



## **CITY PLANNING COMMISSION**

December 17, 2008, Calendar No. 15

C 070443 MMX

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**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation and the Department of Small Business Services, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the establishment of Food Center Drive and Hunt's Point Landing east of Halleck Street;
- the elimination, discontinuance and closing of Hunt's Point Avenue between Halleck Street and the U.S. Bulkhead Line, Farragut Street between Hunt's Point Avenue and the U.S. Bulkhead Line, Viele Avenue between Halleck Street and Hunt's Point Avenue, and a portion of Ryawa Avenue between Halleck Street and Hunt's Point Avenue;
- the widening of Halleck Street between Hunt's Point Avenue and Viele Avenue;
- the modification and delineation of sewer corridors necessitated thereby;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

Community District 2, Borough of The Bronx, in accordance with Map No. 13120, dated June 20, 2008, and signed by the Borough President.

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The application (C 070443 MMX) for an amendment to the City Map was filed by the New York City Economic Development Corporation and the Department of Small Business Services on April 25, 2007, in order to facilitate improvements to the Hunt's Point area of the Bronx, which improvements include the creation of a pedestrian/bicycle path alongside Food Center Drive, and an outdoor public space with waterfront access at the end of Hunt's Point Landing.

### **BACKGROUND**

New York City Economic Development Corporation and the New York City Department of Small Business Services are requesting a change in the City Map involving the establishment of Food Center Drive and Hunt's Point Landing, both of which have been built but have not been mapped; the elimination, discontinuance and closing of several streets, either because they have not been built, have been built but are not needed for public use, or have been built but will now be incorporated into the new streets mentioned above; and the widening of a portion of Halleck Street in order to reflect the as-built condition of that street.

Hunt's Point is located in the southeastern portion of the South Bronx, and is home to the Hunt's Point Food Distribution Center, the Meat Market warehouses, the relocated Fulton Street Fish Market, a Department of Sanitation salt storage shed and Marine Transfer Station, and a Self-Help Special Waste drop-off site. Food Center Drive is the main street which loops around the Hunt's Point area and provides access to all the above businesses. Although this street is already built, it is not shown on the City Map.

The Hunt's Point area is currently the focus of a comprehensive plan, designed to promote a sustainable and working community with optimized land uses and improved transportation connections. In light of that plan, this mapping application will facilitate the creation of a 30'-wide Greenway strip running inside the boundary of Food Center Drive. The Greenway will be comprised of bicycle and pedestrian paths, bordered on both sides by landscaped buffer strips. Additionally, the proposed Hunt's Point Landing, and the elimination of a portion of Hunt's Point Avenue, will allow for the creation of a small public open-space which will provide waterfront access. This open space will include a dock for small boat launching, a fishing pier, a picnic area, a light recreation area, and a shaded plaza.

Food Center Drive is currently not mapped but is improved to a variable width of between 90 to 100 feet, is open for two-way traffic and is city owned. The proposed action would officially establish Food Center Drive on the City Map at a 90-foot width along the northerly segment of the street, and at a 100-foot width for the rest of the street. The New York City Department of Transportation plans to change the current traffic-flow configuration to a one-way, counter-clockwise pattern, with a 60-foot wide roadbed, a 10-foot wide sidewalk on the inside perimeter, and the 30-foot wide Greenway mentioned above on the outside perimeter.

Hunt's Point Landing is currently not mapped but is improved to a 100-foot width, is open for two-way traffic and is city owned. The proposed action would formally establish Hunts Point Landing, a dead-end street, at a 100-foot width.

Hunt's Point Avenue between Halleck Street and the U.S. Bulkhead Line is currently mapped to a 100-foot width but is unimproved. The proposed action will eliminate, discontinue and close this street segment. The street carries an existing 13'6"x11'7" combined sewer and a 15"-diameter sanitary sewer. The proposed action will delineate a 45-foot wide sewer corridor in the northerly portion of the street, and a 50-foot wide sewer corridor in the southerly portion, which is to be eliminated, discontinued and closed.

Farragut Street is currently mapped to a 100-foot width but is unimproved. The proposed action will eliminate, discontinue and close this street. The street carries an existing 14-foot by 12-foot sewer outfall. The proposed action will delineate a 55-foot wide sewer corridor in the street being eliminated, discontinued and closed.

Viele Avenue between Halleck Street and Hunt's Point Avenue is currently mapped to a 100-foot width, is open for two way traffic and is city owned. The street is built but not mapped for a short length east of Hunt's Point Avenue (to be eliminated), and it carries low traffic volumes mostly for access to the Meat Market warehouses. The proposed action will eliminate, discontinue and close Viele Avenue east of Halleck Street. The street carries an existing 5.5-foot by 6-foot combined sewer. The proposed action will delineate a 40-foot wide sewer corridor in the street being eliminated, discontinued and closed.

