

BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: C 120044PPX  
HUNTS POINT ALTERNATIVE FUEL FACILITY  
10/25/11

DOCKET DESCRIPTION

**CD #2-ULRUP APPLICATION NO: C 120044PPX-IN THE MATTER OF** an application submitted by the New York City Department of Citywide Administrative Services (DCAS) and the New York City Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for disposition to the New York City Economic Development Corporation of city-owned property located at the Hunts Point Peninsula, corner of Food Center Drive and Halleck Street (Block 2781, p/o Lot 500), in the Hunts Point Food Distribution Center (FDC), Community District #2, The Bronx, pursuant to zoning.

BACKGROUND

The purpose of this ULURP is to facilitate the disposition in the form of a 40-year lease of 18,000 square feet of a 127,800 square foot site located at Block 2781, p/o Lot 500 to H.P. Alternative Fuels LLC to construct a 6,600 square foot building and 1,800 square foot maintenance facility that would provide 28 fueling bays providing Biodiesel, Ethanol-85 (E85), and Compressed Natural Gas (CNG), along with conventional fueling, as well as eleven charging stalls for electric vehicles. The building will contain a food court with three vendors, convenience store, community banking, and shared seating. It is anticipated the facility will employ 40 people.

The site is zoned M3-1 and located within the Hunts Point Food Distribution Center, bound by Halleck Street to the west, Food Center Drive to the north, a City-owned parcel leased to Baldor Specialty Foods to the east, and a City-owned parcel subject to easement in favor of Con Edison to the south. Generally, the immediate area is comprised of the Hunts Point Food Distribution Center, a DEP Wastewater Treatment Plant, Drake Park, manufacturing and automobile uses. There is also some minor presence of retail.

While the area is not immediately well-served by transportation, the site is approximately one mile away from the Bruckner Expressway, which connects with the Sheridan Expressway an additional quarter-mile to the northeast. Most of the users utilizing the alternative fuel facility will be vehicles coming from the Bruckner or Sheridan Expressways traveling to the Hunts Point Food Distribution Center. Additionally, the BX6 runs down Hunts Point Avenue into the Hunts Point Food Distribution Center and connects to the IRT 2, 5 and 6 trains in Longwood.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQRA and CEQR. An Environmental Assessment Statement was prepared for this application and designated as an unlisted action on July 10,

2011. The site is also located in a Coastal Zone Management Area. The City Planning Commission certified this application as complete on September 19, 2011.

#### COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #2 held a public hearing and approved this application on September 29, 2011, with a vote of 28 in favor, one against, and one abstention.

#### BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President held a public hearing on this application on October 13, 2011. The applicants were present and spoke in favor of this application. No other members of the public were present.

#### BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The introduction of an alternative fuel facility in Hunts Point is the achievement of a dream for the area to wean off from the impact of fossil fuels choking the residents of Hunts Point and the rest of the South Bronx. As an elected official who has long advocated for greener and healthier solutions for the borough, I am thrilled that delivery trucks, as well as the general public, will not only have a variety of alternative fuels to choose from but have the opportunity to convert their vehicles to utilizing cleaner, greener fuels. I am especially pleased that there will be 11 electric stalls that will help promote the use of electric vehicles in the area. I am also happy that the facility will not only offer greener solutions but that the facility itself will achieve LEED Silver status, an impeccable example of green efficiency. I strongly urge that the lessees install a bioswale or rainwater capture system to ensure runoff is minimized as the site is located in a Coastal Zone Management Area.

I have two concerns. First is the potential impact of any additional traffic on local streets by trucks that would have used existing gas stations near Bruckner Boulevard by traveling through Hunts Point, but would now be using this station. I am pleased to know that the applicant has agreed to work with the New York City Department of Transportation to conduct a post-construction transportation study to help mitigate any possible impact. Secondly, I urge that the operator, Atlantis, and the New York City Economic Development Corporation engage in an outreach campaign to businesses in and around Hunts Point to alert them of the alternative fuel opportunities and conversion facility this site offers.

Finally, I would be remiss if I did not encourage local hiring by the operator, who already has a strong presence in The Bronx.

I recommend approval of this application.