

CITY PLANNING COMMISSION

December 19, 2012 Calendar No. 2

C 130001 PPX

IN THE MATTER OF an application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 535-537 Zerega Avenue (Block 3540, Lots 29 and 40) , pursuant to zoning, Community District 9, Borough of The Bronx.

The application (C 130001 PPX) was filed on July 2, 2012 by the New York City Department of Citywide Administrative Services (DCAS) for the disposition of city-owned property located at 535-537 Zerega Avenue (Block 3540, Lots 29 & 40) in Community District 9, Borough of The Bronx.

BACKGROUND

The New York City Department of Citywide Administrative Services (DCAS) proposes the disposition of city-owned property, located within an M1-1 zoning district, at 535-537 Zerega Avenue (Block 3540, Lots 29 & 40) in Bronx Community District 9. DCAS intends to dispose of the property, pursuant to zoning, to the New York City Land Development Corporation (NYCLDC), which will dispose of it to the New York City Economic Development Corporation (NYCEDC) or any successor thereto. NYCEDC intends to sell the properties to CJS Realty pursuant to a Request for Proposals (“RFP”).

The property consists of two contiguous tax lots which are currently vacant and undeveloped. The disposition of the property would facilitate the relocation of an existing ambulette service facility currently located at 1200 Zerega Avenue. The company currently has 238 employees and 144 ambulettes. It provides ambulatory and non-ambulatory transportation services for nursing homes, adult daycare centers and hospitals.

The new one-story building to be developed on the site would be approximately 31,227 square feet in area, containing office and garage space, with 202 parking spaces as well as an area for bicycle parking. It will also house a repair shop for the ambulette fleet. Access in and out of the lot would be along Zerega Avenue via two, 25- foot one-way curb cuts. Planting and screening will be provided along the perimeter of the 99,622 square foot lot.

The surrounding area consists of light industrial uses to the north, east and south of the block, including a FedEx facility, bus parking and a Verizon Wireless facility. The area west of the site is predominately developed with residential buildings, including lower density row houses and apartment buildings developed by the New York City Housing Authority.

The public transportation is located on Castle Hill Avenue, a block to the west of the site, which is developed with local retail uses and has the BX 22 which provides a connection to the # 6 Train on Westchester Avenue, a little over a mile away.

ENVIRONMENTAL REVIEW

This application (C 130001 PPX) 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 12DME005X. The lead is the Department of Citywide

Administrative Services.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on September 4, 2012.

UNIFORM LAND USE REVIEW

This application (C 130001 PPX) was certified as complete by the Department of City Planning on September 18, 2012 and was duly referred to Community Board 9 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 9 held its public hearing on this application (C 130001 PPX) on September 18, 2012, and on September 20, 2012 by a vote of 37 in favor, 0 opposed and 0 abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 130001 PPX) was considered by the Bronx Borough President, who issued a recommendation approving the application on October 16, 2012.

City Planning Commission Public Hearing

On October 17, 2012 (Calendar No. 1), the City Planning Commission scheduled October 31, 2012 for a public hearing on this application (C 130001 PPX). Due to Hurricane Sandy, the

October 31, 2012 scheduled hearing was continued to November 14, 2012 (Calendar No. 12).

There were three speakers in favor of the application and none opposed.

The project architect spoke in favor of the application. He described the building features of the LEED Silver Standards, which include the use of sustainable materials and water absorption systems, electrical equipment consisting of energy star equipment, and lighting systems that will utilize compact fluorescent lighting. He also stated that all paints and adhesives will be made of low volatile organic compounds.

The next speaker was a representative from the Mayor's Office who testified in favor of the application. She stated that the CJSA Zerega Havemeyer proposal met all the goals of the RFP which was issued in 2010 and that it would reactivate industrial space and be compatible with the surrounding community. She further stated that the proposal will add 50 jobs to the existing 238 jobs and that 90% of these jobs would go to residents of the Bronx.

The third speaker, the Outreach Coordinator for CJSA, stated that the existing ambulette company currently provides excellent transportation services to 26 programs at 46 locations. She added that they continued to operate during Hurricane Sandy and the subsequent Nor'easter. She further stated that if the disposition action was approved, given the solid financing in place, it would probably take six to eight months to close with New York City with construction likely occurring in 2014.

There were no other speakers and the public hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application by DCAS for the disposition of two city-owned properties is appropriate.

The Commission notes that the designated developer of these vacant city-owned properties was chosen by an RFP issued by NYCEDC. Approval of this application will allow DCAS to dispose of the properties to NYCLDC, who will dispose of the properties to NYCEDC, who will subsequently dispose of the properties to CJSA in order to facilitate the relocation of an existing company to the subject location.

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 of the New York City Charter that, based on the environmental determination and the consideration described in this report, the application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, located at 535-537 Zerega Avenue (Block 3540, Lots 29 and 40), pursuant to zoning, in Community District 9, Borough of The Bronx, is approved.

