



CITY PLANNING COMMISSION

September 5, 2012, Calendar No. 5

C 110401 MMX

IN THE MATTER OF an application submitted by the Department of Design and Construction, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the establishment of legal grades in Marconi Street north of Waters Place in Community District 11, Borough of The Bronx, in accordance with Map No. 13133, dated January 11, 2012, and signed by the Borough President.

The application (C 110401 MMX) for an amendment to the City Map involving the establishment of legal grades in Marconi Street north of Waters Place in the Pelham Parkway neighborhood of The Bronx was filed on June 29, 2011, in order to facilitate the construction of Marconi Street a public Street providing access to New York City's second Public Safety Answering Center (PSAC II), a 24-hour/7-day/week communications facility for 911 emergency phone calls.

BACKGROUND

The Department of Design and Construction (DDC) is proposing an amendment to the City Map to establish legal grades on Marconi Street, a newly established public street in the east-central area of The Bronx. The street will provide permanent vehicular access and utility services to the City's second Public Safety Answering Center (PSAC II) as well as to the adjacent Hutchinson Metro Center, a large commercial office complex. The site selection for PSAC II and the mapping of the 3,300-foot-long (0.63 mile) Marconi Street north of Waters Place were approved in 2009 (applications C090070PCX and C080197MMX, respectively) and PSAC II is presently under construction. At the time of the street mapping the grades could not be established because design of the street utilities had not yet been completed. The new legal grades are being established to reflect the final design of the new street.

Marconi Street is mapped in approximately the same location as, and will replace, an existing privately-owned, two-way unmapped roadway known as Industrial Street which provided access to the Hutchinson Metro Center located just south of PSAC II. Marconi Street is mapped as a

public street and is now City-owned. Its width varies generally between 50 and 60 feet. In 2009, the City Council's approved an application (Resolution No. 1923) which modified the width of a 470-foot-long portion of Marconi Street, adjacent to the Metro Center, to 35 feet. The modification was necessary in order to avoid mapping the street on top of existing Con Edison electrical vaults that could not be relocated. The two-way street will terminate at its northerly end in a hammerhead cul de sac at the southern boundary of the PSAC II site.

Marconi Street will be constructed at a higher elevation than Industrial Street at several locations in order to accommodate construction of a new gravity storm sewer and alleviate existing problems with ponding water. The maximum change in grade would be an increase of approximately 3.5 feet occurring at the northern terminus of Marconi Street near the PSAC II site. The new gravity sewer will slope down from this terminus to connect with an existing storm sewer located in Waters Place. The proposed grades are also designed to lift existing low-lying areas of street, thereby decreasing the possibility of flooding and ponding of water. On average, the slope of Marconi Street would be around 0.5%.

The PSAC II site is located to the southwest of the interchange of the Pelham Parkway and the Hutchinson River Parkway, and to the north of the Hutchinson Metro Center. PSAC II's site is a bell-shaped parcel that comprises approximately 8.75 acres and is zoned M1-1. PSAC II is expected to be substantially completed in 2015. PSAC II would be a supplemental operation to the existing PSAC I in Downtown Brooklyn, and would augment and provide back-up assistance to the current 911 emergency response services in New York City.

The Hutchinson Metro Center occupies approximately 22 acres and is a commercial office complex that accommodates a range of commercial and government offices, a day care center, the Bronx campus of Mercy College, various medical offices, a warehouse, and parking facilities. The Hutchinson Metro Center is located to the east of Marconi Street and directly south of the PSAC II development site.

Further to the south of Hutchinson Metro Center and to the east of Marconi Street are The Bronx

Psychiatric Center, The Bronx Development Center, The Bronx Children's Psychiatric Center and the Beacon's Bronx Houses, which occupy almost 80 acres. Vehicular access to The Bronx Psychiatric Center is currently provided from a separate signalized intersection on the north side of Waters Place located to the east of the entrance to Marconi Street. Additional access to this facility, however, is also available from Marconi Street.

The only other property that has a secondary access-way via Marconi Street is a food manufacturing facility on the west side of the street about 1,500 feet from the street's intersection with Waters Place. This access will not be affected by the re-grading or reconstruction of the street.

In response to a polling letter for this application issued on September 12, 2011, no agency or utility had any objections to the proposal.

ENVIRONMENTAL REVIEW

This application (C 110401 MMX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.*, and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR Number is 07NYP004X. The lead agency is the New York City Police Department.

A Technical Memorandum, issued on February 24, 2011, concluded that this application would not result in any significant adverse environmental impacts that were not previously identified in the Final Environmental Impact Statement (FEIS) dated January 23, 2009.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 110401 MMX) was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York

State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is 08-115. This application was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

UNIFORM LAND USE REVIEW

This application (C 110401 MMX) was certified as complete by the Department of City Planning on April 23, 2012 and was duly referred to Community Board 11 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

COMMUNITY BOARD PUBLIC HEARING

Community Board 11 did not hold a public hearing on this application (C 110401 MMX) and did not issue a recommendation.

