving forward, community brownfield planners can use this study of existing conditions in Zerega to inform a community participation strategy and carry out community engagement activities.

APPENDIX: ACCOMPANYING MAPS

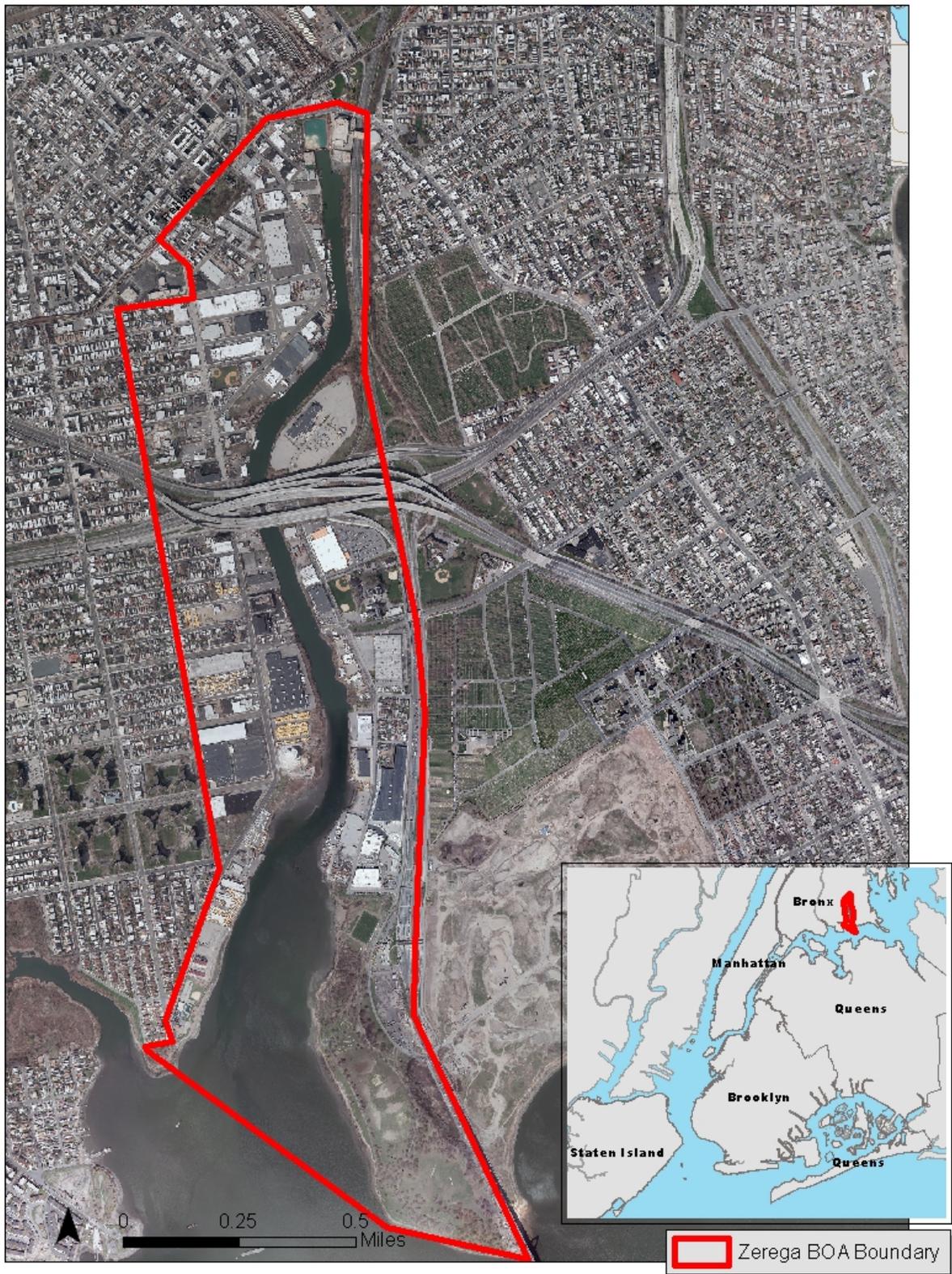
Appended Map B1: Brownfields and Underutilized Lots



