



## CITY PLANNING COMMISSION

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September 29, 2014/Calendar No. 3

C 140388 PCX

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**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 850 East 138<sup>th</sup> Street (Block 2589, Lot 31) for a repair, maintenance and storage facility, in Community District 1, Borough of the Bronx.

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This application (C 140388 PCX) was filed on May 13, 2014 by the Department of Parks and Recreation (DPR) and the Department of Citywide Administrative Services (DCAS) for site selection and acquisition of a privately-owned property located at 850 East 138<sup>th</sup> Street (Block 2589, Lot 31), Community District 1, Borough of the Bronx.

### **BACKGROUND**

The Department of Parks and Recreation and the Department of Citywide Administrative Services propose to acquire an approximately 57,785 square foot site located at 850 East 138<sup>th</sup> Street (Block 2589, Lot 31) in the Port Morris neighborhood of Bronx Community District 1, for use as its city-wide repair facility. The site is occupied by an approximately 75,250 square foot, two-story industrial building and has an unenclosed, 11,800 square foot parking lot. The site was previously used by a commercial laundry and as a medical storage facility.

The project site is located within an M3-1 zoning district, which permits heavy industrial uses at a maximum FAR of 2.0. The site is also located within the Port Morris Industrial Business Zone, one of sixteen industrial zones designated by the City in 2006 to support industrial and manufacturing businesses. The surrounding area is characterized by industrial uses including HVAC contractors, a commercial laundry and a bio-waste disposal.

The proposed facility, known as the “Five Borough Shops” was previously located on Randall’s Island, under the Robert F Kennedy Bridge. It was displaced to facilitate construction work on the bridge in 2010 and was scattered to thirteen different sites throughout the City. The facilities provide work space and storage for DPR’s equipment, seasonal parks supplies, as well as plumbing, electrical and woodworking materials for the repair of amenities located in the City’s parks.

The proposed site would consolidate the Five Borough Shops at one location, consolidating the various units that serve a critical role in the repair and maintenance of park facilities citywide. Approximately 141 employees are expected to work in the facility during standard operations, including both trades people and uniformed personnel. In April 2014, the City executed a

month-to-month license agreement with the owners of 850 East 138<sup>th</sup> Street on behalf of DPR. Since April, DPR has been fitting the site with computer and telephone lines, thoroughly cleaning the site and painting all interior spaces. The units consist of carpenters, electricians, plumbers, blacksmiths, painters, sheet metal workers, machinists and work crews. The uniform personnel generally operate on either a 6:00 AM – 3:00 PM or 7:00 AM – 3:00 PM shift. The trades generally work 7:00 AM – 2:30 PM or 7:30 – 3:00 PM shifts. The site is close to the Bruckner Expressway and RFK Bridge rendering it accessible to all five boroughs.

## **ENVIRONMENTAL REVIEW**

This application (C 140388 PCX) 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 and Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 14DPR012X. The lead agency is the Department of Parks and Recreation.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on June 1, 2014.

## **UNIFORM LAND USE REVIEW**

This application (C 140388 PCX) was certified as complete by the Department of City Planning on June 9, 2014, and was duly referred to Community Board 1 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2- 01 (b).

## **Community Board Public Hearing**

Community Board 1 held a public hearing on this application on June 26, 2014 and on that date by a vote of 26 in favor, 1 opposed and 1 abstention, recommended approval of the application, subject to the following conditions:

1. Certain specifics in the hiring that individuals from the community when openings occur will be considered.
2. Track traffic amount, level and types of trucks.
3. Improving local parks in the area.
4. Amphitheater in St. Mary's Park.
5. To change some of the dynamics in the football fields.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on August 20, 2014.

### **City Planning Commission Public Hearing**

On August 20, 2014 (Calendar No. 1) the City Planning Commission scheduled September 3, 2014 for a public hearing on this application (C 140388 PCX). The hearing was duly held on September 3, 2014 (Calendar No. 9).

Two representatives of the Department of Parks and Recreation appeared in favor of the application, and in response to Community Board and Borough President concerns, addressed the current facility operations, traffic and parking, a flag pole at the site and an apprentice program in the trades. The Director of Parklands responded to a question raised by one of the commissioners regarding if DPR was at full capacity in the proposed location. She stated they currently have a minimal staff at this location and are working on the second floor of the building. She testified that DPR had met several times to discuss the community board's concerns and responded to all their questions. She added that the site is located in an M3-1 zoning district and referred to the environmental assessment statement which says that they are below the threshold for traffic and parking. In addition, she informed the Commission that DPR will shuttle employees who elect to drive to work as long as they park their vehicles at designated DPR facilities.

In response to a question from another commissioner regarding the Borough President's request to identify the building as belonging to the Parks' Department and if DPR will provide a flag. The Director of Parklands stated that it will be identified once they acquire it but that the flag pole is a capital expense and DPR will have to make a request. In response to a question from the Commission, inquiring if DPR had an apprentice program or summer jobs in place, the Director of Parklands stated that it is different for the skilled trades and added that the weathering program was more appropriate.

