



IN THE MATTER OF an application submitted by the Department of Health and Mental Hygiene and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 2050 Bartow Avenue (Block 5141, p/o Lot 1085) for a full-service animal shelter, veterinary clinic and accompanying office space, Borough of the Bronx, Community District 10.

This application (C 180346 PSX) for the site selection of property located at 2050 Bartow Avenue (Block 5141, portion of Lot 1085) for use as a full-service animal shelter, veterinary clinic and accompanying office space was filed by the New York City Department of Health and Mental Hygiene (DOHMH) and the New York City Department of Citywide Administrative Services (DCAS) on April 16, 2018.

BACKGROUND

DOHMH and DCAS are seeking approval of an application for the site selection of publicly owned property located at 2050 Bartow Avenue in the Baychester neighborhood of Bronx Community District 10. The site is bounded by Co-op City Boulevard to the east, Bartow Avenue to the north, and Baychester Avenue to the west. The Bartow Mall is south of the site. The site selection would facilitate the development of a full-service animal shelter, veterinary clinic and accompanying office space.

New York City's current animal care system consists of three full-service animal care centers located in Manhattan, Brooklyn and Staten Island and two pet admissions centers in the Bronx and Queens. The project would help to fulfill a commitment made by the Mayoral Administration to open a full-service animal shelter in each of the five boroughs and would be the first full-service animal shelter in the Bronx. In June 2018, the City Council unanimously passed Local Law 2018/123, requiring that a full-service animal shelter be constructed in each of the five boroughs by 2024. In addition, a full-service animal shelter in the Bronx was included in the *City wide*

Statement of Needs for Fiscal Years 2017-2018. DOHMH intends for the facility to serve as a new model for how the City cares for its population of homeless and abandoned animals by providing a broader range of services and seeking to increase the rate of adoptions in the shelter system.

DOHMH, DCAS, and the New York City Office of Management and Budget identified the subject site out of an initial list of 21 potential locations, based on its lot size, accessibility via automobile and public transportation, zoning, and site visibility. City-owned sites were preferred over those with private ownership to reduce the cost of land acquisition. DOHMH expects that this location, along a visible, well-trafficked, commercial corridor, would have a positive impact on animal adoption rates. Once the new full-service facility is operational, DOHMH anticipates that that an existing admissions center, located at 464 East Fordham Road in the Bronx, will be closed as the full-service shelter absorbs its intake volume.

The proposed full-service animal shelter would take in stray and abandoned animals, provide adoption and surrender prevention services, and serve as a location in which people can interact with and adopt pets. This would be a regional facility, with a significant portion of animals transported by car. It would have a public-facing animal medical clinic, the first of its kind for the City's animal care system. In addition to the animal care facility, it is anticipated that the proposed facility would also house the administrative headquarters of Animal Care Centers of NYC (ACC) – the nonprofit contractor that has been operating the City's animal shelters and admissions centers since 1994.

The facility would be a two-story building, with the first floor occupied by the animal shelter and veterinary clinic, and the second floor occupied by the ACC office. Shelter would be provided for approximately 70 dogs, 140 cats, 30 rabbits and 20 other animals. To provide adequate care and management, part of the proposed facility would be used for animal support services. These rooms would incorporate spaces for laundry, food and litter storage, an animal kitchen, and other storage and mechanical rooms. There would also be rooms for intake, grooming, behavior assessments and workshops as well as spaces where prospective owners could become acquainted with the animals prior to adoption. Outdoor and semi-outdoor exercise spaces would be provided for animal

recreation. DOHMH states that the design and materials would optimize sound mitigation both inside and outside the shelter.

The facility would be operational seven days a week from 8:00 AM to 8:00 PM for animal surrenders and 12:00 PM to 8:00 PM for adoptions. The veterinary clinic would be open 9:00 AM to 6:00 PM, Monday through Friday. The second floor offices would be open from 8:00 AM to 8:00 PM, Monday through Friday. There would be approximately 131 employees in total (116 animal shelter employees and 15 public facing veterinary clinic employees). There would be a limited number of shelter staff (up to five) on site 24 hours a day to care for animals housed overnight. Parking for 68 cars would be provided on site, with 39 spaces designated for customer use and another 29 spaces for staff. DOHMH anticipates that approximately 12 to 15 facility vehicles would enter and exit the parking lot throughout the day to drop off and pick up animals for transport and to deliver supplies. These facility vehicles would use the staff parking lot and up to 20 field vehicles would be parked onsite overnight.

