



CITY PLANNING COMMISSION

MARCH, 22, 2006/ Calendar No. 9

C 060078 PCK

IN THE MATTER OF an application submitted by the Office of Emergency Management 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 930 Flushing Avenue (Block 3140, p/o Lot 1), Borough of Brooklyn, Community District 4, for use as a warehouse.

The application (C 060078 PCK) was filed on August 15, 2005, by the Office of Emergency Management (OEM) and the Department of Citywide Administrative Services (DCAS) for the site selection and acquisition of property located at 930 Flushing Avenue (Block 3140, p/o Lot 1) for use as a warehouse.

BACKGROUND

The Office of Emergency Management (OEM) and the Department of Citywide Administrative Services (DCAS) seek site selection and acquisition of part of an existing manufacturing/warehouse building at 930 Flushing Avenue, in Community District 4, Brooklyn.

The site (Block 3140, p/o Lot 1) proposed for acquisition is located on a block bounded on the north by Flushing Avenue, on the east by Evergreen Avenue, on the south by Noll Street and on the west by Stanwix Street. 930 Flushing Avenue is a one story and mezzanine manufacturing/warehouse building constructed in 1987. The building contains 304,000 square feet, of which OEM proposes to occupy approximately 96,000 square feet. There is a 15,000 square-foot outdoor space which OEM also proposes to occupy. The remainder of the building is occupied by American Medical Response (AMR), a private firm, which will remain in the

building and which will not be affected by the proposed OEM use. The space OEM proposes to occupy is currently vacant.

OEM proposes to acquire this space to replace 107,000 square feet of city-owned warehouse and outdoor space currently located on the East River at the foot of Clinton Street in Manhattan CD3 and which it must vacate due to its location within a flood zone.

The site is zoned M3-1 and is surrounded by M3-1, M1-2 and M1-1 zoning on all sides except for the south west which is zoned R7-2. The area surrounding the proposed facility contains a mixture of light industrial, recreational, community facility, commercial and residential uses; to the east is the recently developed Evergreen Central Knoll Park and Bushwick High School. A large warehouse and several light industrial uses are to the south. To the west is The Department of Housing Preservation and Development's Rheingold Brewery site, currently being developed with a mix of home-ownership townhouses and low- and moderate-income rental apartment buildings, and two blocks of predominantly privately-owned vacant land and parking. To the north, across Flushing Avenue, is the East Williamsburg Industrial Park which contains a variety of light industrial and warehouse uses.

OEM proposes to use the new space to store vehicles and materials used in emergency response operations including command vehicles, portable light towers, air transport containers, bottled water and other supplies. The facility would be available for operation 24 hours a day, seven days a week. Routine maintenance and delivery of supplies would take place during normal

daytime business hours. For routine purposes, the facility does not anticipate more than ten vehicle trips per day. For routine operation up to four employees may be based at the proposed facility.

The building has an existing curb cut on Stanwix Street which OEM proposes to widen. In addition OEM is proposing a new curb cut on Flushing Avenue.

ENVIRONMENTAL REVIEW

This application (C 060078 PCK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR No. is 05OEM001K. The lead agency is the Office of Emergency Management.

After a study of the potential environmental impact of the proposed action a negative declaration was issued on May 11, 2005.

UNIFORM LAND USE REVIEW

This application (C 060078 PCK) was certified as complete by the Department of City Planning on October 31, 2005 and was duly referred to Community Board 4 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 4 did not submit a recommendation on this application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation disapproving the application on February 8, 2006 and stating that the warehouse site “ is better suited to uses that would serve the community”.

City Planning Commission Public Hearing

On February 8, 2006 (Calendar No.1), the City Planning Commission scheduled February 22, 2006, for a public hearing on this application (C 060078 PCK). The hearing was duly held on February 22, 2006 (Calendar No.27). There was one speaker in favor of the application and none in opposition.

The speaker in favor of the application was a Deputy Commissioner of OEM who described the need for this facility and its operation.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application by the OEM and DCAS for the selection and

acquisition of property located at 930 Flushing Avenue (Block 3140, p/o Lot 1) for use as a warehouse is appropriate.

The proposed facility would be located in a manufacturing building located within a manufacturing district and adjacent to other manufacturing uses. The proposed facility would meet OEM's requirement that material and supplies used to cope with emergencies be warehoused outside a flood zone, at a central location. The facility is close to main thoroughfares such as the Brooklyn-Queens Expressway.

The Commission notes that the applicants have given assurances that the materials to be stored on the site are safe. Necessary vehicle fuel would only be stored in small amounts.

Regarding the concerns of the Borough President about the possibility of using the proposed space for a food store, the Commission notes that current zoning prohibits large food stores and that the proposed building is in private ownership and is designed as a manufacturing/warehouse facility.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration and findings described in this report, the application by the Office of Emergency Management 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 930 Flushing Avenue (Block 3140, p/o Lot 1), for use as a warehouse, Borough of Brooklyn, Community District 4, is approved.

The above resolution (C 060078 PCK), duly adopted by the City Planning Commission on March 22, 2006 (Cal. No. 9), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, ESQ., Vice-Chairman

IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A. ALFRED C. CERULLO, III,

RICHARD W. EADDY, JANE D. GOL, LISA GOMEZ, CHRISTOPHER KUI, JOHN

MEROLO, DOLLY WILLIAMS, Commissioners

KAREN A. PHILLIPS, Commissioner, voting no