

CITY PLANNING COMMISSION

January 21, 1997/Calendar No. 9

C 970677 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of five (5) city-owned properties**, pursuant to zoning, Borough of The Bronx, Community District 5.

Block	Lot	Address or Location
3187	5	2308 Jerome Avenue
3196	66	27 Buchanan Place
3207	22	50 Clinton Place
3211	47	S/S of West 183rd Street; 100 feet East of University Avenue
3211	118	Interior lot - 68.60 Feet West of Aqueduct Avenue East; 199.5 Feet South of West 183rd Street

The application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES) on May 15, 1997. The application was revised on December 1, 1997, when DRES withdrew Block 3211, Lots 47 and 118.

BACKGROUND

All five (5) city-owned properties to be disposed of are located in the University Heights section of Community District 5, in The Bronx.

2308 Jerome Avenue (Block 3187, Lot 5) is a 25 by 100 foot vacant and fenced parcel. This parcel is located between East 183rd and East 184th streets. It is adjacent to a seven-story storage facility owned by the Santini Moving Company which uses the site to park its trucks. The site is also adjacent to a one-story commercial building. This portion of Jerome Avenue is zoned C8-3 and contains two gas stations and other commercial/automotive uses. The other half of this block is zoned R8 and consists of five- and six-story residential buildings.

There are no other vacant city-owned parcels on this block. The Santini Moving Company has expressed an interest in purchasing this parcel.

27 Buchanan Place (Block 3196, Lot 66) is a 25 by 100 foot vacant parcel on the corner of Davidson Avenue and Buchanan Place. It is adjacent to a privately-owned vacant parcel and a six-story multiple dwelling on the northern portion of the block. Both of these lots are fenced. Lot 66 is located on rock approximately 25 feet high on the Davidson Avenue frontage. The remainder of the block contains two-, three- and five-story residences. The site is in an R7-1 zoning district. There are no other city-owned parcels on this block.

50 Clinton Place (Block 3207, Lot 22) is a 25 by 100 foot vacant city-owned parcel between Aqueduct and Grand avenues. It is a corner lot that is adjacent to a two-story home and a six-story multiple dwelling. The remainder of the block along Clinton Place contains a row of attached two-family homes. There are no other city-owned parcels on this block. The zone is R7-1.

ENVIRONMENTAL REVIEW

This application (C 970677 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 970677 PPX) was certified as complete by the Department of City

Planning on September 15, 1997, and was duly referred to Community Board 5 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 5 held a public hearing on this application on October 22, 1997, and on October 27, 1997, by a vote of 14 to 0 with 0 abstentions, adopted a resolution recommending approval of the application with the following modifications:

Recommend disposition of property of 50 Clinton Pl with the following conditions: Aqueduct Homeowners Association will be considered for acquisition of property with support of HPD. Also that all adjacent property owners be notified of property auction or sales.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation on November 25, 1997 approving the application with the following modifications:

I believe that the disposition of properties located at 2308 Jerome Avenue, 27 Buchanan Place, 50 Clinton Place, and Lot 47 located on Block 3211, is appropriate and should proceed. The sale of these properties to the private sector will return them to the tax rolls, and offer appropriate development potential pursuant to zoning.

Block 3211, Lot 118 is a blight on the surrounding community. A virtual "no man's land," it is a landlocked parcel, situated between Aqueduct Park, and nine privately-owned, single family residences, and two tenement buildings. The deplorable conditions found here include abandoned automobile parts, fallen tree limbs, standing water, mud, and household debris.

Despite these observations, I believe Lot 118 offers a unique opportunity which must not be lost. Because of its adjacency to the park, and proximity to two schools, and nearby residences, it provides an ideal venue for a community garden, or passive recreational open space. This objective can only be realized however, if Lot 118 is withdrawn from auction, and instead transferred to the New York City Department of Parks.

Based on the configuration of Lot 118, I also believe that if purchased by any single private sector interest, there would be no incentive to correct the current conditions, while access to this area could be entirely eliminated. In short, an opportunity for an expanded and improved public space would be sacrificed, in favor of the continued degradation of this neighborhood's environment.

