



CITY PLANNING COMMISSION

August 8, 2001/Calendar No.23

C 010394 PSX

IN THE MATTER OF an application submitted by the Fire Department and the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for site selection of property located on Zerega and Havemeyer avenues, north of Lacombe Avenue (Block 3540, part of Lot 1), Borough of the Bronx, Community District 9, for use as an ambulance station.

This application (C 010394 PSX) was filed on February 15, 2001 by the Fire Department and the Department of Citywide Administrative Services, for site selection of property located on Zerega and Havemeyer avenues, north of Lacombe Avenue (Block 3540, part of Lot 1), Borough of the Bronx, Community District 9, for use as an ambulance station.

BACKGROUND

The Fire Department is proposing to occupy city-owned property located on Zerega and Havemeyer avenues, north of Lacombe Avenue (Block 3540, part of Lot 1), within the James J. Lyons (South Zerega) Industrial Urban Renewal Area, for use as an ambulance station for crews and vehicles of the former Emergency Medical Services (EMS) that is now part of the Fire Department.

The proposed site has an area of approximately 29,000 square feet and is part of a larger city owned lot (Block 3540, Lot 1). A community garden occupies a portion of lot 1, on an interim basis and will be removed for the ambulance station. An occupied single family home, under the jurisdiction of the Department of Housing Preservation and Development (HPD) is located on the southern portion of lot 1 and is not part of the subject site. The area to

the north and east of the site is developed with commercial and industrial uses. Castle Hill Houses, a Housing Authority development is located west of the site, across Havemeyer Avenue.

The proposed facility will include an approximately 6,000 square foot building that will accommodate up to six active ambulances and one spare unit or supervisory vehicle. The station will include lockers, showers, toilets, a kitchen and supply rooms. There will be 20 accessory parking spaces and an underground fuel tank for refueling ambulances. Access to the site will be from a curb cut on Zerega Avenue. Ambulances are assigned to street locations to await radio dispatch and return to the facility at shift changes or to restock, decontaminate or refuel. The site is located within an M1-1 district which permits the proposed use. The use is also permitted by the urban renewal plan. This facility was included in the Citywide Statement of Needs for FY 98-99.

The proposed site was recommended to the Fire Department by the Community Board and the Borough President after previous applications (C 990027 PCX, C 990028 ZSX) for a site on White Plains Road were withdrawn in February, 1999, after ULURP certification.

ENVIRONMENTAL REVIEW

This application (C 010394 PSX), was reviewed pursuant to the

New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., and the City Environmental Quality Review (CEQR) Rules of Procedures of 1991 and Executive Order No. 91 of 1977. The lead agency is the Fire Department. The designated CEQR Number is 00FDO002X.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on January 3, 2001.

UNIFORM LAND USE REVIEW

This application (C 010394 PSX), was certified as complete by the Department of City Planning on March 26, 2001 and was duly referred to Community Board 9 and the Borough President of the Bronx, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 9 held a public hearing on this application on May 31, 2001 and on that date, by a vote of 22 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 010394 PSX) was considered by the Borough President of the Bronx, who issued a recommendation

approving the application on June 25, 2001, subject to the following conditions:

- 1) All exterior lighting be designed to illuminate only EMS property and building;
- 2) Landscaping of the site include trees designed to serve as a natural barrier between the house and EMS station;
- 3) Every effort be made to minimize the use of sirens at all times;
- 4) Street trees and foundation plantings be appropriately included;
- 5) Chain link fencing not be used in areas seen by the public.

City Planning Commission Public Hearing

On June 27, 2001 (Calendar No. 2), the City Planning Commission scheduled July 11, 2001 for a public hearing on this application (C 010394 PSX). The hearing was duly held on July 11, 2001 (Calendar No. 13). There was one speaker in favor of the application and none in opposition. A representative of the Fire Department appeared to answer questions. There were no other speakers and the hearing was closed.

WATERFRONT REVITALIZATION CONSISTENCY REVIEW

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), adopted by the Board of Estimate on September 30, 1982 (Calendar No. 17), pursuant to the New York State Waterfront Revitalization and Coastal Resources Act

of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 01-023. The action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

Consideration

The City Planning Commission believes that the application of the Fire Department and the Department of Citywide Administrative Services for site selection of property located on Zerega and Havemeyer avenues, north of Lacombe Avenue (Block 3540, part of Lot 1), Borough of the Bronx, Community District 9, for use as an ambulance station, is appropriate.

The establishment of this facility is part of the Fire Department's initiative to adopt a station-based dispatching system to improve supervision of EMS crews and reduce loss of coverage due to shift changes. The site is located within an M1-1 district which permits the proposed use. The use is also permitted by the James J. Lyons (South Zerega) Industrial Urban Renewal Plan. The need to establish ambulance stations throughout the City is cited in the Citywide Statement of Needs for Fiscal Years 1998-1999.

In response to the conditions stated in the Borough President's recommendation, the Assistant Commissioner of the Fire Department stated in a letter dated July 3, 2001, that:

I have reviewed the recommendations for ambulance station at Zerega Avenue and I am in agreement. I will forward

the suggestion to incorporate into the design of the facility. The Fire Department will make every effort to minimize any inconvenience to the surrounding community and its residents.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and consideration described in this report, the application (C 010394 PSX) of the Fire Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection of property located on Zerega and Havemeyer avenues, north of Lacombe Avenue (Block 3540, part of Lot 1), Borough of the Bronx, Community District 9, for use as an ambulance station, is approved.

The above resolution, duly adopted by the City Planning Commission on August 8, 2001 (Calendar No. 23) is filed with the Office of the Speaker, City Council, and the Borough President of the Bronx, in accordance with the requirements of Section 197-d of

the New York City Charter.

