

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 120107 HAX
WEST TREMONT SENIOR RESIDENCE
March 5, 2012

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 92 West Tremont Avenue (Block 2867, Lots 125 and 128) as an Urban Development Action Area; and
 - b) An Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of Block 2867, Lot 125 to a developer to be selected by HPD;

To facilitate the construction of a six-story senior residence with approximately 61 dwelling units to be developed under the New York State's Housing Trust Fund.

BACKGROUND

Approving this application will facilitate the construction of a six-story residential building to be located on the east side of West Tremont Avenue between West 177th Street to the south and Grand Avenue to the north. This vacant property is located on Bronx Community District 5 and is zoned R7-1. The site formally consisted of two tax lots, 125 and 128. They were merged into a single lot, 125, effective on July 26, 2011. It consists of 14,898 square feet of property, the topography of which is characterized by a significant slope that descends from west to east. Previous development on this site included a dry cleaning establishment and therefore brown field remediation will be necessary.

As proposed, the scope of this project includes construction of a six-story residential building featuring 61, one bedroom residential units. Each unit will include approximately 625 square feet of living space, featuring a master bedroom, living room, kitchen and dining area. On site amenities for all residents includes a lounge area consisting of 300 square feet, a recreation room offering 606 square feet of space, plus an exterior terrace comprising 610 square feet. An additional 6,413 square feet will be set aside for exterior open space, plus access to a green roof area that includes 628 square feet. No on site parking will be provided although space for 30 bicycles will be available. The developer will seek certification under the Enterprise Green Community Program.

A minimum age of 55 is a prerequisite for residency consideration. Although no on-site medical facilities will be available, the developer will provide van transportation to nearby facilities for comprehensive care.

Development of the surrounding community is typified by six story residential buildings. Retail services are found on University Avenue approximately five blocks west of the site and on West Tremont Avenue. Subway access to the # 4 train is found on Jerome Avenue at 176th Street approximately four blocks east of the site. Bus transportation is available on West Tremont Avenue and is accessible approximately ½ block from the site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to CEQR and SEQRA and received a Negative Declaration meaning that the proposed development poses no threat to the environment. The City Planning Commission certified this application as complete on December 12, 2011.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board 5 held a public hearing on this application on February 17, 2012. A unanimous vote recommending approval of this application with modifications was 21 in favor, zero opposed and zero abstaining. A copy of Community Board 5's modification is attached to this submission.

BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on February 21, 2012. The applicant was present and spoke in favor of this application. No members of the public offered comment and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

This proposed residential complex offering 61 units of low income housing for those over 55 years of age will be managed and operated by Promesa, a non-profit organization with many years of dedicated service to the people of Bronx County. I am therefore confident that this building will be well managed and that those residing here will enjoy premium accommodations and easy access to necessary off-site medical facilities.

I do however believe that due to the topography of the site, the darkened streetscape of West 177th Street and the deteriorated condition of two buildings on adjacent properties, my recommendation to approve this project must include the following modifications:

- 1) Exterior lighting be installed to accentuate high traffic areas of the building, most notably those areas fronting on West 177th Street;
- 2) A comprehensive security system augment security personnel on the premises;
- 3) The matters identified by Bronx Community Board 5 in their correspondence to the Chair of the City Planning Commission dated February 17, 2012, be fully addressed and resolved by the Department of Housing Preservation and Development. This must be done to the complete satisfaction of the Community Board and the Department of Buildings. Any vacant structures that have no potential for rehabilitation or reconstruction must be demolished, the site cleaned and secured. Indeed, vacant buildings that may attract squatters and/or any other illegal activity, have no place in our communities and are especially troublesome near residences that cater to senior citizens.

With the modifications so noted, I recommend approval of this application.