I therefore strongly recommend that Block 3211, Lot 118 be withdrawn from this ULURP application and be transferred to the Parks Department to accommodate a modest expansion of Aqueduct Park. Following consultation with the affected community, the lot should be improved as a passive open space for the use and enjoyment of neighborhood residents.

City Planning Commission Public Hearing

On November 19, 1997 (Calendar No. 2), the City Planning Commission scheduled December 3, 1997, for a public hearing on this application (C 970677 PPX). The hearing was duly held on December 3, 1997 (Calendar No. 2). There was one speaker who spoke in opposition and nobody spoke in favor of the application. An adjacent home-owner spoke against the sale of the parcel on Block 3211, Lot 118, as well as against the transfer of this property to the Parks Department. He felt that this property belonged to him because he has been using it for over 30 years. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the disposition of Block 3187, Lot 5; Block 3196, Lot 66; and Block 3207, Lot 22, pursuant to zoning is appropriate. All of the properties are small vacant lots. Regarding the community board's recommendations, the Commission notes that it is DRES's policy to notify adjacent homeowners of the sale of all city-owned property and concurs with the Borough President that the properties as proposed should be disposed of

at auction. The Commission also notes the withdrawal of Block 3211, Lots 118 and 47 from this application after certification, and their transfer to the Parks Department. Block 3211, Lots 47 and 118 are remnants of a former street, currently unimproved, containing garbage and abandoned vehicles, and being used by some residents of the area to perform auto repairs. On December 1, 1997, the Parks Department, after consultation with the Department of City Planning staff and in response to a request by the Community Board and the Borough President, submitted a letter to DCAS expressing an interest in both parcels. On December 1, 1997 DRES withdrew Block 3211, Lots 118 and 47 and transferred them to the NYC Department of Parks and Recreation. The Commission believes that the transfer of these lots to the Parks Department will benefit this community because they will be cleaned, maintained and used to augment the facilities of the adjacent Aqueduct Park.

RESOLUTION

RESOLVED, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that the disposition of three (3) city-owned properties:

Block	Lot	Address
3187	5	2308 Jerome Avenue
3196	66	27 Buchanan Place
3207	22	50 Clinton Place

pursuant to zoning, Borough of The Bronx, Community District 5, proposed in an application by the Department of Citywide Administrative Services, dated May 15, 1997, and revised on December 1, 1997 is approved.

The above resolution (C 970677 PPX), duly adopted by the City Planning Commission on January 21, 1998 (Calendar No. 9), 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.

VICTOR G. ALICEA, Vice-Chairman
ALBERT ABNEY, ANGELA M. BATTAGLIA, AMANDA M. BURDEN, A.I.C.P.,
IRWIN G. CANTOR, P.E., KATHY HIRATA CHIN, ESQ., ALEXANDER GARVIN,
ANTHONY I. GIACOBBE, ESQ., WILLIAM J. GRINKER, BRENDA LEVIN,
Commissioners

Community/Borough Board Recommendation

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

INSTRUCTIONS

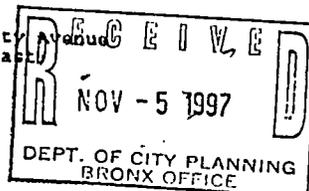
1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 970677 PPX

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of five (5) city-owned properties, pursuant to zoning.

Block Lot	Address or Location
3187 5	2308 Jerome Avenue
3196 66	27 Buchanan Place
3207 22	50 Clinton Place
3211 47	S/S of West 183rd Street; 100 feet east of University Avenue East
3211 118	Interior lot - 68.50 Feet West of Aqueduct Avenue East 199.5 Feet South of West 183rd Street



COMMUNITY BOARD NO. 5
BOROUGH Bronx

BOROUGH BOARD _____

DATE OF PUBLIC HEARING October 22, 1997

LOCATION MS 306 40 W. Tremont Ave Bx.

