

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 220171 ZMX-1959 STRANG AVENUE**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 1959 Strang Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2b, by establishing within an existing R4 District a C2-3 District bounded by a line 100 feet northerly of Strang Avenue, Baychester Avenue, Strang Avenue, and a line midway between Edson Avenue and Baychester Avenue, borough of The Bronx, Community District 12, as shown on a diagram (for illustrative purposes only) dated March 14, 2022, and subject to the conditions of CEQR Declaration E-666.

BACKGROUND

Approval of this application will amend the Zoning Map to include the establishment of a C2-3 overlay in an existing R4 District. Therefore the amended zoning designation would be R4/C2-3. This commercial designation allows for uses such as grocery stores, beauty parlors and funeral homes.

The Development site pertaining to this application is located at 1959 Strang Avenue, (Block 4981, Lot 94). This site is located on the northwest corner of Baychester Avenue at Strang Avenue. It comprises 10,000 square feet, offering 100 feet of frontage on Baychester Avenue and 100 square feet of frontage on the north side of Strang Avenue. A vacant, one-story commercial building consisting of 2,750 square feet is located on this Lot. The site is secured by chain link fencing.

The proposed development of this site includes the demolition of the vacant building now standing and construction of a new, new one-story commercial building composed of approximately 3,610 square feet, (Floor Area Ratio. 0.36. On -site parking for 12 vehicles is planned. Curb-cuts to access this location will be via Baychester and Strang Avenue.

Development of the surrounding community is typified by low rise, one and two family attached homes. Retail activity is located on Baychester Avenue. Subway access is located approximately one mile from the site via the #5 train at Dyre Avenue. Bus transportation via the Bx 16 operates on Baychester Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQRA and received a Negative Declaration. The City Planning Commission certified this application as complete on March 14, 2022.

BRONX COMMUNITY BOARD RECOMMENDATION

Bronx Community Board 12 held a public hearing on this application on March 28, 2022. A vote recommending approval of this application was 26 favor, -0- opposed and 1 abstaining

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a virtual public hearing on this application on May 12, 2022. The applicant was present and spoke in favor of this application. No other members of the public participated and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Based on my review of this site's history a commercial/retail function has been in place here since the 1930's. Over the course of time adopted zoning changes required the owners of this property to seek variances from the Board of Standards and Appeals. Approving this application will negate the need for ongoing BSA applications by establishing the C2-3 commercial overlay. I am also satisfied that the inclusion of off-street parking will meet the demands of what is constructed at this location. By maintaining the R4 designation, I am confident that endorsing this application will not compromise the low-rise scale of development of this community. Essentially therefore I see no reason to object to this Zoning Map amendment.

Acknowledging the strong endorsement of Bronx Community Board 12, I too recommend approval of this application.