

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 SEQR 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 Reality, their architect and the New York 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 Community Board 9 and recommend approval of this application.