WAS QUORUM PRESENT? YES NO

(A public hearing shall require a quorum of 2/3 of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN
DATE _____

LOCATION _____

RECOMMENDATION

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

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

Recommend disposition of property of 50 Clinton Pl with the following conditions: Aqueduct Homeowners Assoc will be considered for acquisition of property with support of MPD.
 ALSO That all adjacent property owners be notified of property auction or sales.

VOTING :

IN FAVOR 14 AGAINST _____
 TOTAL MEMBERS APPOINTED TO BOARD 26

ABSTAINING _____ 75

October 27, 1997

Kenneth Fogarty
 COMMUNITY/BOROUGH BOARD OFFICER
 Chairperson
 TITLE

DATE

62

Borough President Recommendation

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

INSTRUCTIONS

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COMMUNITY BOARD NO. 5

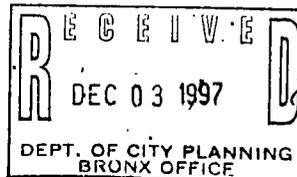
BOROUGH BRONX

RECOMMENDATION

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

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

PLEASE SEE SECTION "B" BOROUGH PRESIDENT'S RECOMMENDATION



[Signature]
BOROUGH PRESIDENT

11/25/97
DATE

BRONX BOROUGH PRESIDENT FERNANDO FERRER'S RECOMMENDATION
BLURP APPLICATION NO: 970677 PPXBACKGROUND

This application has been submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of five (5) city-owned properties, pursuant to zoning. Each property is described below:

- 1) 2308 Jerome Avenue, (Block 3187, Lot 5) located in a C8-3 zone, has a 25 foot frontage, and depth of one hundred feet. This site is not paved, although fenced and maintained in excellent condition. It is adjacent to a privately owned paved lot which is secured by the same chain link fence. Functioning as one single lot, these sites provide off-street parking for a professional building located on the south, and a moving/storage company located on the north.

Jerome Avenue is dominated by the Lexington Avenue subway, which operates on an elevated structure. The area is characterized by industrial buildings, retail establishments, and automotive service businesses.

- 2) 27 Buchanan Place, (Block 3196, Lot 66) located in an R7-1, is situated on the northwest corner of Buchanan Place and Davidson Avenue. This vacant site has a frontage on Buchanan Place consisting of 25 feet, with a depth of 100 feet fronting onto Davidson Avenue. Situated on a rock outcropping, this site is approximately 30 feet above street level. The surrounding community is residential. It is typified by poorly maintained five-story apartment structures, and one-family dwellings in a similar condition. Situated directly adjacent to 27 Buchanan Place is a vacant, fire gutted, one family home in private ownership.
- 3) 50 Clinton Place, (Block 3207, Lot 22) located in an R7-1 zone is situated on the southwest corner of Clinton Place and Grand Avenue. This unimproved site has a frontage of 25 feet on Clinton Place, with a depth of 100 feet, which fronts onto Grand Avenue. Secured by a chain link fence, the property appears to have been cultivated as a garden by a resident of an adjacent, single family dwelling. The surrounding community is residential, typified by one and two family homes in good condition, and five story apartment buildings in fair condition.
- 4) South side of West 183rd Street; 100 foot East of University Avenue, Block 3211, Lot 47 is located in an R7-1 zone, with a frontage of thirty six feet on West 183rd Street. The parcel's depth of fifty feet is defined to the east, by a chain link fence which separates it from property under the Parks Department's jurisdiction, known as Aqueduct Park. On the west is a single family dwelling in fair condition.

The site is in fact a narrow strip of property providing access from West 183rd Street to privately owned single-bay garages, fronting a landlocked city-owned property. It is in extremely poor condition, with standing water, mud, discarded automobile parts, household garbage, and fallen tree limbs. While resembling an abandoned street, it lacks lighting and a properly maintained right-of-way for safe pedestrian use.