The second speaker was the Assistant Commissioner of Parks Shops who stated that he was there to answer any questions that the Commission might have. The Commission had no questions for him.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The City Planning Commission believes that the application by DPR and DCAS for the site selection and acquisition of property located at 850 East 138<sup>th</sup> Street, is appropriate.

The proposed “Five Borough Shops” would allow DPR to consolidate operations that have been scattered at thirteen different locations since 2010. The proposed use is permitted as-of-right in M3-1 zoning districts and the Commission believes that it is consistent and compatible with the adjacent industrial uses. The Commission also believes that the site’s proximity to the Bruckner Expressway and RFK Bridge will improve DPR’s operational efficiency.

The Commission acknowledges the recommendation of Bronx Community Board 1 and notes that at the Commission’s public hearing, representatives of DPR stated that the Department has a seasonal worker program that exposes individuals to the trades and crew workers. The unions representing the trades have apprentice programs as well. The Commission also notes that the EAS identified no traffic impacts and that, according to DPR, passenger vans would be used for most daily operations. DPR has also stated and that larger trucks would be used less frequently and these trips would not occur during typical peak hours. The Commission believes that the Community Board’s requests for improvements to local parks, such as an amphitheater in St. Mary’s Park and changes to the “football” (soccer) fields, are capital requests that are best addressed through the capital budget process and the Community Board’s contribution to the Citywide Statement of Needs.

The need for the proposed facility was not noted in the Citywide Statement of Needs; however a letter pursuant to Section 204g of the New York City Charter was sent to the Bronx Borough President and Bronx Community Board 1 on April 7, 2014.

## **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 Section 197-c of the New York City Charter, that based on the environmental determination and the considerations and findings described in this report, the application by the Department of Parks and Recreation and the Department of Citywide Administrative Services for the site selection and acquisition of property located at 850 East 138<sup>th</sup> Street (Block 2589, Lot 31), Community District 1, Borough of the Bronx, for a repair, maintenance and storage facility, is approved.

The above resolution (C 140388 PCX), duly adopted by the City Planning Commission on September 29, 2014 (Calendar No. 3) 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.

**CARL WEISBROD**, *Chairman*


**KENNETH J. KNUCKLES**, *Esq.*, *Vice Chairman*

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**

**MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,**

**CHERYL COHEN EFFRON, BOMEJ JUNG, ANNA HAYES LEVIN,**

**ORLANDO MARIN, LARISA ORTIZ** *Commissioners*

 <b>Community/Borough Board Recommendation</b> Pursuant to the Uniform Land Use Review Procedure	
Application #: <b>C 140388PCX</b>	Project Name: <b>Five Boroughs Shops Relocation</b>
CEQR Number: 14DPR012X	Borough(s): <b>Bronx</b> Community District Number(s): <b>1</b>
Please use the above application number on all correspondence concerning this application	

### SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

*Docket Description:*

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 850 East 138<sup>th</sup> Street (Block 2589, Lot 31) for a repair, maintenance and storage facility.

Applicant(s): Department of Parks & Recreation 830 Fifth Avenue NY NY 10065  Department of Citywide Administrative Services 1 Centre Street 20th floor South NY, NY 10007	Applicant's Representative: Alyssa Cobb Konon 212-360-3402  Randal Fong 212-388-0618
Recommendation submitted by: <b>BRONX COMMUNITY BOARD ONE</b>	
Date of public hearing: <b>6/26/14</b>	Location: <b>OFFICE OF BRONX COMMUNITY BOARD ONE 3024 3RD AVE BX.</b>
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
<small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>	
Date of Vote: <b>6/26/14</b>	Location: <b>BRONX NEW YORK</b>
<b>RECOMMENDATION</b> <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input checked="" type="checkbox"/> Disapprove With Modifications/Conditions Please attach any further explanation of the recommendation on additional sheets, as necessary.	
<b>Voting</b> # In Favor: <b>26</b> # Against: <b>1</b> # Abstaining: <b>1</b> Total members appointed to the board: <b>44</b>	
Name of CB/BB officer completing this form <b>Cedric L. L. L. L.</b>	Title <b>Assistant Manager</b>
Date <b>6/26/14</b>	



## BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE

BRONX, NEW YORK 10455

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RUBEN DIAZ, JR.  
BOROUGH PRESIDENT

GEORGE L. RODRIQUEZ  
CHAIRPERSON

CEDRIC L. LOFTIN  
DISTRICT MANAGER

### NEW YORK CITY PARK'S DEPARTMENT'S FIVE BOROUGH SHOPS MODIFICATION FOR APPROVAL ON JUNE 26 2014

1. Certain specifics in the hiring that individuals from the community when openings occur will be considered.
2. Track traffic amount, level and types of trucks.
3. Improving local parks in the area.
4. Amphitheater in St. Mary's Park.
5. To change some of the dynamics in the football fields.

