



CITY PLANNING COMMISSION

February 6, 2002/Calendar No. 9

C 020076 PCX

IN THE MATTER OF an application submitted by the Department of Cultural Affairs and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 3313 Bainbridge Avenue (Block 3338, Lot 52), Community District 7, Borough of the Bronx, for use as an archives building.

This application (C 020076 PCX) was filed on August 17, 2001 by the Department of Cultural Affairs (DCLA) and the Department of Citywide Administrative Services (DCAS) for site selection and acquisition of property located at 3313 Bainbridge Avenue (Block 3338, Lot 52), Borough of The Bronx, Community District 7, for use as an archives building.

BACKGROUND

The Department of Cultural Affairs and the Department of Citywide Administrative Services are proposing the site selection and acquisition of privately owned property located at 3313 Bainbridge Avenue (Block 3338, Lot 52), for use as an archives building for the Bronx County Historical Society (BCHS). The site is occupied by a 4,496 square foot building originally built as a private residence and currently used as a storage facility for a portion of the BCHS' archival collection.

The BCHS is a private, non-profit organization whose mission is to collect and preserve manuscripts, books, and historical objects connected with the history and growth of The Bronx and the

heritage of its people, to promote knowledge and interest in these fields, and to sponsor research.

The BCCHS currently operates a research library at 3309 Bainbridge Avenue, two buildings away from the proposed site, and the Valentine-Varian House/Museum of Bronx History at 3266 Bainbridge Avenue, approximately one half of a block away. The BCCHS will continue to operate these buildings. Additionally, the BCCHS owns 3313 Bainbridge Avenue. The BCCHS would enter into a licensing agreement with the DCLA for 3313 Bainbridge Avenue and would continue to operate the facility.

The 4,496 square foot building has undergone substantial rehabilitation and renovation including interior and exterior improvements since the BCCHS acquired it in 1996. Additionally, to the rear of the building, a two-story brick climate controlled storage room has been constructed, which is accessible from the archives building.

The site is located on the west side of Bainbridge Avenue, between 208th Street and 210th Street, within an R7-1 zoning district that permits this use. The surrounding neighborhood is predominantly residential, with a large medical complex of Montefiore Hospital buildings located just north of the proposed site on 210th Street. Approximately one block away from the site is the Williamsbridge Oval Park, a large public park with an entrance on Bainbridge Avenue.

The site is served by public transportation including the Bx 10, Bx16, Bx 28, Bx30 and the Bx34 buses which stop at Bainbridge

Avenue, about one half of a block from the proposed site. The D train stops at the 205th Street station at Bainbridge Avenue, three blocks south of the site.

ENVIRONMENTAL REVIEW

This application (C 020076 PCX), 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977.

This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 020076 PCX), was certified as complete by the Department of City Planning on October 22, 2001, and was duly referred to Community Board 7 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 7 held a public hearing on this application (C 020076 PCX) on November 26, 2001 and on that day, by a vote of 13 to 0 with 0 abstentions, adopted a resolution recommending approval

of this application.

Borough President Recommendation

This application (C 020076 PCX) was considered by the Borough President of The Bronx, who issued a recommendation on December 3, 2001, approving this application.

City Planning Commission Public Hearing

On December 19, 2001 (Calendar No. 3), the City Planning Commission scheduled January 9, 2002, for a public hearing on this application (C 020076 PCX). The hearing was duly held on January 9, 2002 (Calendar No. 12). There was one speaker in favor and none in opposition to the application. A representative of the Bronx Historical Society gave a summary of the proposal and explained the importance of the building at 3313 Bainbridge Avenue. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application of the Department of Cultural Affairs (DCLA) and the Department of Citywide Administrative Services (DCAS) for site selection and acquisition of privately-owned property located at 3313 Bainbridge Avenue (Block 3398, Lot 52), for use as an archives

building, is appropriate.

The proposed facility will significantly improve the ability of the Bronx Historical Society, who will operate the archives, to maintain and expand its collection of material important to the history of The Bronx. Because of the lack of adequate space, most of the existing collections in the archives have not yet been catalogued. Presently, most of the records have been stored in an off-site facility and are inaccessible to the public. The additional archival space will also allow the BCHS to expand its collection of historical documents detailing the history of The Bronx. The archives building will complement the information sources now available in the BCHS research library and will enable the Bronx County Historical Society to better serve the community.

The project was not included in the Citywide Statement of Needs, however, a letter pursuant to Section 204g of the New York City Charter was sent to the Borough President of The Bronx.

The site is served by public transportation including the Bx 10, Bx 16, Bx 28, Bx 30, and Bx 34 buses which stop at Bainbridge Avenue, approximately one half of a block away from the proposed site. The D train stops at the 205th Street station at Bainbridge Avenue, three blocks south of the site.

RESOLUTION

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 020076 PCX) of the Department of Cultural Affairs and the Department of Citywide Administrative Services for site selection and acquisition of property located at 3313 Bainbridge Avenue (Block 3338, Lot 52), Borough the Bronx, Community District 7, for use as an archives building building, is approved.

