

CITY PLANNING COMMISSION

August 19, 1998/Calendar No. 13

C 980635 PSX

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IN THE MATTER OF an application submitted by the Fire Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection of property located at 2175 Walton Avenue (Block 3186, Lot 37), Borough of the Bronx, Community District 5, for use as an fire station.

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This application (C 980635 PSX) was filed on May 15, 1998 by the Fire Department and the Department of Citywide Administrative Services for site selection of property located at 2175 Walton Avenue (Block 3186, Lot 37), Borough of the Bronx, Community District 5, for use as an fire station.

RELATED ACTIONS

In addition to the site selection which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 980641 ZSX     An application for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution to allow a fire station to be located in an R8 District.

BACKGROUND

The Fire Department (FDNY) is proposing to relocate Engine Company 75, Ladder Company 33, and Battalion 19 from its current location at 2283 Jerome Avenue in the Bronx to a new firehouse to be constructed on a city-owned site, located four-blocks away, at 2175 Walton Avenue. The movement of fire apparatus entering and exiting the existing firehouse is obstructed by support columns for

the elevated train tracks on Jerome Avenue, which do not allow enough of a turning radius for the trucks. This condition compels vehicles to make two- and three-point turns and lengthens response times. The age and physical layout of this existing fire station does not enable upgrading to accommodate state-of-the-art firefighting apparatus.

The proposed site is a vacant, 13,967 square-foot lot located on the northwest corner of Cameron Place and Walton Avenue. The FDNY anticipates developing the site with a 10,229 square-foot two-story fire station with an open parking area for 14 vehicles. The first floor will contain garage space for the engine and ladder trucks and the battalion chief's vehicle, a watch station, kitchen, lounge, dining area, and Battalion 19's office. The second floor will contain bunk rooms, lockers and office space. An exercise room and storage area will be located in the cellar. Fire apparatus will enter and exit the site from Cameron Place, a one-way eastbound street mapped at a 60-foot width. When construction is completed, the Department of Transportation will change Cameron Place to a two-way street allowing fire apparatus to continue to use Jerome Avenue, a major north-south thoroughfare located just west of the site, to respond to emergencies.

The proposed fire station is located in an R8 zoning district. Fire Stations (Use Group 6) are permitted in residential districts by special permit pursuant to Section 74-67 of the Zoning Resolution, and an application for the special permit (C 980641 ZSX) is being considered concurrently with this application.

The site abuts a warehouse to the west and a single-family residence to the north. Across Cameron Place from the site are an auto repair shop and two-story attached residences. Across Walton Avenue are a five-story multiple dwelling, two-story residence, and a parking lot. Jerome Avenue is predominately developed with auto repair facilities, warehouses and retail stores. The area surrounding the site is predominately developed with residences. The site is accessible by public transportation. The 182nd/183rd Street station for the B and D trains is two blocks east of the site, on Grand Concourse and the 183rd Street station for the IRT #4 train is two blocks north of the site, on Jerome Avenue. There is also the Bx 35 bus which runs on Jerome Avenue.

#### ENVIRONMENTAL REVIEW

This application (C 980635 PSX), in conjunction with the application for the related action (C 980641 ZSX), 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 Procedures of 1991 and Executive Order No. 91 of 1977. The lead agency is the Fire Department. The designated CEQR number is 98CFD018X.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on June 2, 1998.

## UNIFORM LAND USE REVIEW

This application (C 980635 PSX), in conjunction with the application for the related action (C 980641 ZSX), was certified as complete by the Department of City Planning on June 15, 1998 and was duly referred to Community Board 5 and the Borough President of the Bronx, 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 June 24, 1998, and on that date, by a vote of 19 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

### Borough President Recommendation

This application (C 980635 PSX) was considered by the Borough President of the Bronx, who issued a recommendation approving the application on July 1, 1998.

### City Planning Commission Public Hearing

On July 22, 1998 (Calendar No. 2), the City Planning Commission scheduled August 5, 1998 for a public hearing on this application (C 980635 PSX). The hearing was duly held on August 5, 1998 (Calendar No. 6), in conjunction with the application for the related action (C 980641 ZSX). There were no speakers and the hearing was closed.

### Consideration

The City Planning Commission believes that the application of the Fire Department and the Department of Citywide Administrative Services for site selection of property located at 2175 Walton Avenue (Block 3186, Lot 37), Borough of the Bronx, Community District 5, for use as an fire station, is appropriate.

The movement of fire apparatus entering and exiting the existing firehouse at 2283 Jerome Avenue in the Bronx is obstructed by support columns for the elevated train tracks on Jerome Avenue, which do not allow enough of a turning radius. This condition compels vehicles to make two- and three-point turns and lengthens response times.

The proposed site at 2175 Walton Avenue (Block 3186, Lot 37) is an undeveloped lot of adequate size to accommodate a 10,000 square-foot fire station, as well as an open parking lot for 14 cars. Vehicles will access the site from Cameron Place, a 60-foot wide street which currently is one-way east-bound. Upon completion of the firehouse, Cameron Place will be changed to permit two-way traffic, allowing fire apparatus direct access to Jerome Avenue, which the vehicles would continue to use. The location of the new fire station would enable fire apparatus to exit and enter the building unimpeded by the obstructions that exist at the current site.