BOROUGH PRESIDENT RECOMMENDATION

This application (C 110401 MMX) was considered by the Borough President, who issued a favorable recommendation on August 1, 2012.

CITY PLANNING COMMISSION PUBLIC HEARING

On July 25, 2012 (Calendar No. 1), the City Planning Commission scheduled August 8, 2012 for a public hearing on this application (C 110401 MMX). The hearing was duly held on August 8, 2012 (Calendar No. 16).

There was one speaker in favor of the application and none opposed. The speaker, a consultant for the applicant, described the application. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this amendment to the City Map is appropriate. Marconi Street, a public two-way street, when completed will provide permanent vehicular

access and utility services to the City's second Public Safety Answering Center (PSAC II), which is presently under construction, as well as to the adjacent Hutchinson Metro Center and any future development. The design of the new street, which will replace the existing unmapped private roadway known as Industrial Street, will accommodate construction of a necessary gravity storm sewer and alleviate ponding and flooding problems associated with the previous private roadway.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition to be appropriate, adopts the following resolution:

RESOLVED, that having considered the Technical Memorandum dated February 24, 2011 together with the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on January 23, 2009, the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action, as described in the Technical Memorandum dated February 24, 2011, is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the Technical Memorandum dated February 24, 2011, will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the Technical Memorandum dated February 24, 2011, and the FEIS issued on January 23, 2009, constitutes the written statement of

facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application (C110401 MMX) and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter , that based on the environmental determination and the consideration described in this report, the application (C 110401 MMX) for the amendment to the City Map involving the establishment of legal grades in Marconi Street north of Waters Place in Community District 11, Borough of The Bronx, in accordance with Map No. 13133, dated January 11, 2012, and signed by the Borough President is approved; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City

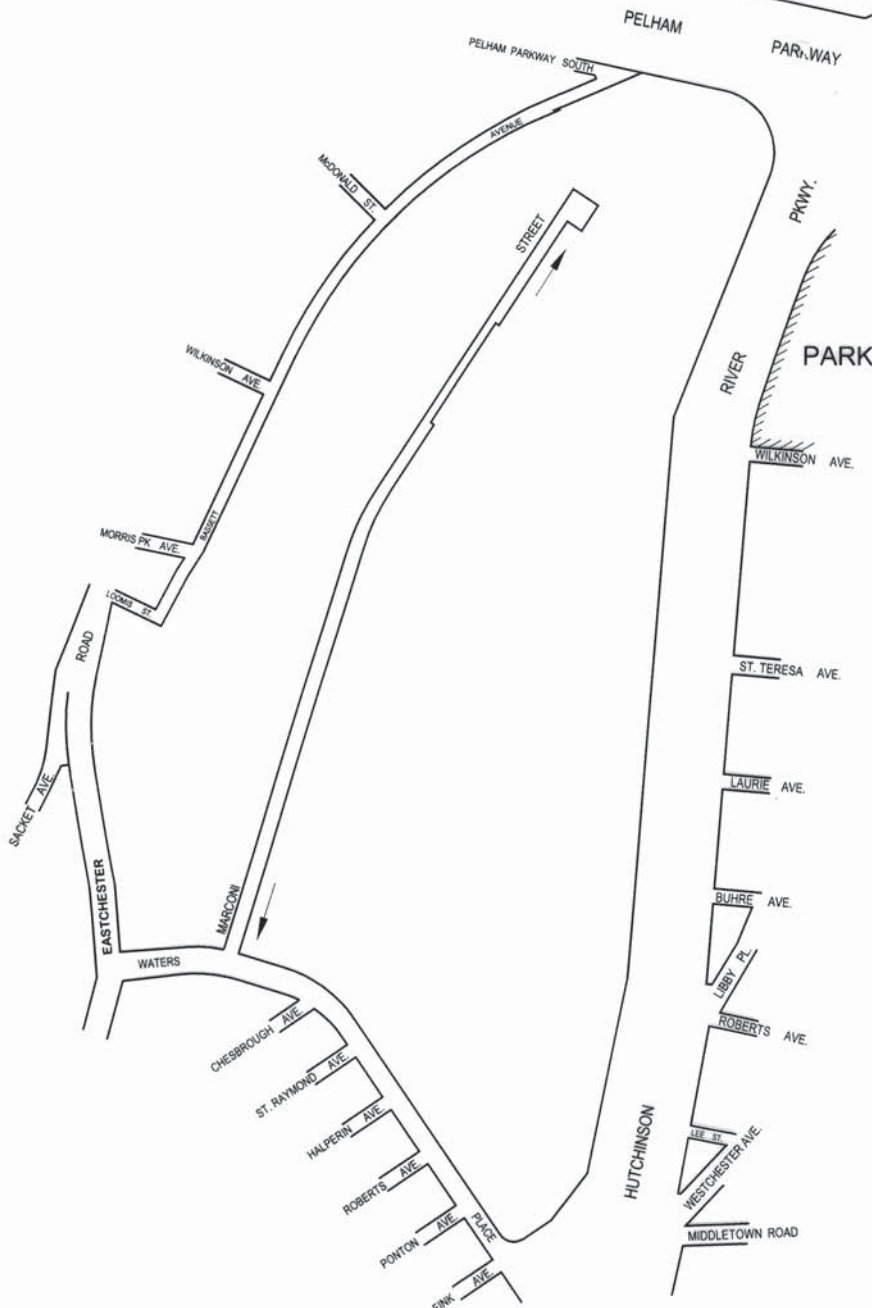
Planning Commission adopts the legally required number of counterparts of Map No. 13133, dated January 11, 2012;

