

BRONX BOROUGH PRESIDENT RUBEN DIAZ Jr.
ULURP APPLICATION NO: C 110342 MMX
Ponton Avenue Demapping
November 26, 2013

DOCKET DESCRIPTION

IN THE MATTER OF AN application submitted by Gerald Messuri, 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 elimination, discontinuance and closing of Ponton Avenue between Blondell Avenue and Waters Avenue; and
- The adjustment of grades necessitated thereby;

Including the authorization of any acquisition or disposition of real property related thereto, in Community District #11, Borough of The Bronx, in accordance with Map No. 13132 dated February 6, 2012, and signed by the Borough President.

BACKGROUND

Approving this application will amend the City Map by removing from the Map an unbuilt (paper street) section of Ponton Avenue. The mapped portion of this paper street (p/o Block 4139, Lots 14 and 101) exists between Blondell Avenue on the west and Water Avenue to the east and consists of 38,430 square feet. Gerald Messuri (the applicant) represents the owners of property located at 1364-70 Blondell Avenue (entire Block 4139, Lot 101). This site is situated on the northeast corner of Ponton Avenue at Blondell Avenue, consisting of 31,419 square feet of property. The centerline of Ponton Avenue forms the southern lot line of the applicant's property. Portions of the eastern and western lot lines of the applicant's property also run through Ponton Avenue. Due to the existence of 4,545 square feet of this paper street on his property, only 26,874 square feet is currently developable property. The centerline portion of Ponton Avenue immediately south of the applicant's site is owned by the New York City Department of Transportation and consists of 4,545 square feet. The remaining portion of the Pontan Avenue paper street to be demapped (p/o Block 4139, Lot 14) is to the east of the applicant's site and falls within property owned by the Metropolitan Transit Authority.

The primary purpose for advancing this application is to remove an encumbrance from the applicant's property totaling 4,545 square feet, which will bring the applicant's developable area to 31,419 square feet. Subsequently, the applicant intends to purchase the DOT's portion of Ponton Avenue increasing the developable area to 35,964 square feet (31,419 plus 4,545). The remaining unbuilt portion of Ponton Avenue that lies within the New York City Transit Maintenance Yard adds 33,885 square feet of property to the Metropolitan Transit Authority's site, (38,430 less 4,545=33,885 square feet)

The applicant's site currently includes a one-story, industrial building consisting of 6,000 square feet. This site accommodates an auto-repair and maintenance shop. Development of the surrounding community is typified by similar low rise industrial buildings, a majority of which provide auto-related services. There is no residential development adjacent to the subject area. Public transportation and retail activity is available on Westchester Avenue, East Tremont Avenue, and Williamsbridge Road. Access to the IRT 6 Lexington Avenue subway is within a four block radius of Ponton Avenue at Westchester Square.

ENVIRONMENTAL REVIEW AND CITY PLANNING CERTIFICATION

This application has been reviewed pursuant to SEQR and CEQR and received a Conditional Negative Declaration, meaning that if any development of the property associated with this application is proposed, such development would be conditional, subject to review by the Department of Environmental Protection. The City Planning Commission certified this application as complete on September 9, 2013.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #11 held a public hearing on October 24, 2013. A vote recommending approval of this application was 28 in favor, one against, and four abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing on this application was convened by the Bronx Borough President on November 19, 2013. Representatives of the applicant were present and spoke in favor of this application. There being no other comments on this matter, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Approving this application accomplishes two objectives:

- amending the City Map to reflect that which is actually and accurately built
- removes the encumbrance on a privately owned site prompted the existence of this paper street portion of Ponton Avenue.

I understand that approval of this application yields to the applicant a larger lot on which as-of-right development pursuant to a M1-1 zone can occur. I acknowledge that any proposed development will require additional environmental review by the Department of Environmental Protection. Development of manufacturing zones is critical to the overall economy of the Bronx and is where modest-skilled, living wage employment is most often available.

I concur with Community Board #11 and recommend approval of this application.