The above resolution, duly adopted by the City Planning Commission on February 6, 2002 (Calendar No.9), 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.

AMANDA M. BURDEN, A.I.C.P., Chair
JOSEPH B. ROSE, Vice Chair
ANGELA R. CAVALUZZI, R.A., IRWIN G. CANTOR,
ALEXANDER GARVIN, MARILYN G. GELBER, WILLIAM J. GRINKER,
JANE GOL, KENNETH J. KNUCKLES, Esq., JOHN MEROLO, Commissioners

21714

Community/Borough Board 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 a copy of the completed form with any attachments to the applicant's 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 020076 PCX

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Cultural Affairs and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 3313 Bainbridge Avenue (Block 8338, Lot 52), Community District 7, Borough of the Bronx, for use as an archives building.

COMMUNITY BOARD NO. 7
BOROUGH The Bronx

BOROUGH BOARD _____

DATE OF PUBLIC HEARING 11/26/01
WAS QUORUM PRESENT? YES NO

LOCATION CB 7 229-AE 204 ST.
(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN
DATE 11/26/01

LOCATION CB 7 229-AE 204 ST BX

RECOMMENDATION

13 APPROVE _____ APPROVE WITH MODIFICATIONS/CONDITIONS
0 DISAPPROVE _____ DISAPPROVE WITH MODIFICATIONS/CONDITIONS

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

CITY PLANNING COMMISSION
DEPT. OF CITY PLANNING
01 NOV 30 AM 4:40

11/30

VOTING

IN FAVOR 13 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 24

Don Ferry
COMMUNITY/BOROUGH BOARD OFFICER

11/26/01
DATE

Chapman
TITLE

Borough President Recommendation

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

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COMMUNITY BOARD NO. 7

BOROUGH The Bronx

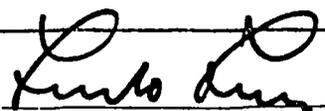
RECOMMENDATION

- 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
01 DEC -4 PM 1:40
DEPT. OF CITY PLANNING


BOROUGH PRESIDENT

Dec 3, 2001
DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NUMBER C 020076 PCX

BACKGROUND

This application has been submitted by the Department of Cultural Affairs and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 3313 Bainbridge Avenue (Block 3338, Lot 52) for use as an archives building. The site is located in Bronx Community District 7, and zoned R7-1.

Considered by this application is the purchase of a two-story brick building by the City of New York from the Bronx Historical Society, one of 34 designated cultural institutions that occupy city-owned structures. It is the intention of the Historical Society to use this 3313 Bainbridge Avenue for the storage and preservation of approximately ten thousand historical documents pertaining to The Bronx. This facility would then permit material to be arranged, appropriately inventoried and stored in a fireproof, climate controlled building. Consolidation of this material now kept in two separate buildings occupied by the Society will also be accomplished. These additional buildings are 3309 and 3266 Bainbridge Avenue, within walking distance of 3313 Bainbridge.

In addition to preserving documents of historical significance, the archiving process will permit more ready access to material by the visiting public.

3313 Bainbridge Avenue was formally a privately owned residential structure. Consisting of 4,496 square feet including the basement to accommodate the proposed use, The Society restored the entire building. This restoration encompasses the installation of additional beams necessary to support the weight of materials to be stored, plus new windows and fire resistant doors. Original hardwood floors were preserved and the building's interior fully painted. Situated to the rear of the building on what formally was a small outdoor garden, was the as-of-right construction of a two-story, brick, climate controlled storage room. This room consisting of 750 square feet is directly accessible from the archives building. Exterior improvements includes the installation of a ramp for wheelchair access, brick pointing and a new front door.

Development of the surrounding community is typified by two story buildings some being identical to 3313 Bainbridge Avenue. All neighboring buildings are in excellent condition and used for medical offices or religious institutions. Two blocks south of Block 3338, Lot 52, fronting on Bainbridge Avenue are well maintained five and six story apartment buildings that include street level retail establishments.

Bainbridge Avenue is a broad, tree-lined avenue providing north-south access. Bus transportation operates on Bainbridge Avenue and subway service via the IND division is available at Bainbridge Avenue and East 205th Street.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQR and CEQR and received a Type II designation. The City Planning Commission certified this application as complete on October 22, 2001.

BRONX COMMUNITY BOARD HEARING

A public hearing on this application was called by Bronx Community Board 7 on November 26, 2001. The unanimous vote recommending approval of this application was 13 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 November 29, 2001. A representative of the applicant spoke in favor of this application. No members of the general public were present and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

The Bronx Historical Society is chartered by the State to be the borough's keeper of photographs, books, maps, and documents. Nearly everything held by the Society is irreplaceable and vulnerable to climatic conditions.

This application considers the purchase of a building that has been specifically modified for the purpose of storing the Society's expanding collection. It will also allow for the consolidation of materials stored in ancillary locations. This will reduce the cumbersome need to move materials from one location to another while expanding the readily available information for public review.

I have always supported the Bronx Historical Society and eagerly recommend approval of this application.