All such approvals being subject to the following condition:

The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 13133 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.

The above resolution (C 110401 MMX), duly adopted by the City Planning Commission on September 5, 2012 (Calendar No. 5), is filed with the Office of the Speaker, City Council and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice-Chair
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE DE LA UZ,
MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,
ORLANDO MARÍN, SHIRLEY A. McRAE Commissioners



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP

4

BOROUGH OF
THE BRONX

New York, Certification Date
APRIL 23, 2012

I. Sadko, P.E.
Chief Engineer



NOTE:

- Indicates line of street legally adopted.
- Indicates Park line heretofore established and hereby retained.
- Indicates limits of area generally affected by grade change.

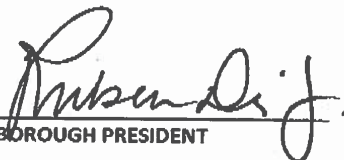
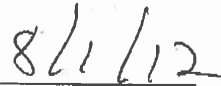
THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

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

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

APPLICATION # C 110401 MMX**DOCKET DESCRIPTION****PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION****COMMUNITY BOARD NO. 11****BOROUGH: BRONX****RECOMMENDATION**

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

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

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
Uniform Land Use Review Procedure
Marconi Street Grade Mapping
July 23, 2012
Application Numbers

DOCKET DESCRIPTION

CD11

C 110401 MMX

IN THE MATTER OF an application submitted by the New York City Department of Design and Construction pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the city map involving the establishment of legal grades in Marconi Street north of Waters Place in Community District 11, Borough of the Bronx, in accordance with Map No. 13133, dated January 11, 2012 and signed by the Borough President.

BACKGROUND

Marconi Street was mapped as a city street along the lines of a previously existing private roadway known as Industrial Street which principally served the Hutchinson Metro Center commercial project.

Marconi Street, as mapped, was extended to the site of an alternate 911 facility called the Public Safety Answering Center or PSAC II that needed to be located on a mapped city street in order to ensure permanent access and utility service. Marconi Street is the only direct access to the PSACII facility as well as the Metro Hutchinson Center. The original Metro Center building, known as 1200 Waters Place and two new large garage buildings are situated on the east side of Marconi Street.

Marconi Street is bordered on the west by Calvary Hospital and warehouse buildings whose other access is a private road that connects to Eastchester Road, known as Bassett Avenue. The Hutchinson Metro Center is adding a new complex known as the Metro Center Atrium between Marconi Street and the private roadway. The Atrium will contain two floors of office/medical and retail space and a 7-story extended stay hotel. North of the Atrium, the same developer is planning four commercial towers on the site of the existing warehouse.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQRA and received a Negative Declaration. The City Planning Commission certified these applications as complete on April 23, 2012

COMMUNITY BOARD HEARING

Bronx Community Board 11 did not hold a public hearing on this application and did not issue a recommendation.

BRONX BOROUGH PRESIDENTS PUBLIC HEARING

The Bronx Borough President convened a public hearing on these applications on July 3, 2012. Speakers representing the applicant spoke in favor of this application. No one spoke in opposition. There being no other speakers present, the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

I agree that legal grades must be established for Marconi Street. Marconi Street was mapped, in an earlier action out of necessity for the PSAC II project. This new street has become a key artery for this new center.

The development of the greater Hutchinson Metro Center campus area is an exciting opportunity and we have to make sure that it is done correctly. The PSAC II center will employ 850 people, joining the Hutchinson Metro Center which has established itself as a successful business and professional center. Now, both will be complimented by additional development west of Marconi Street. The Metro Center Atrium, a 300,000 square foot office/retail/hotel complex that will include a 7-story extended stay hotel is already seeking construction permits. North of the Metro Center Atrium site, four office towers are planned where a warehouse is currently located. Marconi Street vicinity is the center spine of all this development.

In my recommendations for the original mapping of Marconi Street I called for direct bus service and a full service entrance-exit ramp between the Hutchinson River Parkway and the Hutchinson Metro Center facility. The entire area needs to be considered in light of the large scale of development that is taking place there.