

**CITY PLANNING COMMISSION**

September 17, 1997/Calendar No. 19

C 930139 MMX

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the widening of

- o Halleck Street from 60 feet wide to 100 feet wide from Ryawa Avenue to Viele Avenue, and
- o the southwesterly intersection of Ryawa Avenue and Hunt's Point Avenue,

and the adjustment of legal grade and block dimensions in the vicinity thereof, **and any acquisition or disposition of real property related thereto**, Community District 2, Borough of The Bronx, in accordance with Map No. 13067 dated November 14, 1994 and signed by the Borough President.

The application (C 930139 MMX) for the amendment of the City Map was filed by the Department of Environmental Protection-Bureau of Environmental Engineering on September 30, 1992. The application initially involved the change of legal grade at the intersection of Halleck Street and Ryawa Avenue. The application was revised on September 21, 1994 to include the widening of a) a portion of Halleck Street, and b) an intersection of Ryawa Avenue and Hunt's Point Avenue, all located in the Hunt's Point section of the Borough of The Bronx, Community District 2.

**BACKGROUND**

In response to the Ocean Dumping Ban Act of 1988, the Department of Environmental Protection (NYCDEP) developed a Sludge Management Plan (SMP) which involved the construction of dewatering facilities at eight (8) of the City's fourteen (14) water pollution control plants (WPCP), including the Hunt's Point WPCP. The

construction of the dewatering facility at the Hunt's Point WPCP, which is located on Block 2780 on the southerly side of Ryawa Avenue, involved the construction of a curb cut and driveway at the intersection of Ryawa Avenue and Halleck Street. The subject street intersection is constructed at a grade lower than the legally mapped grade. In order to construct the curb cut and access to the WPCP at existing grade, NYCDEP-Bureau of Environmental Engineering obtained a waiver of grade from the Department of Transportation subject to NYCDEP pursuing an amendment to the City Map changing the legal grade at that intersection.

After NYCDEP initiated the grade change application, it became apparent that 1) Halleck Street, while mapped to a width of 60 feet, was built to a width of 100 feet, and 2) the intersection of Ryawa Avenue and Hunt's Point was built outside of the mapped alignment. Therefore, the application was expanded to include those actions in order to make the City Map conform more closely to the built street system.

The site is located in an M3-1 zoning district. Ryawa Avenue, which is fully improved, forms the northerly boundary of the block on which the Hunt's Point WPCP is located. Halleck Street terminates at Ryawa Avenue and the access to the plant is at this intersection within the southerly projection of Halleck Street. The land parcels (portions of Block 2778, Lot 100 and Block 2780, Lot 73) that are to be taken for the street widenings (Halleck Street and the southwesterly intersection of Ryawa Avenue and

Hunt's Point Avenue) are City-owned under the jurisdiction of the Economic Development Corporation (EDC).

The area east of Halleck Street is part of the Hunt's Point Terminal Market. On the Hunt's Point Terminal Market site, there are 1) an unmapped but improved street loop; 2) a mapped but unimproved portion of Hunt's Point Avenue, and 3) a portion of Viele Avenue which is mapped and improved but closed to traffic by a barricade.

An interagency conference was held on April 27, 1993 regarding this City Map change application. A Mapping Precertification Report dated November 4, 1993 was issued. No agency has expressed objections.

#### ENVIRONMENTAL REVIEW

This application (C 930139 MMX) 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 95DEP007X. The lead agency is the Department of Environmental Protection.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on July 13, 1995.

**UNIFORM LAND USE REVIEW**

This application (C 930139 MMX) was certified as complete by the Department of City Planning on May 19, 1997, and was duly referred to Community Board 2 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

**Community Board Public Hearing**

Community Board 2 held a public hearing on this application (C 930139 MMX) on June 25, 1997 and, on that date, by a vote of 28 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

**Borough President Recommendation**

This application (C 930139 MMX) was considered by the Borough President, who issued a recommendation on July 29, 1997 approving the application.

**City Planning Commission Public Hearing**

On August 6, 1997 (Calendar No. 3), the City Planning Commission scheduled September 3, 1997 for a public hearing on this application (C 930139 MMX). The hearing was duly held on September 3, 1997 (Calendar No. 7).

There were no appearances, and the hearing was closed.

## CONSIDERATION

The Commission believes that this amendment to the City Map is appropriate.

