

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**  
**ULURP APPLICATION NO: C 100259 HUX**  
**LINDENGUILD HALL**  
**May 19, 2010**

**DOCKET DESCRIPTION**

**IN THE MATER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the fourth amendment to the Bathgate Urban Renewal Plan for the Bathgate Renewal Area, Community District 3, Borough of the Bronx.

**BACKGROUND**

This application, submitted by the Department of Housing Preservation and Development (HPD) (the applicant) would amend the Bathgate Urban Renewal Plan (the Plan), allowing for residential development on a portion of property identified by the Plan for manufacturing. The entire site is located on the west side of Third Avenue, between East 172<sup>nd</sup> Street on the south and Claremont Parkway on the north, (Block 2919, Lots 39, 42, 43, and 44). It consists of 14,749 square feet of vacant property, is privately owned and secured by fencing. It includes 154 feet of frontage on the west side of Third Avenue and is zoned R6/C1-4, R6/C2-4. Lot 42, zoned M1-4, consists of 7,500 square feet and is the only portion of the site that is within the Bathgate Industrial Area. Approving this application removes Lot 42 from the Plan and by so doing removes the development restrictions as stipulated in the Plan.

The Lantern Group, the owner of this site proposes construction of Lindenguild Hall, a nine-story residential building consisting of approximately 104 units. The proposed building would include 52-two bedroom units and 52-studio apartments. Each two-bedroom unit would offer a single bathroom and consist of approximately 750 square feet. Each studio would offer approximately 330 square feet of living space. The two unit apartment is expected to rent to families at 60% of AMI. The studio units will be offered to homeless veterans with preference given to those with ties to Bronx Community District Three. No retail space is to be constructed as part of this development.

The Lantern Group will employ a full time staff including one program director, two case managers, one housing coordinator and three residential monitors. A resident-superintendent will oversee the ongoing maintenance of the building. On site amenities include a community room consisting of 8,000 square feet, office space and an exterior garden consisting of approximately 4,200 square feet. This garden area will be accessible only to residents of Lindenguild Hall and will be located on the rear side of the building. No on-site parking facility is to be provided.

Existing development in the surrounding area includes low-rise and mid-rise residential development on Third Avenue and on East 172<sup>nd</sup> Street. The only exception is the 11-story Roscoe Brown Jr. Apartments located one block north of the proposed Lindenguild Hall site.

The Bathgate Industrial Park is located northwest of the site. Retail activity and bus transportation are available on Claremont Parkway and Third Avenue. No subway access is located within a five block radius of the site. Crotona Park, the largest public park in Community District 3 is situated one block east of the site.

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application has been reviewed pursuant to CEQR and SEQR and received an Unlisted declaration. The City Planning Commission certified this application as complete on March 22, 2010.

## **COMMUNITY BOARD PUBLIC HEARING**

Bronx Community Board 3 held a public hearing on this matter on April 17, 2010. A vote recommending approval of this application was 14 in favor, zero against, zero abstentions.

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

The Bronx Borough President convened a public hearing on this matter on May 6, 2010. Representatives of applicant were present and spoke in favor of this matter. No members of the public were present and the hearing was closed.

## **BOROUGH PRESIDENT'S RECOMMENDATION**

Providing affordable housing, on-site social and emotional care, career training services in well managed and appropriately designed facilities is what the Lantern Group has been offering to Bronx citizens for many years.

Lindenguild Hall will offer critically needed housing to homeless veterans. In addition, the individuals and families residing here will have an opportunity to benefit from the comprehensive programming provided by the Lantern Group. This programming includes vocational, educational training and on-site counseling. I endorse the preference that the Lantern Group intends to offer homeless veterans with ties to Bronx Community District Three.

I am however concerned that the proposed two bedroom units consisting of 750 square feet are too small to offer families adequate accommodations. Therefore as a condition for my support of this application, a minimum of 800 square feet per unit is necessary.

I also regret that this project lacks sustainable design features which I promote as a hallmark of my administration, as does the Mayor's 2030 Program. An overview of what my administration requires is available through my office. At a minimum I stipulate that *one* of the following environmental standards be satisfied

- LEED rating of silver or higher,
- NYSERDA Energy Smart Label,
- New York City Green Building Act Standards

- Enterprise Green Building Criteria

I therefore offer my conditional approval pending inclusion of some sustainable design features as part of the building's profile.

With the two modifications noted and included, I recommend approval of this application.