ENVIRONMENTAL REVIEW

This application (C 180346 PSX) 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 18DOH001X. The lead agency is DOHMH.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on April 17, 2018.

UNIFORM LAND USE REVIEW

This application (C 180346 PSX) was certified as complete by the Department of City Planning on April 23, 2018 and was duly referred to Bronx Community Board 10 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Bronx Community Board 10 held a public hearing on this application (C 180346 PSX) on June 18th, 2018, and on that date, by a vote of 23 in favor, none opposed, and with three abstentions, adopted a resolution recommending approval of the application with the condition that a full-service animal shelter be located at a different site in the Bronx.

Borough President Recommendation

This application (C 180346 PSX) was considered by the Bronx Borough President, who held a public hearing on June 18th, 2018 and on July 30th, 2018, issued a recommendation to disapprove the application.

City Planning Commission Public Hearing

On July 25, 2018 (Calendar No. 2) the City Planning Commission scheduled August 8, 2018 for a public hearing on this application (C 180346 PSX). The hearing was held on August 8, 2018 (Calendar No. 32). Twelve speakers testified in support of the application, and 14 spoke in opposition.

Speakers in favor included representatives from the Mayor's Community Affairs Unit (CAU), the ACC, DCAS, DOHMH, the American Society for the Prevention of Cruelty to Animals (ASPCA), and residents of Co-op City.

A CAU representative and a DCAS representative described the site selection criteria, including the cost of land acquisition, location, the programmatic and spatial needs and the conceptual design of the proposed facility. The speaker stated that they have been engaged with the animal advocacy community for years about the need for a full-service animal shelter in the Bronx. An ACC representative provided an overview of the organization's work and existing facilities, explaining that ACC is the only open-admissions animal welfare organization in New York City and is

obligated to accept any animal in need. A DOHMH representative stated that after a Request for Proposals is issued, the design process would take approximately 18 to 24 months, followed by a bidding process to select contractors, which would be expected to take approximately nine months.

Two ASCPA representatives spoke in support, stating that the organization has been advocating for full-service animal shelters in all five boroughs for close to 20 years. Regarding concerns about the safety of residents and shoppers in the vicinity, they also stated that the Manhattan shelter is in close proximity to a school, several residential buildings, and a hotel, and that complaints about noise, safety, or cleanliness have not been an issue. The ASCPA speakers stated that full-service animal shelters provide vital community resources and do a significant amount of work to deliver social services to animal owners. They stated their belief that the Bronx is considered a “pet desert” that is lacking in pet services.

Residents of Co-op City testified in support of the application. They stated that, despite the no-pet policy, many residents own pets, including emotional support and service animals, and other animals that were grandfathered prior to the enactment of the policy that restricts pet ownership. Advocates who spoke in favor of the shelter submitted 4,200 signatures from residents around New York City, and noted that 300 of the signatures were from Co-op City residents, demonstrating that there was support for the shelter within Co-op City. A speaker who identified as a Bronx resident and animal advocate spoke in support of the shelter noting that, in interacting with ACC’s full-service animal shelter in Manhattan, that she had not witnessed animals being dropped off outside of the shelter after hours and was not aware of concerns about cleanliness or noise. On the topic of transportation, the speaker stated that the proposed location is accessible via mass transit.

Some Co-op City residents spoke in opposition to the application and stated that 2050 Bartow Avenue could be a potential site for a youth center to serve Co-op City residents. They stated that that a developer had shared a proposal to develop the vacant parcel at 2050 Bartow Avenue as housing with community facility space with the Community Board and Co-op City residents. They noted that the existing community center, located at 3750 Baychester Avenue, does not offer enough space for the broad range of programming the community needs. They also expressed

concern that the proposed facility would create traffic problems, be incompatible with local retail and eating and drinking establishments, and crowd mass transit with animals being transported in carriers. Several speakers expressed concern that animals would be dropped at the shelter after hours and pose safety concerns to residents and shoppers. Some Co-op City residents expressed concern about the close proximity of the proposed animal shelter to the existing adjacent senior housing, stating that the animals would affect Co-op City residents with allergies. They also stated their belief that the City did not adequately engage the surrounding community or representatives during their site search.

CONSIDERATION

The City Planning Commission believes that this application (C 180346 PSX) for the site selection of a city facility is appropriate. The proposed action will enable the DOHMH to construct a full-service animal shelter with accompanying veterinary clinic and accessory office space.

