

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**  
**ULURP APPLICATION NO: C 140089 PPX**  
**Disposition of 2 City-Owned Properties**  
**December 23, 2013**

**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 (2) city-owned properties located on Block 3055, Lot 8 and Block 3113, Lot 8, pursuant to zoning.

**BACKGROUND**

Approving this application will allow the Department of Citywide Administrative Services (DCAS) to dispose of two city-owned properties pursuant to zoning. While at this time DCAS has not identified a purchaser for either property, pending the approval of this application such eventual disposition by DCAS and subsequent development pursuant to zoning by a developer could occur as-of-right. Both sites are located in Bronx Community District #6.

**2374 Bathgate Avenue**  
**Block 3055, Lot 8**

2374 Bathgate Avenue (Block 3055, Lot 8) consists of approximately 2,250 square feet. Offering approximately 25 feet of frontage, this site is situated on the east side of Bathgate Avenue, between Third Avenue and East 187<sup>th</sup> Street. A vacant, two-story building which was formerly used by the Department of Sanitation (DOS) for office purposes occupies this lot. The building offers 2,750 square feet of space and pending ULURP will be surrendered by DOS to DCAS for disposition. Approximately 50 percent of this site is zoned R6, the remaining portion of this parcel is located in an M1-4/R7A mixed zone.

Development of the surrounding community is typified by a mix of residential and low-rise industrial buildings offering auto-related services. Residential development on Block 3055 and on adjacent blocks is comprised of four story walk-up structures. Mass transportation via bus operates on Third Avenue. There is no access to subway service within a four block radius of this location.

**Block 3113, Lot 8**

This site is an irregular shaped lot consisting of 27-square feet of property and located on the north side of Grote Street, between Prospect Avenue and Southern Boulevard. Whereas this location is vacant, in fact it serves as part of a sidewalk situated immediately west of and adjacent to 771 Grote Street, a four-story residential building. A large paved off-street parking

lot, secured by fencing is west of Lot 8. Public School 188 is located on the south side of Grote Street, opposite Lot 8.

Development of the surrounding community includes low-rise and more recently constructed mid-rise residences. Bus transportation and The Bronx Zoo are on Southern Boulevard, approximately one/half block east of the site.

### **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application was reviewed pursuant to CEQR and SEQRA and received a Type II Designation. The City Planning Commission certified this application as complete on September 23, 2013.

### **BRONX COMMUNITY DISTRICT HEARING**

Bronx Community Board #6 held a public hearing on this application on November 13, 2013. A unanimous vote recommending approval of this application was 19 in favor, zero opposed and zero abstaining.

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

A public hearing on this application was convened by the Bronx Borough President on December 20, 2013. Representatives of the applicant were present and spoke in favor of this application. There being no other members of the public present, the hearing was closed.

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

I do agree that it is to the benefit of the city to dispose of property it deems to be surplus and for which no identifiable use can be ascertained. I also acknowledge that at this time the sale of either site this application is considering is not pending, I find no reason to consider any future disposition to be of concern. My only recommendation pertains to Block 3113, Lot 8; that recommendation being that it be offered to the adjacent property owner of 771 Grote Street.

I concur with the unanimous decision of Community Board #6 and recommend approval of this application.