



CITY PLANNING COMMISSION

February 2, 2009, Calendar No. 2

C 080197 MMX

IN THE MATTER OF an application, submitted by the Police Department; Fire Department; Department of Information Technology and Telecommunications; Department of Design and Construction; and Department of Citywide Administrative Services, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of Marconi Street north of Waters Place;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

Community District 11, Borough of The Bronx, in accordance with Map No. 13122 dated August 11, 2008, and signed by the Borough President.

The application (C 080197 MMX) for an amendment to the City Map involving the establishment of Marconi Street north of Waters Place in the Pelham Parkway neighborhood of The Bronx was filed on December 3, 2007, in order to facilitate the construction and operation of New York City's second Public Safety Answering Center (PSAC II), a 24-hour/7-day/week communications facility for 911 emergency phone calls.

RELATED APPLICATION

In addition to the amendment to the City Map which is the subject of this report, implementation of the applicants' proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 090070 PCX Site Selection and Acquisition for the construction of New York City's second Public Safety Answering Center (PSAC II)

BACKGROUND

The proposed mapping of Marconi Street is necessary for the development of a Public Service Answering Center (PSAC II) being proposed under a related application for site selection and acquisition of property (C 090070 PCX) being considered concurrently with this application. The project site lies within an M1-1 zoning district. The adjacent zoning districts include R5 and R7-1 to the east, R3-2 and R6A to the north, R6 to the south, and R4 and R6 to the west.

Vehicular access to the site of the proposed PSAC II facility is currently provided from the south via a privately-owned, shared driveway called Industrial Street. This street serves the various existing facilities which adjoin it as a two-way road connecting at a signalized intersection with Waters Place to the south. In its entirety, Industrial Street extends for approximately 3,340 feet (0.63 mile) from an attended gatehouse located on the north side of Waters Place.

To ensure permanent access and to provide utility services to the proposed PSAC II site, the applicants are proposing to acquire the privately-owned land (portions of Lots 30, 35, and 40 in Block 4226) and State-owned property that comprise Industrial Street, and to amend the City Map to establish a new public two-way street to be called "Marconi Street" beginning at the northerly line of Waters Place and terminating at a hammerhead-shaped *cul-de-sac* on the secured southerly boundary of the development site. The proposed street would be mapped at a width of 60 feet for approximately 1,670 feet, and at a width of 50 feet for approximately 1,300 feet.

An interagency conference was held on January 11, 2008. No City agency had any objections to the proposal.

A full background discussion and overall project description appears in the report on the related Site Selection and Acquisition application (C 090070 PCX).

ENVIRONMENTAL REVIEW

This application (C 080197 MMX), together with the related application for Site Selection and

Acquisition (C 090070 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR Number is 07NYP004X. The lead agency is the New York City Police Department.

A summary of the environmental review appears in the report on the related application for site selection and acquisition (C 090070 PCX).

UNIFORM LAND USE REVIEW

This application (C 080197 MMX), together with the related application for site selection and acquisition (C 090070 PCX), was certified as complete by the Department of City Planning on August 25, 2008, and was duly referred to Community Board 11 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

COMMUNITY BOARD PUBLIC HEARING

Community Board 11 held a public hearing on this application (C 080197 MMX), together with the related application for Site Selection and Acquisition (C 090070 PCX), on September 11, 2008. On September 25, 2008, by a vote of 36 to 0, with 2 abstentions, the Community Board adopted a resolution recommending disapproval of the application.

BOROUGH PRESIDENT RECOMMENDATION

This application (C 080197 MMX), together with the related application for Site Selection and Acquisition (C 090070 PCX), was considered by the Borough President, who issued a conditionally favorable recommendation on November 25, 2008. The Borough President's recommendation and conditions appear in the report on the related site selection and acquisition application (C 090070 PCX).

CITY PLANNING COMMISSION PUBLIC HEARING

On December 3, 2008 (Calendar No. 3), the City Planning Commission scheduled December 17, 2008 for a public hearing on this application (C 080197 MMX). The hearing was duly held on December 17, 2008 (Calendar No. 32), in conjunction with the hearing on the related application for Site Selection and Acquisition (C 090070 PCX).

There were a number of appearances, as described in the report on the related application for site selection and acquisition application (C 090070 PCX), and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this amendment to the City Map is appropriate and necessary to provide adequate access to the proposed public service answering center.

A full consideration and discussion of the issues appear in the report on the related site selection and acquisition application (C 090070 PCX).

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition to be appropriate, adopts the following resolution:

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on January 23, 2009, with respect to this application (CEQR No. 07NPD004X), the City Planning Commission finds that the requirements of Part 617, State Environmental Quality Review, have been met and that, consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the 911 Call Center and Dispatch Center Alternative minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the FEIS with respect to the 911 Call Center

and Dispatch Center Alternative will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standard, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 080197 MMX) for the amendment to the City Map involving:

- the establishment of Marconi Street north of Waters Place;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

Community District 11, Borough of The Bronx, in accordance with Map No. 13122 dated August 11, 2008, and signed by the Borough President is approved; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 13122 dated August 11, 2008;

All such approvals being subject to the following condition:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 13122 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435

of the New York City Administrative Code.

The above resolution (C 080197 MMX), duly adopted by the City Planning Commission on February 2, 2009 (Calendar No. 2), is filed with the Office of the Speaker, City Council and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, A.I.A.
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO
RICHARD W. EADDY, NATHAN LEVENTHAL,
JOHN MEROLO, KAREN A. PHILLIPS, Commissioners