The proposed action is consistent with the City's commitment to provide New Yorkers with equitable access to animal care services. The Commission notes that the proposed facility was requested as part of the *Citywide Statement of Needs for Fiscal Years 2017-2018*, and that this site selection will add critical capacity to a citywide animal care system that handles over 35,000 animals each year.

The Commission notes that Bronx Community District 10's District Needs Statement for Fiscal Year 2017 includes a specific reference to the need for a full-service animal shelter in the Bronx. The Commission also notes that the proposed action is consistent with local law 2018/123 enacted by the City Council in June 2018, requiring that DOHMH ensure that full-service animal shelters are operated in all five boroughs by July 1, 2024 and that this legislation was unanimously supported by the City Council.

In addition to introducing over 100 jobs into the area and presenting potential volunteer opportunities that will benefit youth and seniors, the proposed facility will provide pet owners in the Bronx with access to a range of services, including low-cost veterinary care that the Bronx

currently lacks. The size and design of the facility will prevent overcrowding and provide a new model for how the City cares for its population of homeless and abandoned animals.

Regarding the Borough President's concerns about the accessibility of the proposed site, the Commission notes that the site is close to the 5 train station at Gun Hill Road as well as numerous bus lines. In addition, the Commission understands that since this will be a regional facility, a fair number of animals will likely be transported to or from the facility by car.

Regarding the Borough President's concerns and the public testimony requesting more youth and senior services in this part of the Bronx, the Commission notes that this matter is outside the scope of the requested action but encourages CAU and DOHMH to continue conversations with local residents, the Community Board, the Borough President and local elected officials to find ways to bring appropriate programming to this community. The Commission also notes that at the public hearing, a CAU representative testified that it would continue to engage with the community after the public review process ends.

RESOLUTION

RESOLVED, that the Department of Health and Mental Hygiene 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 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the application submitted by DOHMH and DCAS for the site selection of the property located at 2050 Bartow Avenue (Block 5141, p/o Lot 1085) for a full-service animal shelter, veterinary clinic and accompanying office space is approved.

The above resolution (C 180346 PSX), duly adopted by the City Planning Commission on September 26th, 2018 (Calendar No. 14), 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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman*

ALLEN P. CAPELLI, *Esq.*, **ALFRED C. CERULLO, III**, **JOSEPH DOUEK**, **RICHARD W. EADDY**, **CHERYL COHEN EFFRON**, **HOPE KNIGHT**, **ANNA HAYES LEVIN**,
ORLANDO MARIN, **LARISA ORTIZ**, *Commissioners*



Ruben Diaz, Jr.
Borough President

BRONX COMMUNITY BOARD No. 10

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Peter J. Sullivan
Chairperson

Matthew Cruz
District Manager

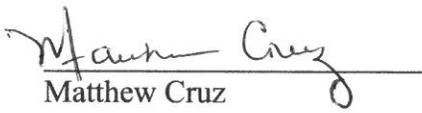
June 20, 2018

To: Calendar Planning Office
S. Benjamin, NYC Department of Health
S. Goodman, Office of Bronx Borough President
T. Lucania, Office of Bronx Borough President

Subj: C 180346 PSX, CEQR 18DOH001X

At the June 18, 2018 Public Hearing on ULURP Application # C180346 PSX, CEQR 18DOH001X for a site selection of property located at 2050 Bartow Avenue (block 5141, p/o lot 1085) the following resolution was voted on by the full Board. A roll call vote was conducted with the following results on an *Amended Resolution*: 23 in favor, 3 abstentions.

“Resolved...at the recommendation of Bronx Community Board #10 that the ULURP application # C180346 PSX, CEQR 18DOH001X submitted by the Department of Health and Mental Hygiene and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 2050 Bartow Avenue (Block 5141, p/o Lot 1085) for a full service animal shelter, veterinary clinic and accompanying office space ***be approved for an alternate site in the Borough of the Bronx and not at 2050 Bartow Avenue*** with notification to the NYC Department of Health and Mental Hygiene, Department of Citywide Administrative Services and the Office of the Bronx Borough President.”


Matthew Cruz
District Manager

Application #: **C180346 PSX**

Project Name: **Bronx Full Service Animal Shelter**

CEQR Number: 18DOH001X

Borough(s): Bronx

Community District Number(s): 10

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the Department of Health and Mental Hygiene and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 2050 Bartow Avenue (Block 5141, p/o Lot 1085) for a full service animal shelter, veterinary clinic and accompanying office space facility.