The City Map change is necessary to make the City Map conform more closely to the built street system in the area. The streets are already built on the affected properties, which are City-owned. The street beds hereby being established (portions of Block 2778, Lot 100 and Block 2780, Lot 73) should be surrendered by the City agency currently having jurisdiction and be assigned to the Department of Transportation for street purposes. The Commission, therefore, finds the map change 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**, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 930139 MMX) of **the Department of Environmental Protection for an amendment to the City Map** involving the widening of

- o Halleck Street from 60 feet wide to 100 feet wide from Ryawa Avenue to Viele Avenue, and
- o the southwesterly intersection of Ryawa Avenue and Hunt's Point Avenue,

and the adjustment of legal grade and block dimensions in the

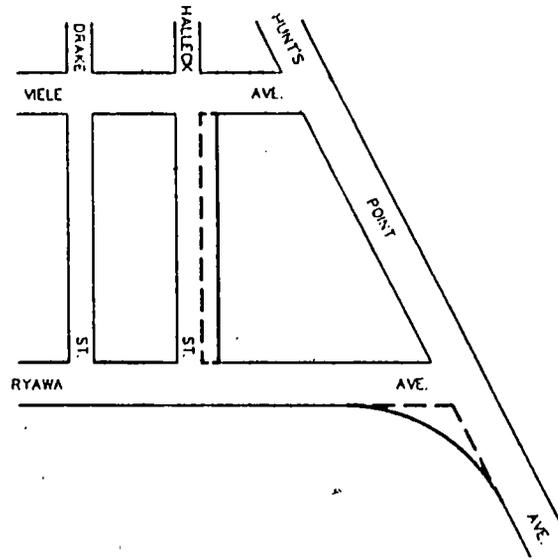
vicinity thereof, and any acquisition or disposition of real property related thereto, Community District 2, Borough of The Bronx, in accordance with Map No. 13067 dated November 14, 1994 and signed by the Borough President is approved;

such approval being subject to the condition that the subject amendment to the City Map shall take effect on the day subsequent to the date on which certified counterparts of Map No. 13067 are filed with the appropriate agencies in accordance with Section 198 Subsection c of the New York City Charter.

The resolution (C 930139 MMX), duly adopted by the City Planning Commission on September 17, 1997 (Calendar No. 19), 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.

JOSEPH B. ROSE, Chairman  
VICTOR G. ALICEA, Vice Chairman

ALBERT ABNEY, ANGELA M. BATTAGLIA, AMANDA M. BURDEN, A.I.C.P.,  
KATHY HIRATA CHIN, Esq., ALEXANDER GARVIN,  
ANTHONY I. GIACOBBE, Esq., WILLIAM J. GRINKER, BRENDA LEVIN,  
EDWARD T. ROGOWSKY, JACOB B. WARD, Commissioners.



CITY PLANNING COMMISSION  
CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED  
MAP CHANGE  
ON SECTIONAL MAP

6  
BOROUGH OF  
THE BRONX

*Frank S. Sisko, P.E.*  
Topographic Engineer

New York, Certification Date  
MAY 19, 1997



- NOTE:
- Indicates line of street legally adopted.
  - — — Indicates line of street proposed to be established.
  - - - - Indicates line of street proposed to be eliminated.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

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 930139 MMX

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Environmental Protection, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the widening of

- o Halleck Street from 60 feet wide to 100 feet wide from Ryawa Avenue to Viele Avenue, and
- o the southwesterly intersection of Ryawa Avenue and Hunt's Point Avenue,

and the adjustment of legal grade and block dimensions in the vicinity thereof, and any acquisition or disposition of real property related thereto, Community District 2, Borough of The Bronx, in accordance with Map No. 13067 dated November 14, 1994 and signed by the Borough President

COMMUNITY BOARD NO. 2  
BOROUGH The Bronx

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING June 25, 1997  
WAS QUORUM PRESENT?  YES  NO

LOCATION "The Point" 940 Garrison

(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 June 25, 1997

LOCATION "The Point" 940 Garrison Ave.