- 5) Interior lot 60.60 Feet West of Aqueduct Avenue East; 199.5 Feet South of West 183rd Street, Block 3211, Lot 118 is located in an R7-1 zone. It is landlocked. A chain link fence establishes the property line between this site and property under the Parks Department's jurisdiction, known as Aqueduct Park. At the property's southern end, this fence includes a moveable gate which can be locked to prevent any access to the site. No such gate exists on the northern boundary. On the west, this site is lined by privately owned, single bay garages in extremely poor condition. Above these bays are single family homes in fair condition. Mud, discarded garbage, tree limbs, and abandoned automobiles line this long and narrow lot.

The community adjacent to Block 3211 is dominated by Aqueduct Park, a passive open space which has recently undergone restoration work by the Parks Department. Six story apartment buildings in fair to good condition are located at the southern and northern end of Block 3211. Two public school buildings are within a two block radius of Block 3211, as is the campus of Bronx Community College.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQRA and CROA and determined to be a Type II action not requiring further environmental review. This ULURP application was certified as complete on September 17, 1997.

COMMUNITY BOARD RECOMMENDATION

Bronx Community Board Number 5 unanimously voted to approve this application with modifications. The vote was 14 in favor, 0-0- against, 0-0- abstaining. However, on November 21, 1997 the District Manager of Bronx Community Board #5 submitted a memo to my office endorsing the withdrawal of Block 3211, Lot 118 from auction. This memo is attached.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing on this application was held on November 5, 1997. There was one speaker present. He spoke in favor of the disposition of 2308 Jerome Avenue, but that as an adjacent property owner, he requested a preference for its purchase. There were no other speakers and the hearing on this application was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

^ I believe that the disposition of properties located at 2308 Jerome Avenue, 27 Buchanan Place, 50 Clinton Place, and Lot 47 located on Block 3211, is appropriate and should proceed. The sale of these properties to the private sector will return them to the tax rolls, and offer appropriate development potential pursuant to zoning. I recommend disposition of these lots pursuant to zoning.

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Despite these observations, I believe Lot 118 offers a unique opportunity which must not be lost. Because of its adjacency to the park, and proximity to two schools, and nearby residences, it provides an ideal venue for a community garden, or passive recreational open space. This objective can only be realized however, if Lot 118 is withdrawn from auction, and instead transferred to the New York City Department of Parks.

Based on the configuration of Lot 118, I also believe that if purchased by any single private sector interest, there would be no incentive to correct the current conditions, while access to this area could be entirely eliminated. In short, an opportunity for an expanded and improved public space would be sacrificed, in favor of the continued degradation of this neighborhood's environment. I therefore strongly recommend that Block 3211, Lot 118 be withdrawn from this ULURP application and be transferred to the Parks Department to accommodate a modest expansion of Aqueduct Park. Following consultation with the affected community, the lot should be improved as a passive open space for the use and enjoyment of neighborhood residents.



CITY OF NEW YORK
BRONX COMMUNITY BOARD #5
HONORABLE FERNANDO FERRER
BRONX BOROUGH PRESIDENT

TAKING PRIDE IN THE
COMMUNITIES WE SERVE



KENNETH FOGARTY
CHAIRPERSON

MARYSOL RODRIGUEZ
DISTRICT MANAGER

TO: Sam Goodman, Bronx Borough President's Office
Planning and Development

FROM: MarySol Rodriguez, District Manager *(MR)*

RE: ULURP Application # 970677 PPX
Block 3211 Lot 118 (Interior lot 68.60 ft W of Aqueduct Avenue E;
199.5 ft S of W. 183rd St)

DATE: November 21, 1997

Pursuant to a conversation with Kenneth Fogarty, Chairperson, Community Board #5,
we are in agreement with your office that Block 3211 Lot 118 be withdrawn from the
ULURP application and transferred to the Department of Parks and Recreation.

If you have any questions or concerns, please contact me.

In advance, thank you for your attention to this matter.

BCC CAMPUS, PHILOSOPHY HALL, W. 181ST STREET & DR. MARTIN LUTHER KING JR. BLVD.
BRONX, NEW YORK 10453-2895
TEL. (718) 364-2030 * FAX (718) 220-1767