Applicant(s): Department of Health and Mental Hygiene 42-09 28th Street, 16th Floor Long Island City, NY 11101		Applicant's Representative: Sheila Benjamin 347-396-6753	
Recommendation submitted by: Matthew Cruz			
Date of public hearing: 6/18/2018		Location: 2049 Bartow Ave, Rm 31, 10475	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote: 6/18/2018		Location: 2049 Bartow Ave, Rm 31, 10475	
RECOMMENDATION			
<input type="checkbox"/> Approve		<input checked="" type="checkbox"/> Approve With Modifications/Conditions <i>see attached</i>	
<input type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting			
# In Favor: 23		# Against:	
# Abstaining: 3		Total members appointed to the board: 42	
Name of CB/BB officer completing this form		Title	Date
Matthew Cruz		District Manager	6/20/2018

**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 180346 PSX

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 10

BOROUGH: BRONX

RECOMMENDATION

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

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

PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION

**BRONX BOROUGH PRSIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 180346 PSX
BRONX FULL SERVICE ANIMAL SHELTER**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Health and Mental Hygiene and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 2050 Bartow Avenue (Block 5141, p/o Lot 1085) for a full service animal shelter, veterinary clinic and accompanying office space facility.

BACGROUND

Approving this application will facilitate construction of a full service animal shelter constructed to serve Bronx County. The site selected for this facility is located at 2050 Bartow Avenue (Block 5141, p/o Lot 1085). This building site includes 88,200 square feet of vacant city-owned property. The remaining property on Block 5141, Lot 1085 is privately owned. The site is located on the south side of Bartow Avenue, between Asch Loop on the west and Co-op City Boulevard on the east. This site located within the Co-op City community in Bronx Community District #10. It is zoned C4-3.

The scope of development that is being proposed includes construction of a two-story, full service animal-care facility. Highlights of this of this proposal include:

- A state-of-the-art building composed of 46,823 gross square feet (use Group 16A)
- Public access will be by from 9:00--6:00 p.m., Monday through Friday
- A full service animal shelter and veterinary medical clinic on the first story
- Boarding accommodations for 70 dogs, 140 cats, 30 rabbits and 20 small animals and birds
- Separate admission, adoption and medical clinic entrances
- LEED certified
- Exterior courtyards for dog runs and client-pet meetings composed of 8,600 square feet
- Accommodations for administrative functions, employees, and professional assistants
- Off-street parking facilities offering 68-spaces: 39 for clients, 29 for shelter and employee vehicles. Approximately 12-15 facility vehicles will drop off and pick up animals on the average two times daily. Twenty field vehicles will be parked on site overnight.
- The shelter will be staffed 24/7 and employ a total of 116 people. It is anticipated that 110 employees will work on site between 8:00 a.m. and 4:00 p.m. Fifteen staff members will work on site between 8:00—7:00 p.m. Approximately 16 staff members will be on site between 12:00 a.m and 8:00 a.m. The applicant has stated a majority of employees will be Bronx residents.

Development of the surrounding community is defined by the residential buildings of Co-op City. This complex includes approximately 15,000 residential units, a majority of which are located in high rise buildings approximately .5 miles from the proposed animal shelter site located on Bartow Avenue. Co-op City's population approximates 60,000 residents. Co-op City is also a Naturally Occurring Retirement Community (NORC).

A seven-story residential building offering 100 units of affordable housing is located immediately to the west of the proposed development site on the privately-owned portion of Block 5141, Lot 1085. This portion of Block 5141 Lot 1085 was sold by the City of New York in 1990 (ULURP Application # C 900700 HDX). Retail activity is located in numerous shopping center complexes. The Bartow Mall Shopping Center is located on the north side of Bartow Avenue. One of the largest of these centers is Bay Plaza, which is south of the proposed animal shelter site. Additional retail activity is situated on East Gun Hill Road, west of the New England Thruway.

