

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: C 210391 ZMX  
1930 Adee Avenue**

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by Centerland Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 2b and 4a, by changing from an R4 District to R6B District property bounded by Adee Avenue, Edson Avenue, a line 75 feet southeasterly of Adee Avenue, and Grace Avenue, Borough of The Bronx, Community District 12, as shown on a diagram (for illustrative purposes only) dated December 13, 2021.

**BACKGROUND**

The current R4 District was mapped in 1961. Approval of this application will amend the Zoning Map, Sections 2b and 4a, by:

- Removing an existing R4 District with a maximum Floor Area Ratio (FAR) 0.75
- Adopt the proposed R6B District FAR 2.0. This is a contextual residential district.
- Adopt a Use Group 3 community facility that allows for preschool and daycare facilities
- Adopt a zoning text map amendment to ZR Appendix F, Inclusionary Housing Designated Area and Mandatory Inclusionary Housing Areas (MIH)

This amendment pertains to:

- 1930 Adee Avenue, Block 4797, Lot 69-the Development Site-7,132 square feet
- 1946 Adee Avenue, Block 4797, Lot 1-the Project Area-3,570 square feet
- 1948 Adee Avenue, Block 4797, Lot 2-the Project Area-2,240 square feet
- 1950 Adee Avenue, Block 4797, Lot 3-the Project Area-3,200 square feet

Consolidating these lots would yield a total of 16,142 square feet of property. The Project Area is also located in a FRESH Program Area.

1930 Adee Avenue, (Block 4797 Lot 69-The Development Site) consists of 7,132 square feet of property. It is situated on the southeast corner of Adee Avenue and Grace Avenue. A two-story industrial type building composed of 14,264 square feet occupies this site. In 2017 the applicant purchased this building, subsequently leasing the facility to a church. Currently the building is vacant and has been so for approximately two years.

In 1961 the current R4 zone was adopted which rendered an industrial use of the building at 1930 Adee Avenue non-complying. Approval of this application will facilitate the legalization of 1930 Adee Avenue, satisfy pending violations and allow for the building to be used as a UG 3-community facility, specifically for a preschool daycare facility. It will also extend the proposed R6B District 75 feet south of Adee Avenue to include parts of three additional lots located adjacent to the Development Site's eastern property line. These Lots include Block

4797, Lots 1, 2, and 3. Development on these lots is composed of three story, low rise attached residences offering two dwelling units in each building. An unbuilt sidewalk is located within the Development Site, on the east side of Grace Avenue. It extends 75 feet south of Adee Avenue. Currently this area includes numerous old growth trees and is used as a location for illegal off-street parking.

As currently envisioned, the existing building at 1930 Adee Avenue will be leased to St. Jemuel Group Family Daycare, Inc. for use as a preschool/daycare facility. It is anticipated that 125 children ranging in age between 0-12 months, 12-14 months, and 2-3 years old. Hours of operation will be Monday-Friday, 8:00 a.m. to 3:00 p.m. with extended hours to 5:00 p.m. A staff of 16 professionals will offer young people a comprehensive variety of programming intended to develop the social and educational skills of those attending this center. Located on the building's first floor will be:

- An interior accessory play area approximating 2,480 square feet
- Two classrooms approximating 400 square feet able to accommodate between 10 to 12 children in each, 12-24 months and between 2-3 years old
- One classroom approximating 320 square feet about to accommodate 8 children for those between 0-12 months old
- Administrative office approximating 110 square feet
- A waiting area approximating 950 square feet
- A stroller room, elevator lobby and reception area

Additional amenities on the second floor include:

- Five additional classrooms:
  - Afterschool programming room for those who will remain at the center until 5:00 p.m. measuring 780 square feet accommodating 25 children
  - 700 square foot room for 20 children, age 4-5 years old
  - 620 square foot room for 20 children, age 4-5 years old
  - 500 square foot room for 15 children, age 3-4 years old
  - 450 square foot room for 15 children, age 3-4 years old
- Five additional administrative offices ranging in size between 150-780 square feet
- Reception areas, storage for cots and mats restrooms for boys and girls

This facility will not provide outdoor recreational space. No on-site parking will be provided for staff or visitors. An on-street drop off area will be established by the Department of Transportation. So too, pursuant to law, the applicant will reconstruct the unbuilt sidewalk on the east side of Grace Avenue, install a functional sidewalk and plant street trees.

Development of the surrounding community is typified by low-rise, one, two and three story residences, including both detached and attached dwellings. These buildings offer one, two and three family homes. Commercial activity and access to bus transit are located on Bartow Avenue at Edson Avenue, approximately 1-mile from the Adee Avenue location. Subway service via the #5 train is accessible at the Gun Hill Road station located approximately ½ mile

from the Project Area. Service via the #6 train terminates at the Pelham Bay Park station which is approximately one mile from Adee Avenue.

## **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 December 13, 2021.

## **COMMUNITY DISTRICT PUBLIC HEARING**

Bronx Community District #12 held a public hearing on this application on January 27, 2022. A vote recommending this application be approved with modifications was 31 in favor of approval, -0- against and -0- abstaining. The Community Board's modifications include:

- Exclude from the proposed Zoning Map amendment property located at
  - 1946, 1948, and 1950 Adee Avenue (the Project Area)
- Establish a Restrictive Declaration limiting the height of any future proposed development at 1930 Adee Avenue (the Development Site).

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

The Bronx Borough President convened a virtual public hearing on February 23, 2022. Representatives of the applicant were present and spoke in favor of this application. No other members of the public sought to testify and the hearing was closed.

## **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

As so clearly demonstrated during the Covid pandemic, access to reliable, safe and comprehensive daycare is a service that all families require. This is especially so for Bronx families as many of our residents are essential workers, which if they work "on the clock" may also mean that if they are not able to report to work their income is reduced. Consequently, this application is especially timely. Not only does it facilitate a new childcare/daycare facility in a community where access to such care is limited, but does so by repurposing an existing, vacant, non-complying industrial building, which pending approval of this application will now be compliant.

Referring specifically to the proposed Zoning Map amendment that would establish a R6B zone where currently an R4 district is in place, I do agree with Community Board 12 as their approval of this application is tempered by two very relevant modifications. First, by excluding the adjacent, properties located on Adee Avenue from this zoning change, this significantly reduces the potential of development that could yield the loss of privately owned homes. So too, by imposing a Restrictive Declaration on the height of whatever may be built on Block 4797, Lot 69 in the future, this assures neighboring residents that at no time going forward can an out-of-scale building be constructed on what is now a low-rise, two story building located at 1930 Adee Avenue. Finally, I acknowledge that an unbuilt sidewalk located on Grace Avenue must be improved by the owner of 1930 Adee Avenue. As part of this process, if the existing old growth

trees now in place must be cut down, I would anticipate that the city will require the planting of the appropriate number of new trees.

I recommend approval of this application acknowledging the same modifications as did Community Board #12 when it recommended approval.