The need for this facility was not noted in a Citywide Statement of Needs, however the Fire Department has complied with all of the requirements of Section 204(g) of the City Charter. The

proposed site is only four-blocks from the existing stationhouse and therefore enjoys comparable access to all portions of its catchment area.

The fire station is located in an R8 zoning district. Fire Stations (Use Group 6) are permitted in residential districts by special permit, pursuant to Section 74-67 of the Zoning Resolution. An application (C 980641 ZSX) for a special permit is the subject of a separate, concurrent report.

**RESOLUTION**

RESOLVED, 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 Section 197-c of the New York City Charter, that based on the environmental determination and consideration described in this report, the application (C 980635 PSX) of the Fire Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection of property located at 2175 Walton Avenue (Block 3186, Lot 37), Borough of the Bronx, Community District 5, for use as an fire station, is approved.

The above resolution, duly adopted by the City Planning Commission on August 19, 1998 (Calendar No. 13), is filed with the Office of the Speaker, City Council, and the Borough President of the Bronx, 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.,  
IRWIN CANTOR, P.E., KATHY HIRATA CHIN, Esq., ALEXANDER GARVIN,  
ANTHONY I. GIACOBBE, Esq., WILLIAM GRINKER, BRENDA LEVIN, JACOB B.  
WARD, Esq., Commissioners.

Community/Borough Board  
Recommendation

cc: *Parsons*  
*Henry - OCP*  
*Antony office*

CITY PLANNING COMMISSION  
22 Rector 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 in 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 980635 PSX

DOCKET DESCRIPTION

IN THE MATTER OF an application by the Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for sit selection of property located at 2175 Walton Avenue (Block 3186, Lot 37), Community District 5, Borough of the Bronx, for use as a fire station.

COMMUNITY BOARD NO. 5

BOROUGH BRONX

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

DATE OF PUBLIC HEARING June 24, 1998

LOCATION MS 306 40 W. Tremont

WAS QUORUM PRESENT?  YES  NO

(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 \_\_\_\_\_

LOCATION \_\_\_\_\_

RECOMMENDATION

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS

DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

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

DEPT. OF CITY PLANNING  
98 JUN 29 PM 3:35  
CITY PLANNING COMMISSION

VOTING :  
IN FAVOR 19 AGAINST 0

ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 24

*James J. ...*  
COMMUNITY/BOROUGH BOARD OFFICER

June 25, 1998  
DATE

Chairperson  
TITLE

# Borough President 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 one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION # C 950635 PSX

### DOCKET DESCRIPTION

IN THE MATTER OF an application by the Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection of property located at 2175 Walton Avenue (Block 3186, Lot 37), Community District 5, Borough of The Bronx, for use as a fire station.

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 ATTACHMENT "B" FOR BOROUGH PRESIDENT'S RECOMMENDATION.



BOROUGH PRESIDENT

8/11/98

DATE

BRONX BOROUGH PRESIDENT FERNANDO FERRER'S RECOMMENDATION  
ULURP APPLICATION NOS: C 980635 PSX & C 980641 ZSX

## BACKGROUND

Application No C 980635 PSX was filed pursuant to Section 197-c of the New York City Charter for the selection of property, and application No: C 980641 ZSX was filed pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution to allow a fire station to be located in an R8 District. Both applications were submitted by the New York City Fire Department (FDNY).

FDNY proposes to construct a fire station at 2175 Walton Avenue. (Block 3186, Lot 37), in Bronx Community District 5. The site will accommodate an Engine and Ladder Company, plus a Battalion. These facilities are now located at 2283 Jerome Avenue, four blocks from the proposed site. There has not been a determination as to what will become of the old structure.

The site is a vacant undeveloped lot located on the northwest corner of Walton Avenue and Cameron Place. It is secured by a chain link fence. Located one block east on Morris Avenue is an elementary school. Residential structures in the community include two family homes and six story apartment buildings in fair condition. Retail activity is on Burnside Avenue one block south, on Jerome Avenue one block west, and on 183rd Street two blocks north of the proposed site. The elevated section of the Lexington Avenue, Number 4 subway operates on Jerome Avenue with the nearest station stop at 183rd Street.

## ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to SEQRA and CEQR and received a negative declaration. These ULURP applications were certified as complete on June 15, 1998.

## COMMUNITY BOARD RECOMMENDATION

Bronx Community Board 5 voted unanimously to approve these applications on June 24, 1998. The vote to approve was 19 in favor, -0- against, -0- abstaining.

## BOROUGH PRESIDENT'S PUBLIC HEARING

The Borough President did not hold a public hearing on these applications.

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

I am especially pleased to support these applications as proposed by the Fire Department. Its approval will facilitate the construction of a fire station needed to replace an aging facility located nearby.

I am pleased that the proposed fire house will be functional and architecturally appropriate for the site. Parking, exterior lighting, and street trees have been incorporated into the project, supporting my contention that municipal facilities must serve to enhance the community. I have also been assured assured by the Fire Department that under no circumstances will the facility now in use be neglected or abandoned.

Since the proposed fire station is to be situated within one block of a school, I recommend that a traffic signal be installed at the corner of Walton Avenue and Cameron Place.

I recommend approval of these applications and request that the City Planing Commission expedite its review and vote on the proposal.