



## CITY PLANNING COMMISSION

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May 21, 2008      Calendar No. 5

N 080311 BDX

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IN THE MATTER of an application submitted by the Department of Small Business Services on behalf of the Belmont Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the formation of the Belmont Business Improvement District, Borough of the Bronx, Community District 6.

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On January 14, 2008, the Mayor authorized the preparation of a district plan for the Belmont Business Improvement District (BID). On March 3, 2008, on behalf of the Belmont District Management Association (DMA), the Department of Small Business Services (DSBS) submitted the district plan for the BID, located in Community District 6 in the Borough of the Bronx.

### **BACKGROUND**

The proposed Belmont BID is located in the area generally known as Little Italy, in the Borough of the Bronx. The BID's boundaries are generally East Fordham Road to the north, Lorillard Place to the west, East 183<sup>rd</sup> Street to the south and Southern Boulevard to the east.

There are 267 properties in the BID, most of which are mixed-use buildings consisting of commercial use on the ground floor and residential units above. The District represents 352 businesses.

The District is generally called Little Italy because of the concentration of Italian restaurants and specialty stores. One existing BID, the Fordham Road BID, anchors one end of the proposed BID. There are approximately 2,042 residential units, typically in the upper floors of three-to-four story buildings.

The services of the expanded BID will include sanitation and graffiti removal, security, holiday lighting and marketing. The program will supplement the existing municipal sanitation program.

The budget for the first year of the BID is projected to be \$340,000. The budget will allocate \$45,000 to sanitation/graffiti removal, \$35,000 to security, \$90,000 to marketing, promotion and advertising, \$60,000 to capital improvements and \$110,000 to administration.

The BID assessment method is based upon a flat rate and linear front footage. Commercial properties, depending on a single or multi-tenant use and ground floor and second floor occupancy will be assessed at flat rates that range from \$300 to \$1,500 plus \$15 dollars per linear foot. Residential properties will be assessed at \$1, annually. Government and not-for-profit owned properties devoted in whole to public and/or not-for-profit use

will be exempt from assessment.

Outreach to property owners, merchants and residents was done by the Belmont Steering Committee. The outreach efforts included public meetings, meetings with property owners and merchants; informational mailings and handouts; and two surveys. The outreach for the BID was documented and submitted to City Planning.

#### **ENVIRONMENTAL REVIEW**

The district plan 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 State Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 08SBS004X. The lead agency is the Department of Small Business Services.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on January 11, 2008.

## LAND USE REVIEW

On March 3, 2008, the Department of Small Business Services submitted the district plan for the Belmont Business Improvement District (BID) to the Department of City Planning. The plan was then transmitted for review to the Office of the Mayor, Office of the Bronx Borough President, City Council Speaker, City Council Members of Community Districts 11 and 15 and Bronx Community Board 6.

### Community Board Public Hearing

On February 12, 2008, Community Board 6 adopted a resolution recommending approval of this application (N 080311 BDX).

### City Planning Commission Public Hearing

On April 9, 2008 (Calendar No. 1) the Commission scheduled April 23, 2008 for a public hearing on the district plan. On April 23, 2008 (Calendar No. 15), the hearing was duly held.

There were no speakers and the hearing was closed.

### Consideration

The Commission believes that the proposal to create the Belmont Business Improvement District in the Bronx is appropriate.

The Commission has carefully reviewed the documents that the proposed BID sponsor submitted regarding notification of constituents about the pending BID and believes that these outreach efforts for the BID were adequate and satisfactory.

BIDs are important to the City because they help retain and attract businesses to the District and promote healthy economic development for the City.

#### Resolution

The Commission supports the proposed plan and has adopted the following resolution:

RESOLVED, that the City Planning Commission certifies its unqualified approval of the proposed district plan for the Belmont Business Improvement District.

The above resolution duly adopted by the City Planning Commission on May 21, 2008 (Calendar No. 5) is filed with the City Council and the City Clerk pursuant to Section 25-405 of the Administrative Code of the City of New York.

AMANDA M. BURDEN, AICP, *Chair*

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