The above resolution (C 130001 PPX), duly adopted by the City Planning Commission on

December 19, 2012 (Calendar No. 2), 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 Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners

NYC PLANNING DEPARTMENT OF CITY PLANNING CITY OF NEW YORK		Community/Borough Board Recommendation Pursuant to the Uniform Land Use Review Procedure	
Application #: C130001 PPX CEQR Number: 12DME005X		Project Name: CJSA Zerega Havemey Borough(s): Bronx Community District Number(s): 9	
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 and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10001 02SQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3358 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the addresses 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 NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of two city-owned properties located at 535-537 Zerega Avenue (Block 3540, Lots 29 and 40), pursuant to zoning

Applicant(s): NYC Department of Citywide Administrative Services 1 Centre Street, 20th Floor New York, NY 10007		Applicant's Representative: Hardy Adasko, Senior Vice-President NYC Economic Development Corporation 110 William Street New York, NY 10038	
Recommendation submitted by: <i>Bronx</i>			
Date of public hearing: <i>9/18/12</i>		Location: <i>1967 Turnbull Ave Bklyn 10473</i>	
Was a quorum present? YES ☒ NO ☐		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote: <i>9/20/12</i>		Location: <i>1967 Turnbull Ave Bklyn 10473</i>	
RECOMMENDATION ☒ Approve ☐ Approve With Modifications/Conditions ☐ Disapprove ☐ Disapprove With Modifications/Conditions			
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting # In Favor: <i>37</i> # Against: <i>0</i> # Abstaining: <i>0</i> Total members appointed to the board: <i>46</i>			
Name of CB/BB officer completing this form <i>Francisco M. Gonzalez</i>		Title <i>Chairman</i>	
		Date <i>9/21/12</i>	

**BOROUGH PRESIDENT
RECOMMENDATION**

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
Fax # (212)720-3356

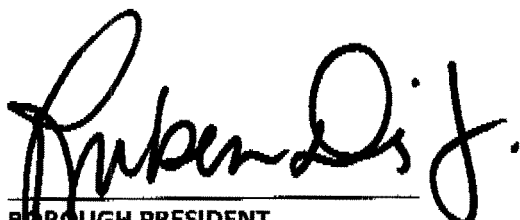
2012 OCT 25
DEPT OF CITY PLANNING**INSTRUCTIONS**

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 130001 PPX**DOCKET DESCRIPTION****PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION****COMMUNITY BOARD NO. 9 BOROUGH: THE BRONX****RECOMMENDATION**

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

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


BOROUGH PRESIDENT

10/22/2012
DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 130001 PPX
CJSA ZEREGA HAVEMEYER
October 20, 2012

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of two city-owned properties located at 535-537 Zerega Avenue (Block 3540, Lots 29 and 40), pursuant to zoning.

BACKGROUND

Approval of this application will facilitate the disposition of two city-owned lots by the Department of Citywide Administrative Services (DCAS) to the New York City Land Development Corporation (NYCLDC). Subsequently, NYCLDC will dispose of these two properties to the New York City Economic Development Corporation (NYCEDC). Upon this action, the NYCEDC will dispose of these two sites to CJSA Realty LLC. The subject sites 535-537 Zerega Avenue, (Block 3540, Lots 29 and 40) include to total of 99,622 square feet of vacant property. This property is located on the southwest corner of Zerega Avenue, between Randall Avenue on the north and at the junction of Havemeyer Avenue and Lacombe Avenue on the south. The sites are zoned M1-1 and located within the Zerega Industrial Business Zone, Bronx Community District 9.

CJSA Realty proposes to develop the combined Lots by constructing a garage and office complex specifically designed to accommodate a full service, privately owned, ambulette facility. The proposed building will consist of one-story, approximating 31,227 square feet. Of this total, 6,275 square feet will accommodate offices, a dispatch center, conference rooms, employee locker rooms and dining areas. The remaining area consisting of 24,952 square feet will offer interior garage space and include a full service repair facility. Interior parking will include 64 spaces plus an additional 23 spaces on "stackers." Exterior parking will offer 115 spaces. The total fleet will approximate 138 vehicles. Vehicular access to this facility will be via Zerega Avenue. The overall design of this facility will satisfy LEED Silver mandates.

The exterior design of this garage facility and landscaping plan are both designed to minimize the noise and light associated with this plant on the residential development located on Havemeyer Avenue. Additional existing development is typified by low-rise warehouse and industrial facilities pursuant to an M1-1 zone. Subway access and commercial activity are located approximately 1 & ½ miles of the site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQRA and received a Negative Declaration, meaning this proposed action will have no impact on the environment. The City Planning Commission certified this application as complete on September 18, 2012.

COMMUNITY BOARD PUBLIC HEARING

A public hearing was called by Bronx Community Board #9 on September 20, 2012. A unanimous vote recommending approval of this application was 37 in favor, zero opposed and zero abstaining. This vote is non-conforming given that it was taken prior to the Community Board review period commencing September 27, 2012.

BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on October 16, 2012. Representatives of the applicant were present including CSJA Realty, their architect and the New York City Economic Development Corporation. Also present were representatives of the Mayor's Office, the Bronx Office of City Planning and the Bronx Overall Economic Development Corporation. All speakers spoke in favor of this application. No members of the public commented on this matter and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Development of a vacant site that will ultimately yield 150 construction jobs plus approximately 238 permanent jobs is a major bonus for the Bronx. I am also pleased to understand that this proposed garage and dispatch center will satisfy LEED Silver requirements. Additionally, I am pleased that special care to minimize the operations of this facility on neighboring areas are being taken into account pursuant to a comprehensive landscaping plan.

I concur with Bronx Community Board #9 and recommend approval of this application.