



## **CITY PLANNING COMMISSION**

---

May 6, 2009 / Calendar No. 11

C 090249 PPX

---

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located on Block 3838, p/o Lot 60, Community District 9, Borough of the Bronx, pursuant to zoning.

---

The application for the disposition of City-owned property was filed by the New York City Department of Citywide Administrative Services (DCAS) on December 18, 2008, for the disposition of one (1) city-owned property located on Block 3838, p/o Lot 60, in the North Zerega Industrial Area, Community District 9, Borough of the Bronx.

### **BACKGROUND**

The project site is approximately 94,959 square feet, zoned M1-1 and currently vacant, except for a small portion temporarily leased by the Department of Housing Preservation and Development to Monturo, an equipment storage, recycling and rental firm, on a month-to-month basis. The site was part of the Zerega Avenue North Urban Renewal Area, which expired in July 2008. It is generally bounded by Commerce Avenue to the northwest, privately owned properties to the southwest and northeast, Watson Avenue to the south, and Westchester Creek forms the southeastern boundary. The surrounding area basically consists of light industrial uses. Once disposition is approved, DCAS intends to dispose of the property to the Economic Development Corporation (EDC), who then intends to sell the property to the Ideal Steel Company who was selected by EDC to develop the site after an RFP was issued in 2004.

Ideal Steel is a steel processor and distributor of ornamental, artistic and structural steel. Its clientele consist of ironworkers, artists, designers, machine shops and contractors. They currently operate in Jamaica, Hunts Point and Long Island. These facilities are fully maximized

and additional space is needed to expand the business. Ideal Steel would construct a one-story, approximately 67,000 square foot, manufacturing building and would use approximately 61,200 square feet of the proposed facility for production of structural steel products. An additional 5,500 square feet would be used for ten incubation shops, a welding school, a metal art studio, and administrative offices. The incubator tenants would have access to Ideal Steel's equipment, which would otherwise be unaffordable to smaller artisans, and who would likely obtain their materials from Ideal Steel. Seventy nine parking spaces would be provided. The proposed development is anticipated to create approximately 100 permanent jobs.

The site is accessible via the Cross Bronx and Bruckner expressways and the Bronx/Whitestone Bridge. The area is also served by the #6 subway line, as well as the BX5, BX 22, and Q44 MTA buses.

### **ENVIRONMENTAL REVIEW**

This application (C 090249 PPX) 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 lead agency is the Department of Citywide Administrative Services.

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

### **UNIFORM LAND USE REVIEW**

This application (C 090249 PPX) was certified as complete by the Department of City Planning on January 5, 2009, and was duly referred to Bronx Community Board 9 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 9 held a public hearing on this application on February 19, 2009, and on that date, by a vote of 32 in favor, 0 opposed and 0 abstentions, adopted a resolution recommending approval of the application (C 090249 PPX).

### **Borough President Recommendation**

This application was considered by the Bronx Borough President who issued a recommendation approving the application on March 23, 2009.

### **City Planning Commission Public Hearing**

On March 18, 2009 (Calendar No. 1), the City Planning Commission scheduled April 1, 2009 for a public hearing on this application (C 090249 PPX). The hearing was duly held on April 1, 2009 (Calendar No. 27).

There were two speakers who testified in favor of the application. A representative from EDC spoke in favor of the application and described the project to the Commission. A representative from Ideal Steel elaborated on the functioning of the proposed facility inclusive of training and job placement.

### **CONSIDERATION**

The City Planning Commission believes that this disposition of City-owned land is appropriate.

The Commission notes that the designated developer of this vacant city-owned property was chosen by an RFP issued by EDC. Approval of this application will allow DCAS to dispose of

the property to EDC, who will subsequently dispose of the property to an existing New York manufacturer to expand their operation to the subject location.

**RESOLUTION**

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located on Block 3838, p/o Lot 60 pursuant to zoning, is approved.

The above resolution, duly adopted by the City Planning Commission on May 6, 2009 (Calendar No. 11), 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

**IRWIN G. CANTOR**, P.E., **ANGELA R. CAVALUZZI**, AIA, **ALFRED C. CERULLO, III**,

**BETTY Y. CHEN**, **MARIA M. DEL TORO**, **RICHARD W. EADDY**,

**NATHAN LEVENTHAL**, **SHIRLEY A. McRAE**,

**JOHN MEROLO**, **KAREN A. PHILLIPS**, Commissioners