

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**  
**ULURP APPLICATION NO: C 190426 PCX**  
**DSNY BX 9/10/11 Mechanic's Facility**

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 1155-1157 Commerce Avenue, (Block 3840 Lot 23) for a vehicle maintenance and repair facility.

**BACKGROUND**

Approving this application will facilitate the temporary shutdown of a Department of Sanitation Garage complex now serving Bronx Community Districts #9, #10 and #11. It is located at 800-850 Zerega Avenue. This shutdown is necessary in order to most efficiently reconstruct this facility. To best assure that services now at the Zerega Avenue site are not curtailed or interrupted, the Department of Sanitation proposes the acquisition (leasing) of privately owned property located at 1155-1157 Commerce Avenue (Block 3840, Lot 23). This triangular shaped site located within ¼ mile from the Zerega Avenue location. This temporary site is located at the intersection of Commerce Avenue to the south and Gleason Avenue on the north. This site provides for 314 feet of frontage on Commerce Avenue and 289 feet of frontage on Gleason Avenue. Two Little League softball fields are situated adjacent to the site's western property line, (Block 3840, Lot 1). These fields front onto Zerega Avenue. The proposed site is located in Bronx Community District #9, in a M1-1 zone.

The site includes 35,751 square feet of property on which two buildings are located. The first of these buildings is located at 1155 Commerce Avenue. This building's height approximates 23 feet (two stories). It includes 17,736 square feet and currently serves as the location for the Sanitation Department's (the applicant) Bureau of Mechanics and Equipment (BME). This facility serves Bronx Community Districts 9, 10, and 11. It operates 6 days a week from 7:00 a.m. to 3:00 p.m. An evening shift commences at 10:00 p.m. and concludes at 6:00 a.m. Additional hours may be scheduled during winter months. Curb cuts on Commerce Avenue provides for vehicular access. On-site parking will offer eight spaces for employees. The staff includes 12 employees, 11 mechanics and 1 supervisor.

As proposed, 1155 Commerce Avenue will be renovated and fully compliant with an M1-1 zone. As this building will not be enlarged, its footprint will not be altered. Key components of this building however will be reconstructed to better serve the applicant's requirements. These alterations include:

- 6 new repair bays will be installed
- 8 parking spaces for employees will be installed
- The building will be retrofitted allowing for additional servicing space for vehicles

- Additional space for the storage of vehicular parts will be constructed

The second building is located at 1157 Commerce Avenue. This vacant building encompasses 7,750 square feet. Pending approval of this application, this building will be demolished and a new building will be constructed on site in compliance with current zoning (M1-1). This new building will be one story. This new structure will provide for:

- The storage of parts
- One or two vehicular wash bays
- Space for an additional 12 employees working for the applicant's Bureau of Building Management
- Offices for managerial staff
- A lunch room, kitchen, rest rooms and showers

A total of approximately 250 pieces of equipment will be serviced at the proposed facility. This facility will also service four to six vehicles operated by the Department of Environmental Protection. Heavy-duty repairs will continue to take place at the applicant's facility located at 224, 12<sup>th</sup> Avenue in Manhattan.

Development of the surrounding community is typified by 1-story buildings pursuant to the M1-1 zoning designation. A majority of these facilities are used for auto-related uses including body shops, vehicle repairs. Commercial development is found on Castle Hill Avenue and Westchester Avenue. Residential development is found west of Zerega Avenue. A majority of such development includes one and two family homes. Mass transportation via the #6 train is accessible at Zerega Avenue and Castle Hill Avenue, which are within a 1 mile radius of the Commerce Avenue location. Bus services include the Bx4, Bx5 and Bx21. These bus options are within ¼ mile of the Commerce Avenue site.

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application has been reviewed pursuant to CEQR and SEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on May 20, 2019.

## **BRONX COMMUNITY BOARD PUBLIC HEARING**

Bronx Community Board #9 held a public hearing on this application on July 2, 2019. A unanimous vote recommending approval of this application was 19 in favor, zero opposed and zero abstaining.

## **BRONX BOROUGH PRESIDENT'S PUBLIC HEARING**

The Bronx Borough President convened a public hearing on this application on July 31, 2019. Representatives of the applicant were present and spoke in favor of this application. There being no other members of the public present, the hearing was closed.

## **BOROUGH PRESIDENT'S RECOMMENDATION**

Recommending approval of this application will provide the Department of Sanitation with temporary garage facilities located on Commerce Avenue, while their current building on Zerega Avenue is fully renovated. My review of this matter satisfies any concerns that I may have had, as it pertains to how the temporary location's use will impact the surrounding community.

Finding no reason to question the need for the Commerce Avenue site, nor any reason to object to the renovation of the Zerega Avenue plant, I recommend approval of this application.