*Appended Map B2:
Aerial Community
Map*



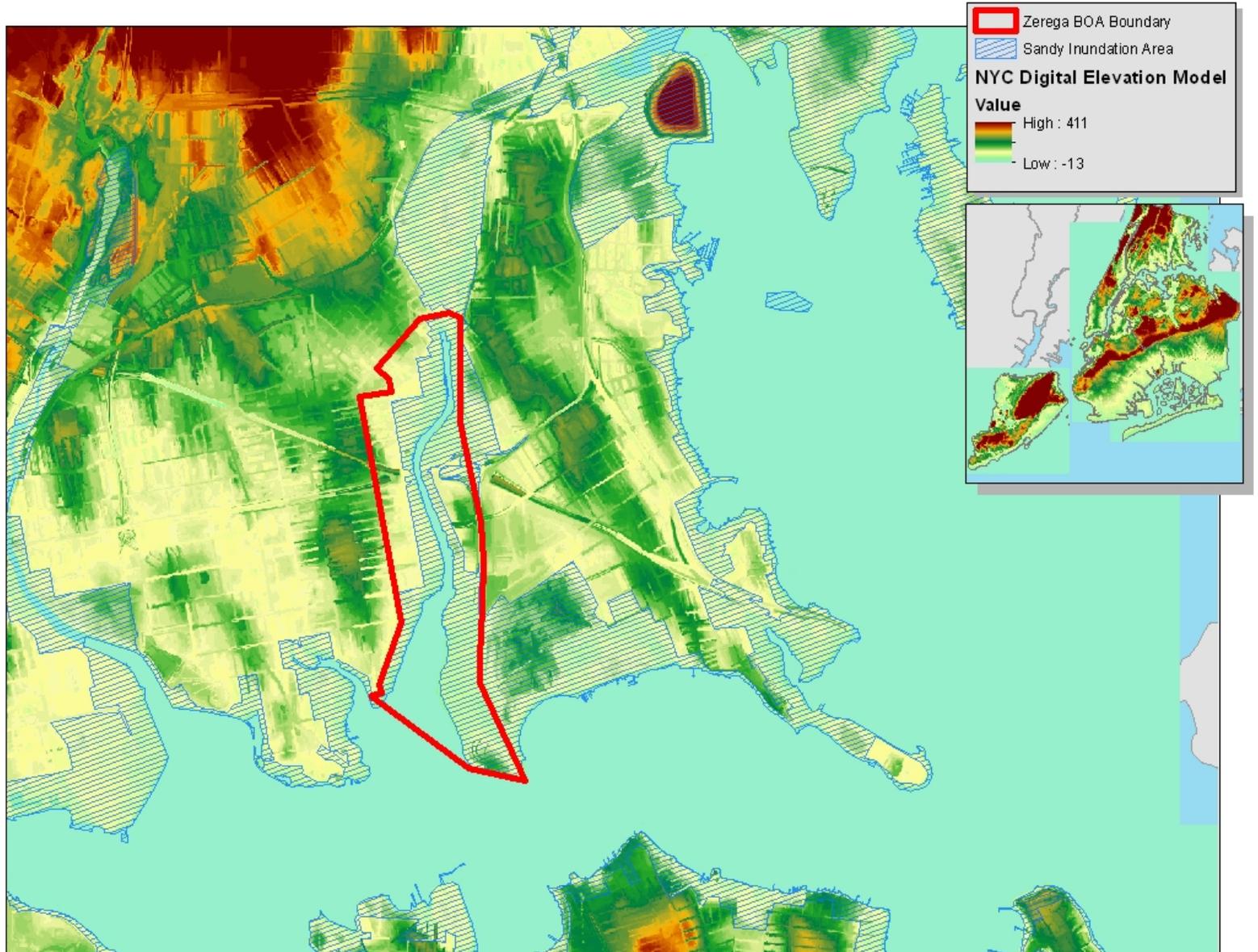
Appended Map B3: Study Area Boundary and Aerial Map



