



CITY PLANNING COMMISSION

February 18, 2009/Calendar No. 15

C 090153 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Parks & Recreation (DPR), pursuant to Section 197-c of the New York City Charter, for the disposition to the New York City Economic Development Corporation of six (6) city-owned properties restricted to public parking and accessory uses for properties located at:

BLOCK	LOT
2539	29
2539	175
2539	191
2539	193
2539	504
2539	p/o 32

Community District 4, Borough of the Bronx.

The application (C 090153 PPX) was filed by the New York City Department of Parks and Recreation and the Department of Citywide Administrative Services (DCAS) on October 16, 2008 for the disposition of city-owned property located at Block 2539; Lots 29, 175, 191, 193, 503, and p/o 32 (known as “Parking Lot 13B” and “Parking Lot 13C”), Community District 4, Borough of The Bronx.

BACKGROUND

The New York City Department of Parks and Recreation and the Department of Citywide Administrative Services (DCAS) seek a disposition of city-owned property located at Block 2539; Lots 29, 175, 191, 193, 504, and p/o 32 (known as “Parking Lot 13B” and “Parking Lot 13C”). The applicants are seeking to dispose of the aforementioned lots to the NYC Economic Development Corporation (NYCEDC) with restricted uses limited to parking lots and accessory uses. The NYCEDC would then lease the parking lots to a parking lot operator.

This application (C 090153 PPX) is part of the larger Yankee Stadium Redevelopment project (C 060059 MMX), which includes construction of a new Yankee Stadium, new parking garages and lots, pedestrian and streetscape improvements, and new parkland and public open spaces. This application (C

090153 PPX) is a corrective action to ULURP application number C 060146 PPX (February 22, 2006; Cal. No. 13), which was approved for the disposition of Block 2539, p/o Lot 2 to NYCEDC and restricted to public parking and accessory uses in April 2006. Block 2539, Lots, 29, 175, 191, 193, 504, and p/o 32 were omitted from the original Yankee Stadium ULURP application (C 060146 PPX), though included in the diagrams in the Final Environmental Impact Statement.

There are two areas which make up the location for the disposition, "Parking Lot 13B" which is composed of Block 2539, Lots 29, 175, 191, 193, and 504; and "Parking Lot 13C" which is composed of Block 2539, Lot p/o 32. Parking Lot 13B is bounded by the Harlem River to the west, Major Deegan Expressway Southbound Offramp to the east, an active parking lot to the south, and the Macombs Dam Bridge running above part of the site. All of the lots are in an M2-1 zoning district. These lots are an aggregation of small and sliver tax lots which are contiguous. Parking Lot 13C is bounded by Exterior Street and the Major Deegan Expressway to the west, an active parking lot and a Major Deegan Expressway Northbound Offramp to the south and east, and Metro-North rail right-of-way to the northeast of the site. The site is located within a C4-4 zoning district.

The surrounding area has many transportation uses, such as the Macombs Dam Bridge, Major Deegan Expressway (including on- and off-ramps), Exterior Street, the Metro-North right-of-way, as well as numerous parking lots to accommodate the nearby Yankee Stadium.

ENVIRONMENTAL REVIEW

A Technical Memorandum (CEQR No.05DPR006X) was filed in conjunction with the ULURP application (C 090153 PPX). The Technical Memorandum assessed whether the proposed disposition of

City Owned Property would have the potential to cause any significant adverse environmental impacts not previously identified in the Final Environmental Impact Statement (“FEIS”) for the New Yankee Stadium Project (ULURP No. C 060146 PPX). The Technical Memorandum 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. The lead agency is the Department of Parks and Recreation (DPR). A Notice of Minor Modification was issued October 2008, which concluded that the action represents a minor modification and does not alter the conclusions of the earlier review.

Therefore, the Notice of Completion of the FEIS issued on February 13, 2006 remains valid.

UNIFORM LAND USE REVIEW

This application (C 090153 PPX) was certified as complete by the Department of City Planning on October 27, 2008, and was duly referred to Community Board 4 and the Bronx 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 4 held a public hearing on this application (C 090153 PPX) on November 25, 2008 and on that date, by a vote of 12 to 0 with 1 abstention, adopted a resolution recommending approval of this application.

Borough President Recommendation

This application (C 090153 PPX) was considered by the Bronx Borough President, who issued a recommendation approving the application on December 19, 2008.

City Planning Commission Public Hearing

On January 7, 2009 (Calendar No. 1), the City Planning Commission scheduled January 21, 2009 for a public hearing on this application (C 090153 PPX). The hearing was duly held on January 21, 2009 (Calendar No. 19). A representative of the Parks Department spoke in favor of the project stating the application was a “clerical error”. A representative of Bronx Parking Development Company spoke in favor.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C 090153 PPX), as part of the New Yankee Stadium Project (ULURP No. C 060146 PPX), was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, 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 05-019.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission notes that this application (C 090153 PPX) is a corrective action regarding an inadvertent error by leaving land located at Block 2539; Lots 29, 175, 191, 193, 504, and p/o 32 off the original Yankee Stadium ULURP application (C 060146 PPX).

The Commission believes that this application (C 090153 PPX) by the Department of Parks and Recreation and the Department of Citywide Administrative Services (DCAS) for the disposition of city-owned land located at Block 2539; Lots 29, 175, 191, 193, 504, and p/o 32 is appropriate.

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, pursuant to Sections 197-c of the New York City Charter that, based on the environmental determination and the consideration described in this report, the application of the Department of Parks and Recreation and the Department of Citywide Administrative Services (DCAS), for the disposition to the New York City Economic Development Corporation of six (6) city-owned properties restricted to public parking and accessory uses for properties located at:

BLOCK	LOT
2539	29
2539	175
2539	191
2539	193
2539	504
2539	p/o 32

Community District 4, Borough of the Bronx, is approved.

The above resolution (C 090153 PPX), duly adopted by the City Planning Commission on February 18, 2009 (Calendar No. 15), 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

KENNETH J. KNUCKLES, ESQ., Vice Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, AIA.,

ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,

SHIRLEY A. McRAE, JOHN MEROLO, KAREN A. PHILLIPS, Commissioners