

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**  
**ULURP APPLICATION NO: C 090342 ZMX**  
**SOCIAL SECURITY ADMINISTRATION BUILDING PARKING LOT EXPANSION**  
**COMMUNITY DISTRICT 6**  
**JUNE 25, 2009**

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map Section No. 3d, by:

1. Eliminating from an existing R7-1 District a C1-4 District bounded by a line 100 feet northwesterly of Southern Boulevard, a line 70 feet southwesterly of East 176<sup>th</sup> Street, and a line 80 feet southeasterly of Trafalgar Place; and
2. Establishing within an existing R7-1 District a C1-4 District bounded by:
  - a. Trafalgar Place, East 176<sup>th</sup> Street, a line 100 northwesterly of Southern Boulevard, and a line 70 feet southwesterly of East 176<sup>th</sup> Street; and
  - b. A line 80 feet southeasterly of Trafalgar Place, a line 100 feet northwesterly of Southern Boulevard, and East 175<sup>th</sup> Street;

Borough of The Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated April 20, 2009.

**BACKGROUND**

Approving this application achieves two objectives:

1. A zoning map amendment modifying the current boundaries of an existing C1-4 District to conform to the actual property boundaries on Block 2958, p/o Lots 106 and 109 (Site A) and Lot 120 (Site B).
2. A UDAPP designation to facilitate the sale of three city-owned properties located on Block 2958, P/O Lots 106 and 109 (Site A) and Lot 120 (Site B);

The Department of Housing Preservation and Development (the applicant) seeks an amendment of the Zoning Map, facilitating construction of a 10-space, off-street parking lot. This proposed lot to be built on vacant, unimproved property will serve a recently expanded office complex leased for use by the Social Security Administration. This new lot will supplement an existing twenty space lot serving two office buildings located on Southern Boulevard, between Trafalgar Place on the west, East 175<sup>th</sup> Street on the south, and East 176<sup>th</sup> Street on the north.

This application pertains to two sites:

**Site A consisting of 9,747 square feet** includes a portion of property exclusively zoned R7-1 and on which is located part of the existing 20-space parking facility. Approving this application will extend the existing C1-4 overlay to include all of Site A, thereby placing the entire parking facility within the R7-1/C1-4 zone.

**Site B consisting of 5,009 square feet** includes a portion of property exclusively zoned R7-1. Approving this application will extend the existing C1-4 overlay to include this portion of Site B, where the proposed 10-space parking lot is to be constructed.

Approving this application will also remove the existing C1-4 overlay on adjacent properties located west of the Social Security Administration's office building site, (Block 2958, portions of lots 403-406).

Development of the surrounding community includes recently constructed two family homes fronting on Trafalgar Place located west of the Social Security Administration's offices. Crotona Park is on the south side of East 175<sup>th</sup> Street and the Cross Bronx Expressway is situated north of the site, on East 176<sup>th</sup> Street. Southern Boulevard and Crotona Parkway situated to the east include mid-rise residential development and retail activity. Public transportation via the 2 and 5 subway as well as bus transportation are available within one block of the site.

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application was reviewed pursuant to CEQR and SEQRA and received a Negative Declaration, meaning that the proposed action will have no impact on the environment. The City Planning Commission certified this application as complete on April 20, 2009.

## **COMMUNITY BOARD PUBLIC HEARING**

Bronx Community Board 6 held a public hearing on this application on May 20, 2009. A vote recommending approval of this application was 14 in favor, 1 against, 0 abstaining.

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

The Bronx Borough President convened a public hearing on this application on June 4, 2009. Representatives of the applicant were present and spoke in favor of this application. No other members of the public offered comment on this matter and the hearing was closed.

## **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

Approving this application satisfies numerous objectives, including

- amending the Zoning Map so as to legalize an existing off-street parking lot
- modifying the Zoning Map eliminating commercial overlay on adjacent residential properties
- facilitating construction of an additional 10-space parking lot
- allowing HPD to dispose of city-owned property to a private developer.

I recommend approval of this application with the following two modifications:

- 1) No chain link fencing be installed where such fencing is visible by the public
- 2) Trees and foundation plantings be used to minimize the impact of the parking lots on adjacent properties and that exterior lighting not illuminate neighboring residences.

With these modifications included, I recommend approval of this application.