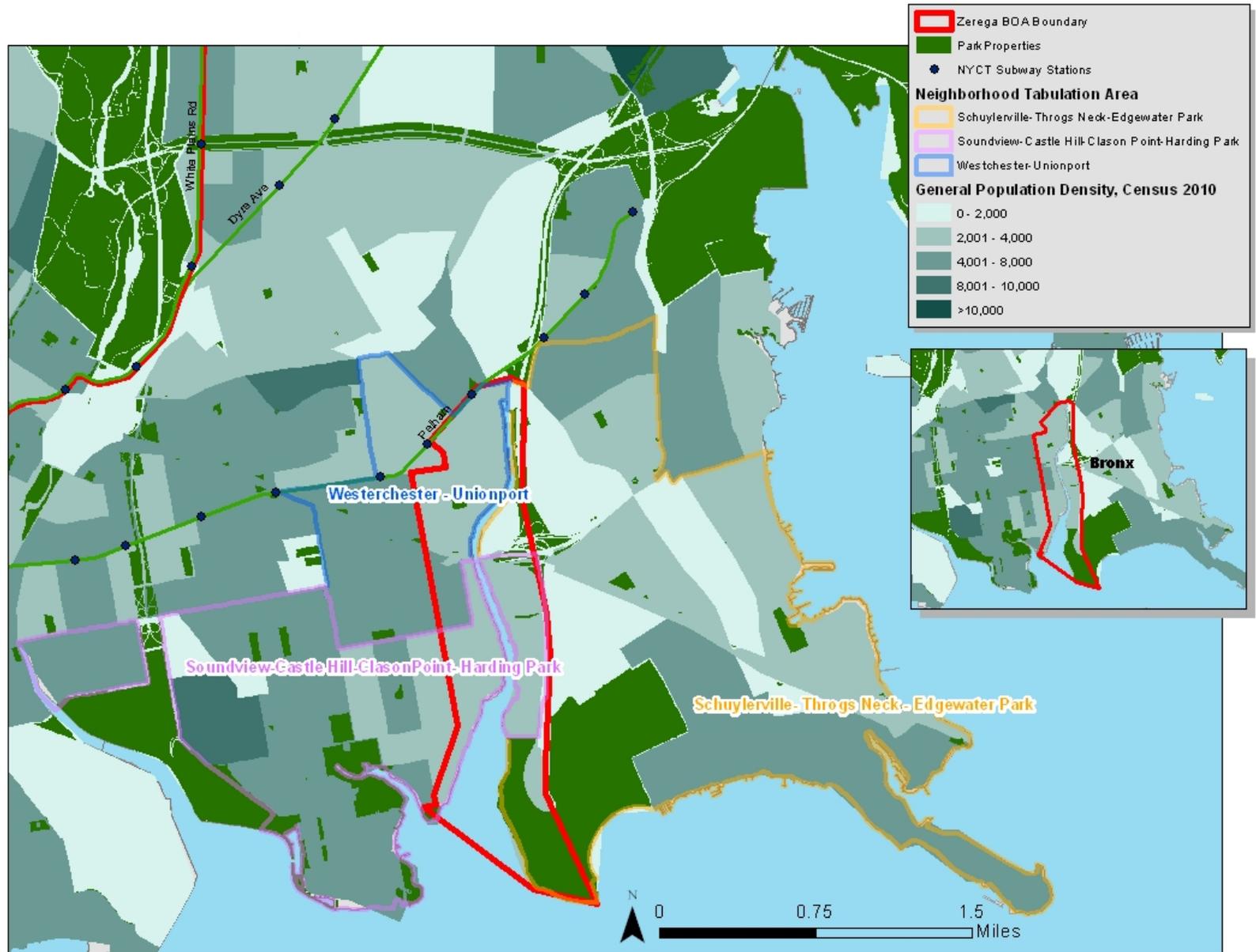
*Appended Map B4:
Built FAR*



*Appended Map B5:
Digital Elevation
Model*



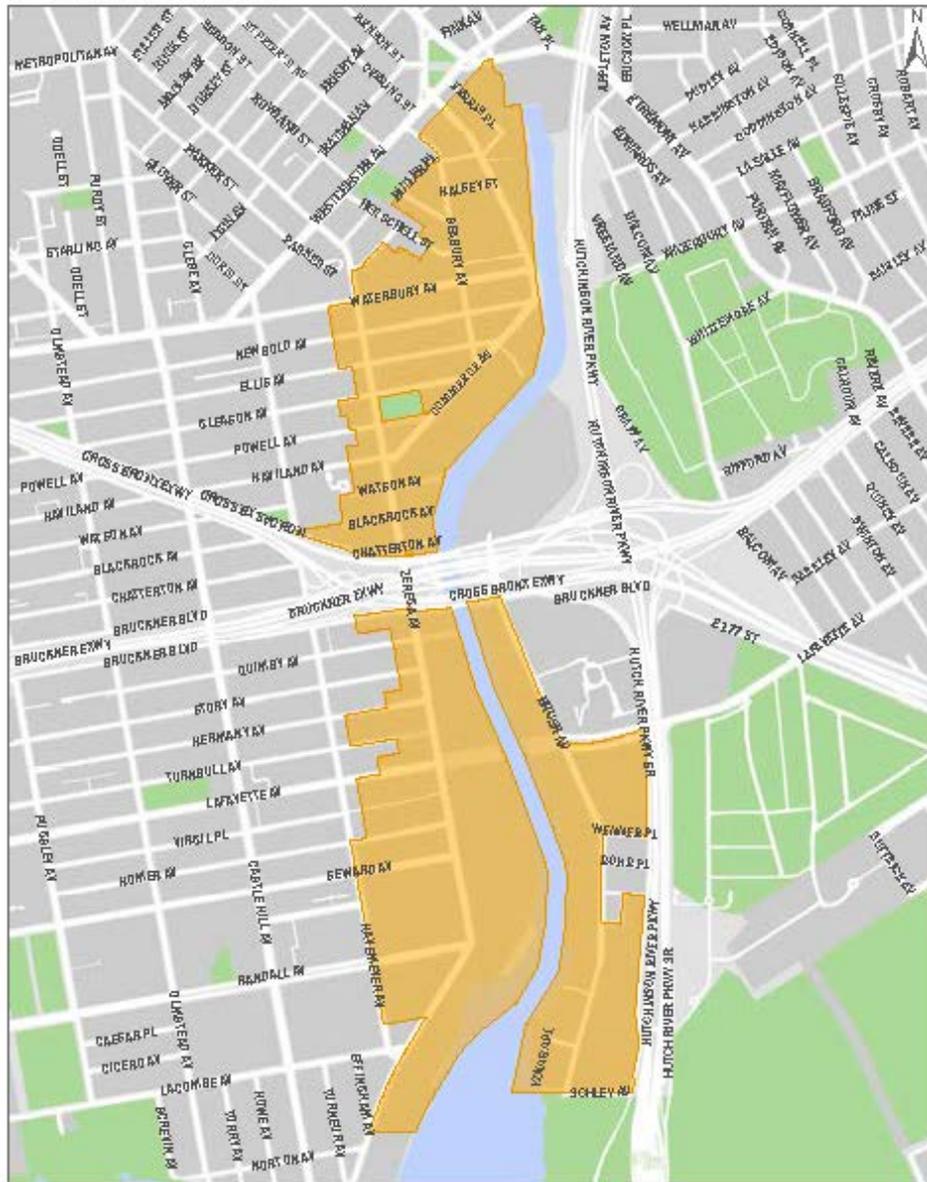
*Appended Map B7: 2010
Census Tract Population
by Census Tract in
Zerega*



Appended Map B8: Zerega Industrial Business Zone Boundaries³¹

Zerega Industrial Business Zone
 Ratified Boundaries
 September 2013

September 2013 Ratified Boundaries



Data Source: MapPLUTO copyrighted by the New York City Department of City Planning
 Prepared by New York City Economic Development Corporation (MGIS Unit) 08/21/2013

³¹ http://www.nycdc.com/sites/default/files/filemanager/All_Ratified_IBZs_Fall_2013.pdf

WESTCHESTER CREEK

Total Watershed Drainage Area:	4,952 acres
Combined Sewer Contributory Area:	4,243 acres
Combined Sewer Contributory Impervious Area:	3,480 acres
Opportunity Area for Source Controls:	2,287 acres

The goal is to manage stormwater from **10%** of the impervious surfaces in the combined sewer contributory area. There are opportunities in **51%** of the combined sewer contributory area.

Opportunities in Combined Sewer Contributory Area	Acres	% of Watershed
New development/redevelopment	189	4%
Vacant lots	92	2%
Right-of-way	1,222	27%
Planned ROW Projects	24	1%
Other streets	850	19%
Other sidewalks	348	8%
Multi-family residential complexes	267	6%
Commercial development with parking lots	68	2%
Schools	61	1%
Parks	209	5%
Other public properties	179	4%
TOTAL	2,287	51%

Wastewater Treatment Plant(s):

NYSDEC Classification(s):

Ecological Classification(s):

Existing Water Uses:

Shoreline Uses:

Borough(s): **Bronx**

Community District(s): **9, 10, 11 & 12**



Hunts Point

Class I – Secondary Contact, Boating and Fishing

Special Natural Waterfront Area (DCP)

Commercial Barging, Recreational Boating

Commercial, Industrial, Institutional, Residential, Recreational, Parkland and Open Space