**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 140388 PCX**

**DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION**

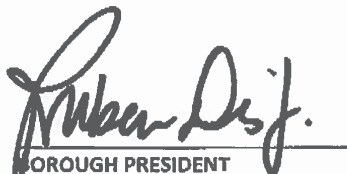
**COMMUNITY BOARD NO. 1**

**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**  
**ULURP APPLICATION NO: C 140388 PCX**  
**FIVE-BOROUGHSH SHOP RELCATION**  
**August 20, 2014**

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 850 East 138<sup>th</sup> Street (Block 2589, Lot 31) for a repair, maintenance and storage facility.

**BACKGROUND**

Approval of this application will facilitate the relocation of a shop and maintenance facility, operated by the New York City Department of Parks and Recreation (DPR), from a site now located on Randall's Island to a privately owned facility located at 850 East 138<sup>th</sup> Street (Block 2589, Lot 31). This site is located on the south side of East 138<sup>th</sup> Street, between Walnut Avenue on the east and the railroad right-of-way as owned by Amtrak on the west. It is in an M3-1 zone, Bronx Community District #1. As a consequence of this zoning designation the operations anticipated to be performed at this location comply with zoning. This building was previously used as a commercial laundering facility and as a medical storage facility.

Following approximately 50 years of operation at the Randall's Island site, in 2010 the Triboro Bridge and Tunnel Authority (TBTA) initiated construction on the Robert F. Kennedy Bridge. This construction forced the closing of the DPR shop. Following this closing, the numerous operations performed at the Five Borough Shop were disseminated to separate locations throughout the City of New York. Costs associated with the many functions performed at these shops increased while efficient operations declined. Negotiations between the TBTA and the DPR resolved that the TBTA would finance the permanent relocation of the Five Borough Shop to a new, suitable facility.

The site selected is a two-story, industrial type masonry building consisting of 75,080 square feet of interior space. Offering interior maximum ceiling heights of 20 feet, the building was constructed in 1988. The site also includes a secured exterior parking lot offering 11,800 square feet accommodating 55 vehicles. At this time, the DPR intends to lease this site from a private owner, with the understanding that at some point the DPR will facilitate purchase of this property.

The DPR currently employs approximately 141 workers that are expected to be assigned to the Five Borough Shop facility. This figure includes both tradesmen and uniform personnel. Hours of operation commence between 6:00 a.m. and 8:00 a.m. This shift concludes between 2:30-3:30 p.m. Functions to be performed at this site include the rebuilding of pumps and motors, the fabricating of metal lifeguard chairs, the assembling of electrical components and the production of picnic tables and benches. Those working at this site are also expected to respond to repair-calls to parks located across the City of New York. Typically, upon the assignments being

given, approximately 30 vehicles will depart the Five Borough Shop site each morning. In the afternoon, returning vehicles arrive on a sporadic basis, concluding by approximately 3:00 p.m. Throughout the year this facility will operate five days per week between October-April and either six or seven days per week between May and September.

Due to the limited number of off-street parking spaces on site, the DPR will offer shuttle van services from designated locations in New York City bound for The Bronx. These vans will operate between 6:00-7:30 a.m. and between 2:30-3:30 p.m. The DPR also anticipates that as the East 138<sup>th</sup> Street site is served by subway and bus transportation, this option will further reduce the demand for the on-site parking of privately owned vehicles.

Existing development of the surrounding community includes industrial, one and two story buildings. There is no residential or retail development located within a 600 foot perimeter of the site. Mass transportation via the #6 train is available at Cypress Avenue, within a half mile radius of the site. Bus transportation is provided via the Bx33 route, with a stop directly in front of the site.

#### **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application was reviewed pursuant to CEQR and SEQRA and received a Negative Declaration, meaning that the proposed use will have no effect on the environment. The City Planning Commission certified this application as complete on June 9, 2014.

#### **BRONX COMMUNITY BOARD PUBLIC HEARING**

Bronx Community Board #1 held a public hearing on this application on June 26, 2014. A recommendation to approve this application was 26 favor, one against and one abstaining.

#### **BOROUGH PRESIDENT'S PUBLIC HEARING**

A public hearing was convened by the Bronx Borough President on August 7, 2014. Those in attendance representing the applicant spoke in favor of this application. One member of the public was also in attendance but offered no comment. There being no other speakers at the hearing, the hearing was closed.

#### **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

I am pleased to note that the Department of Parks and Recreation will make appropriate use of an industrial facility which is located in an M3-1 zone. It can also be expected that those assigned to this maintenance shop will patronize local businesses, thereby making it likely that additional employment opportunities come about. I would also ask that once established at this new location that the Department of Parks and Recreation identify this building as a DPR facility with appropriate signage and flags.

As the uses of this location fully comply with zoning and Bronx Community Board #1 has recommended approval, I concur and recommend approval of this application.