Mass transit options within the Co-op City complex are exclusively bus or car services. Bus routes include the BX 5, BX12 and the BX12-Select Bus Service (SBS). Express bus transit into Manhattan is available via the BxM7. These bus lines offer access within a half block radius of the Bartow Avenue location. Access to subway transport is provided at the Pelham Bay station of the #6 Lexington Avenue line. This station is approximately 1 mile from the site of the proposed animal shelter site. The Co-op City community is well served by the Hutchinson River Parkway and the New England Thruway, both of which are accessible within .5 miles of the proposed animal shelter site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on April 23, 2018.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #10 held a public hearing on this application on June 18, 2018. A vote taken by this community board on developing the proposed Bronx Full Service Animal Shelter as presented in ULURP Application C 180346 PSX was zero in favor, 23 disapproval, three abstaining. Bronx Community Board #10 recommends disapproving this application by the tally heretofore stated.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on this application on July 19, 2018. The applicant was present and spoke in favor of this application. This hearing drew approximately 146 members of the public, with 40 members of the public offering comment on this application. Of those speaking, 16 spoke in favor of the proposed animal shelter, 24 spoke against approval of the proposed animal shelter. Numerous mass mailings and petitions were

presented. All those who signed up to speak did so. As of July 27, 2018, a combined total of approximately 1,270 signatures on petitions, mass mailings and e-mails were received by this office. Of these, most of those favoring the animal shelter resided throughout The Bronx, with a modest number from Manhattan and Queens. Of those opposing the shelter a substantial majority offer a Co-op City address.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

There is no doubt in my mind that there is a critical need for a full service animal shelter facility in The Bronx. I agree that every borough must offer such a facility, if for no other reason than by so doing the number of dogs, cats and rabbits cared for by these centers can increase. So too, this added capacity means that the numbers of dogs and cats that must be "put down" will decline. In short, the investment this application is considering and that the city is advancing will make New York far more "animal friendly," and thereby much more "pet friendly."

The merits of this proposal are significant. They include a full-service medical facility which will provide visitors with a comprehensive array of health related care for all sorts of animals, including both dogs and cats, but also rabbits and birds. This proposal will bring approximately 100 living-wage jobs to The Bronx. Programming for youngsters designed to introduce elementary school age children to both books and animals will be a part of what this center will offer. I am pleased that consideration is being given to the suggestion that programs specifically designed for seniors be developed. I would also encourage those affiliated with the actual functioning of this shelter consider establishing paid internships for Bronx high school students. Such a program just might inspire a career in veterinarian medicine. Clearly, as proposed this full service animal shelter for The Bronx will be just that: a place where people seeking the companionship of a pet, care for their pet or even a chance to learn more about pets will all be made available.

Despite the merits of this vision, I must also voice objection. First and foremost, I once again find myself confounded as to why little if any outreach was apparently made by the City to the "host community." At my public hearing the applicant stated that 14 sites were reviewed, yet I was not aware such a review was being undertaken. I cannot help but think that had my office been aware that this process was underway, a suitable site that satisfied all stakeholders could have been identified. Similarly, at my public hearing among those expressing opposition to this proposal, numerous references were made to the lack of communication between the city and the community. Here too, had there been an ongoing dialogue between Co-op City residents and the applicant many of the concerns expressed at my public hearing would have been resolved beforehand. Instead, many speakers stated plain and simply, "I feel disrespected."

Giving further consideration to this application I am compelled to state my opposition to the proposed facility being constructed on the selected site. I am mindful of the following facts:

- 1) The stated opposition to the siting of this facility on property which those charged with managing Co-op City have long sought for construction of a recreational center.

- 2) The fact that Co-op City prohibits pets suggests that those who would benefit most from this facility are not local residents.
- 3) Co-op City is located in the extreme northeastern section of The Bronx and not well served by time-efficient mass transit services. Indeed, from Yankee Stadium to Bartow Avenue by subway requires a subway transfer at 125th Street in Manhattan (from the #4 to the #6) riding this train through its entire Bronx route followed by a bus transfer at Pelham Bay Park to the SBS#12. An alternative subway route would be riding the #4 to 149th Street-Grand Concourse to transfer to the #5, riding to East Gun Hill Road which as noted by the applicant is a 20-minute walk to the Bartow Avenue location. Finally, for those with large animals either option is not practical, meaning that the use of a livery vehicle is the only alternative.
- 4) As substantial retail development has made the Co-op City community a regional destination, traffic congestion remains a major challenge. This concern is exacerbated when considering that the proposed animal shelter is also envisioned as a regional destination.

I applaud the applicant's vision for a full service animal shelter in The Bronx. As such, my office is well prepared to assist the applicant in seeking out an alternative location for this facility. Key to this search will be a more centralized location so as to maximize accessibility for Bronx residents, especially those reliant on public transportation (subway, bus or livery cab).

I concur with Bronx Community Board #10 and the ardent sentiments of the residents of Co-op City, as I recommend disapproving this application. I urge the City Council member to do the same.