

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 110366 HAX
BRONX RIVER ARTS CENTER
September 30, 2011

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of a portion of a sidewalk adjacent to property located at 1087 East Tremont Avenue (Block 3141, p/o Lot 1) as an Urban Development Action Area; and
 - b) an Urban Development Action Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of property to a developer to be selected by HPD;

for use as emergency access for the adjacent community facility.

BACKGROUND

Since 1976 the Bronx River Art Center has maintained a month by month lease with the Department of Housing Preservation and Development (HPD) for the use of 1087 East Tremont Avenue. The site is situated on the north side of East Tremont Avenue, between Boston Road and Devoe Avenue. It is located in Bronx Community District 6 and zoned R7-1.

Pursuant to ULURP Application No: C 100083 HAX, approved in April, 2010, a comprehensive redesign and reconstruction of 1087 East Tremont Avenue commenced. Features of the newly restored building will include 18,176 square feet of interior space for use as a gallery, screening room, artist studios and administrative space. A conference room and workshop space are also being installed. An exterior yard consisting of 4,037 square feet will provide additional space accessible to BRAC. Upon completion of this reconstruction anticipated to occur within the year, HPD will dispose of 1087 East Tremont Avenue to BRAC.

Approving this application will convey a portion a former sidewalk from Bronx Street, (demapped on July 23, 1970) to the Bronx River Art Center (BRAC). The property to be conveyed measures 7 feet by 150 feet. It will offer egress for emergency purposes to the west side of 1087 East Tremont Avenue. Likewise, upon the completion of the renovations currently underway at 1087 East Tremont Avenue, HPD will dispose of this building to BRAC, thereby ending the month-to-month lease agreement initiated in 1976 between HPD and BRAC.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQR and received a Type II Designation. The City Planning Commission certified this application as complete on June 20, 2011.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board 6 held a meeting on this application on August 24, 2011. A unanimous vote recommending approval of this application was 19 in favor, zero against, zero abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on September 15, 2011. Representatives of the applicant were present and spoke in favor of this application. No other members of the public spoke to this application and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

Approval of this application will complete a "housekeeping" matter, facilitating the transfer of a portion of a sidewalk area (measuring 1,050 square feet) from the Department of Housing Preservation and Development (HPD) to the Bronx River Art Center (BRAC). The former sidewalk served pedestrians on Bronx Street which was demapped in April, 1970.

The Bronx River Art Center provides the borough with a vital community service. This action will facilitate the further development of a significant city-wide destination and local cultural resource. I am therefore especially pleased that the renovations of 1087 East Tremont Avenue are in progress.

I recommend approval of this application.