RECOMMENDATION

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

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

CITY PLANNING COMMISSION  
97 JUL - 1 PM 12:50  
DEPT OF CITY PLANNING

VOTING

IN FAVOR 28 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 28

John Robert John Robert  
COMMUNITY/BOROUGH BOARD OFFICER

June 27, 1997  
DATE

District Manager  
TITLE

1/91

**Borough President  
Recommendation**

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

**INSTRUCTIONS**

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2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

**APPLICATION #** C 930139 MMX

**DOCKET DESCRIPTION**

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. Halleck Street from 60 feet to 100 feet wide from Ryawa Avenue to Vicle Avenue, and

. the southwesterly intersection of Ryawa Avenue and Hunt's Point Avenue,

and the adjustment of legal grade and block dimensions in the vicinity thereof, and any acquisition or disposition of real property related thereto, Community District 7, Borough of the Bronx, in accordance with Map Number 13067 dated November 14, 1994 and signed by the Borough President.

**COMMUNITY BOARD NO.** 2

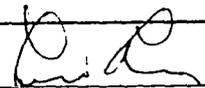
**BOROUGH** BRONX

**RECOMMENDATION**

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

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

PLEASE SEE ATTACHMENT "B". BOROUGH PRESIDENT'S RECOMMENDATION

  
BOROUGH PRESIDENT

7/27/97  
DATE

3/90

**BRONX BOROUGH PRESIDENT FERNANDO FERRER'S**  
**Recommendation on the**  
**Amendment to the City Map**  
**Involving the Widening of Halleck Street and the**  
**Intersection of Ryawa Avenue and Hunt's Point Avenue**  
**in Bronx Community District #2**

ULURP No. C 930139 MMX

BACKGROUND

This application was submitted by the Department of Transportation, pursuant to Section 197-c and 199 of the New York City Charter for an amendment to the City Map involving the widening of portions of Halleck Street and Ryawa Avenue and the adjustment of legal grade and block dimensions in the vicinity thereof, and any acquisition or disposition of real property related thereto, in Community District 2, Borough of The Bronx, all in accordance with Map No. 13067 dated November 14, 1994 and signed by the Borough President.

Halleck Street runs north-south and terminates where it meets Ryawa Avenue at a right angle. It is presently mapped for a width of 60-feet but in fact is built to a width of 100-feet. The proposed map change would amend the city map to conform to existing built conditions. The additional 40-feet already is city-owned land.

The area east of Halleck Street is part of the Hunt's Point Market. Hunt's Point Avenue in this area is only partially built. Ryawa Avenue, east of Halleck Street is built outside of its mapped alignment, connecting to a built portion of Hunt's Point Avenue and to Food Center Drive- an unmapped roadway that loops back to Halleck Avenue two blocks north of Ryawa Avenue. Widening of the mapped alignment of Ryawa Avenue at its intersection with Hunt's Point Avenue would bring it into conformance with existing conditions.

The Hunt's Point Water Pollution Control Plant is located south of Ryawa Avenue with its entrance at the intersection of Halleck and Ryawa Avenues. The curb cut and access to the plant were constructed at the existing grade, which is lower than the legally mapped grade, by obtaining a waiver of grade from the Department of Transportation. The waiver was granted subject to the condition that the Department of Environmental Protection pursue an amendment to the City Map, changing the legal grade to the existing grade.

Both streets are located in an M3-1 Zone developed with light industry to the North and West. The only public transit to serve Hunt's Point is the Bx6 bus line which runs on Halleck Street, Ryawa Avenue and Food Center Drive. It connects to subway lines in The Bronx and Upper Manhattan.

#### Environmental Review and ULURP Certification

The application was reviewed pursuant to SEQRA and CEQR and determined to be a Type II action not requiring further environmental review. The ULURP application was certified on May 28, 1997.

#### Community Board Recommendation

Bronx Community Board #2 held a public hearing on this application on June 25, 1997. The board recommended approval by a vote of 28 in favor, 0 against and 0 abstaining.

#### Bronx Borough President's Hearing

A public hearing on the application was held on July 15, 1997 at the Offices of the Bronx Borough President located at 198 East 161st Street. The applicant was not present. There were no speakers and the hearing was closed.

#### Borough President's Recommendation

Halleck Street and Ryawa Avenue serve many important public facilities including the Hunt's Point Water Pollution Control Plant, a Department of Sanitation transfer station and the Hunt's Point Terminal Market. Both roads also serve many private manufacturing businesses. The widened streets serve as a critical link between these and Edgewater Road which connects with the Bruckner Expressway. The widening of these streets and minor changes in grade being considered by this application will facilitate these improvements with no negative impacts.

I therefore recommend approval of this proposal.