JOSEPH B. ROSE, Chairman
ALBERT ABNEY, ANGELA M. BATTAGLIA, AMANDA M. BURDEN, A.I.C.P.,
IRWIN CANTOR, P.E, ALEXANDER GARVIN, MARILYN G. GELBER, WILLIAM
GRINKER, KENNETH J. KNUCKLES, Esq, JOHN MEROLO, Commissioners

**Borough President
Recommendation**

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX# (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION # C 010394 PSX

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Fire Department and the Department of Citywide Administrative Services (DCAS) for site selection of property located on Zerega and Havemeyer Avenues, north of Lacombe Avenue (Block 3540, part of Lot 1), Borough of The Bronx, Community District 9, for use as an ambulance station.

COMMUNITY BOARD NO. 9

BOROUGH THE BRONX

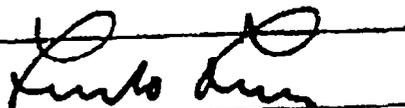
RECOMMENDATION

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- DISAPPROVE

EXPLANATION OF RECOMMENDATION - MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION

CITY PLANNING COMMISSION
 DEPT. OF CITY PLANNING
 01 JUN 25 AM 11:46



BOROUGH PRESIDENT

June 25, 2001

DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NUMBER: C 010394 PSX**

BACKGROUND

This application has been submitted by the Fire Department and the Department of Citywide Administrative Services (DCAS) for site selection of property located between Zerega Avenue on the east, Havemeyer Avenue on the west and between Randall on the north, Lacombe Avenue on the south (Block 3540, part of Lot 1), Borough of The Bronx, for use as an ambulance station. The undeveloped site is located within the Zerega Avenue Industrial Park, in Bronx Community District 9. It is zoned M1-1.

Block 3540, Lot 1 consists of 38,956 square feet. An occupied one-family house fronting on Lacombe Avenue occupies a portion of Lot 1. This house and surrounding yard consists of 9,959 square feet of property and will be subdivided from the site. Owned by the Department of Housing Preservation and Development (HPD), no displacement of residents is anticipated.

The remaining portion of Lot 1 yields 28,997 square feet of property. The site provides 109 feet of frontage onto Zerega Avenue and 125 feet onto Havemeyer Avenue. Located on the northwest corner adjacent to Havemeyer Avenue is a community garden. The remainder of the site is clean, undeveloped property secured by fencing.

Approval of this application will facilitate construction of an Emergency Medical Service (EMS) dispatch and maintenance station. The proposed one-story facility will be 6,000 square feet. Exterior off-street parking will accommodate 21 vehicles for station personnel and ambulances not in service or sustaining repair. A dispatcher located on site will direct as many as six vehicles operating during three eight-hour shifts each day, seven days per week. Kitchen, restroom, locker rooms are to be included. A 2,500-gallon underground diesel oil tank will be on site to facilitate the fueling of vehicles.

Two-story industrial buildings typify development on Zerega Avenue. Residential development is located on Havemeyer Avenue and includes one-family homes on small landscaped lots. High-rise buildings are located west of Havemeyer Avenue. The site is within a two-mile radius of the Hutchinson River Parkway, Cross Bronx Expressway and the Bronx Whitestone Bridge. There is no retail development within a two-block radius of Block 3540.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQR and CEQR and received a Type II Declaration. The City Planning Commission certified this application as complete on March 26, 2001.

BRONX COMMUNITY BOARD PUBLIC HEARING

A public hearing on this application was convened by Bronx Community Board 9 on May 31, 2001. A unanimous vote to approve this application was 22 in favor, 0- against and 0- abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President held a public hearing on this application on May 31, 2001 with the record kept open through June 1, 2001 for public comment. There were no speakers present at the hearing or public comments received and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

It is essential that emergency service vehicles operate efficiently and respond to calls in a timely manner. Located within two miles of the Hutchinson River Parkway-Cross Bronx Expressway junction, I believe this site to be appropriate for an Emergency Medical Service (EMS) dispatch and garage center.

I am concerned that this facility not cause hardship for the residence located on the subdivided portion of Lot 1. I therefore make the following modifications:

- 1) All exterior lighting be designed to illuminate only EMS property and building,
- 2) Landscaping of the site include trees designed to serve as a natural barrier between the house and EMS station;
- 3) Every effort be made to minimize the use of sirens at all times;
- 4) Street-trees and foundation plantings be appropriately included;
- 5) Chain-link fencing not be used in areas seen by the public.

With these modifications included I recommend approval of this application

Community/Borough Board
Recommendation

CITY PLANNING COMMISSION
22 Rouse Street, New York, NY 10027
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2140 at the above address.

2. Send a copy of the completed form with any attachments to the applicable representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 010394 PSX

010394

DOCKET DESCRIPTION

IN THE MATTER OF an application by the Fire Department and the Department of Municipal Administrative Services (DCAS) for site selection of property located on Zerega and Manhattan Avenues, north of Macomba Avenue, Block 3542, part of lot 10, Borough of the Bronx, Community District 5, for use as an ambulance station.

COMMUNITY BOARD NO. 9

BOROUGH PREFIX _____

BOROUGH BOARD BRUNX

DATE OF PUBLIC HEARING 5/31/01

LOCATION 1967 TURNBULL AVE

MAJ QUORUM PRESENT? YES NO

A public hearing requires a quorum of 2/3 of the appointed members of the board, but in no event fewer than three such members.

DATE ADOPTING RECOMMENDATION TAKEN

DATE 5/31/01

LOCATION 1967 Turnbull Ave, Bk. N.Y.

RECOMMENDATION

APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS
 DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (attach additional sheets if necessary)

VOTING

IN FAVOR 12 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 33

COMMUNITY/BOROUGH BOARD OFFICER

DATE 5/31/01

TITLE Chairperson