Ryawa Avenue between Halleck Street and Hunt's Point Avenue is currently mapped to a 100-foot width, is open for two-way traffic, and is city owned. A portion of Ryawa Avenue will be eliminated, discontinued and closed to allow for its merger with the proposed Food Center Drive.

Halleck Street between Hunt's Point Avenue and Viele Avenue is currently mapped to a 60-foot width but is improved to a 100-foot width, approximately. The street is open for two-way traffic and city owned. The proposed action will establish this segment of Halleck Street at a 100-foot width.

The Hunt's Point area is industrial in character and has a mix of manufacturing, processing, construction, utility, municipal, automobile, and waste-related uses. The project site lies within an M3-1 zoning district. Adjacent zoning districts include the M1-1 and M1-2, both of which are within the recently approved Special Hunt's Point District.

### **ENVIRONMENTAL REVIEW**

This application (C 070443 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 No. is 08SBS005X. The lead agency is the New York City Department of Small Business Services.

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

### **UNIFORM LAND USE REVIEW**

This application (C 070443 MMX), was certified as complete by the Department of City Planning on August 11, 2008, and was duly referred to Community Board 2 and the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **COMMUNITY BOARD PUBLIC HEARING**

Community Board 2 held a public hearing on this application (C 070443 MMX) on September 24, 2008, and on that day, by a vote of 30 to 0, with 0 abstentions, adopted a resolution recommending approval of the application.

### **BOROUGH PRESIDENT RECOMMENDATION**

This application (C 070443 MMX) was considered by the Borough President of The Bronx, who issued a recommendation of approval on October 28, 2008.

## **CITY PLANNING COMMISSION PUBLIC HEARING**

On October 29, 2008 (Calendar No. 1), the City Planning Commission scheduled November 19, 2008 for a public hearing on this application (C 070443 MMX). The hearing was duly held on November 19, 2008 (Calendar No. 17).

There was one speaker in favor and none in opposition to this application. The speaker, a representative of the Economic Development Corporation, described the purpose of the project. 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.

The proposed Food Center Drive would provide access to some of New York City's largest food distribution facilities, located in the Hunt's Point area of the South Bronx. Due to Hunt's Point's location abutting the East River and the Bronx River, as well as the substantial amount of existing open space in the area, it is an ideal setting for public waterfront access, and pedestrian recreation, which the proposed action will facilitate. In addition to the project site being part of a future greenway-plan that will traverse a large portion of the South Bronx coastline, it also immediately abuts the recently approved Special Hunt's Point District, the result of a comprehensive plan to assist redevelopment of the area immediately to the northwest of Food Center Drive. As such, this application is part of an overall effort to improve the built environment of the Hunt's Point area for residents, businesses, and visitors.

This proposal recognizes and builds upon the existing unmapped, and mapped but unimproved street system in the Hunt's Point peninsula and generally improves circulation for vehicles, pedestrians and bicycles. The proposed action will remove paper streets from the City Map for which no development plans exist, and add to the City Map streets that have recently been improved as part of the City's Hunt's Point Market development. Additionally, the proposal will assist in the

development of the planned greenway and provide improved access to the waterfront.

**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 the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 070443 MMX) for the amendment to the City Map involving:

- the establishment of Food Center Drive and Hunt's Point Landing east of Halleck Street;
- the elimination, discontinuance and closing of Hunt's Point Avenue between Halleck Street and the U.S. Bulkhead Line, Farragut Street between Hunt's Point Avenue and the U.S. Bulkhead Line, Viele Avenue between Halleck Street and Hunt's Point Avenue, and a portion of Ryawa Avenue between Halleck Street and Hunt's Point Avenue;
- the widening of Halleck Street between Hunt's Point Avenue and Viele Avenue;
- the modification and delineation of sewer corridors necessitated thereby;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

Community District 2, Borough of the Bronx, in accordance with Map No. 13120, dated June 20, 2008, and signed by the Borough President, is approved; and be it further

**RESOLVED** that, pursuant to Section 5-432 of the New York City Administrative Code, the City

Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; 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. 13120, dated June 20, 2008, providing for the discontinuance and closing of Hunt’s Point Avenue between Halleck Street and the U.S. Bulkhead Line, Farragut Street between Hunt’s Point Avenue and the U.S. Bulkhead Line, Viele Avenue between Halleck Street and Hunt’s Point Avenue, and a portion of Ryawa Avenue between Halleck Street and Hunt’s Point Avenue, the technical descriptions for which, setting forth the metes and bounds thereof, form Exhibit A of this report. Copies thereof shall be maintained at the Department of City Planning, and at the Topographical Bureau of the Office of the Bronx Borough President; and be it further

**RESOLVED** that, all such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 13120 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code;
- b. The subject street(s) to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (C 070443 MMX), duly adopted by the City Planning Commission on December 17, 2008 (Calendar No. 15), 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**

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

**ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA DEL TORO**

**RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. MCRAE**

**JOHN MEROLO, KAREN A. PHILLIPS, Commissioner**