

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 140388 PCX
FIVE-BOROUGHSHOP RELOCATION
August 20, 2014

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 850 East 138th Street (Block 2589, Lot 31) for a repair, maintenance and storage facility.

BACKGROUND

Approval of this application will facilitate the relocation of a shop and maintenance facility, operated by the New York City Department of Parks and Recreation (DPR), from a site now located on Randall's Island to a privately owned facility located at 850 East 138th Street (Block 2589, Lot 31). This site is located on the south side of East 138th Street, between Walnut Avenue on the east and the railroad right-of-way as owned by Amtrak on the west. It is in an M3-1 zone, Bronx Community District #1. As a consequence of this zoning designation the operations anticipated to be performed at this location comply with zoning. This building was previously used as a commercial laundering facility and as a medical storage facility.

Following approximately 50 years of operation at the Randall's Island site, in 2010 the Triboro Bridge and Tunnel Authority (TBTA) initiated construction on the Robert F. Kennedy Bridge. This construction forced the closing of the DPR shop. Following this closing, the numerous operations performed at the Five Borough Shop were disseminated to separate locations throughout the City of New York. Costs associated with the many functions performed at these shops increased while efficient operations declined. Negotiations between the TBTA and the DPR resolved that the TBTA would finance the permanent relocation of the Five Borough Shop to a new, suitable facility.

The site selected is a two-story, industrial type masonry building consisting of 75,080 square feet of interior space. Offering interior maximum ceiling heights of 20 feet, the building was constructed in 1988. The site also includes a secured exterior parking lot offering 11,800 square feet accommodating 55 vehicles. At this time, the DPR intends to lease this site from a private owner, with the understanding that at some point the DPR will facilitate purchase of this property.

The DPR currently employs approximately 141 workers that are expected to be assigned to the Five Borough Shop facility. This figure includes both tradesmen and uniform personnel. Hours of operation commence between 6:00 a.m. and 8:00 a.m. This shift concludes between 2:30-3:30 p.m. Functions to be performed at this site include the rebuilding of pumps and motors, the fabricating of metal lifeguard chairs, the assembling of electrical components and the production of picnic tables and benches. Those working at this site are also expected to respond to repair-calls to parks located across the City of New York. Typically, upon the assignments being

given, approximately 30 vehicles will depart the Five Borough Shop site each morning. In the afternoon, returning vehicles arrive on a sporadic basis, concluding by approximately 3:00 p.m. Throughout the year this facility will operate five days per week between October-April and either six or seven days per week between May and September.

Due to the limited number of off-street parking spaces on site, the DPR will offer shuttle van services from designated locations in New York City bound for The Bronx. These vans will operate between 6:00-7:30 a.m. and between 2:30-3:30 p.m. The DPR also anticipates that as the East 138th Street site is served by subway and bus transportation, this option will further reduce the demand for the on-site parking of privately owned vehicles.

Existing development of the surrounding community includes industrial, one and two story buildings. There is no residential or retail development located within a 600 foot perimeter of the site. Mass transportation via the #6 train is available at Cypress Avenue, within a half mile radius of the site. Bus transportation is provided via the Bx33 route, with a stop directly in front 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 use will have no effect on the environment. The City Planning Commission certified this application as complete on June 9, 2014.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #1 held a public hearing on this application on June 26, 2014. A recommendation to approve this application was 26 favor, one against and one abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on August 7, 2014. Those in attendance representing the applicant spoke in favor of this application. One member of the public was also in attendance but offered to comment. There being no other speakers at the hearing, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

I am pleased to note that the Department of Parks and Recreation will make appropriate use of an industrial facility which is located in an M3-1 zone. It can also be expected that those assigned to this maintenance shop will patronize local businesses, thereby making it likely that additional employment opportunities come about. I would also ask that once established at this new location that the Department of Parks and Recreation identify this building as a DPR facility with appropriate signage and flags.

As the uses of this location fully comply with zoning and Bronx Community Board #1 has recommended approval, I concur and recommend approval of this application.