



CITY PLANNING COMMISSION

September 22, 2004/Calendar No. 11__

C 040199 PQK

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 acquisition of property located at 2012 Neptune Avenue (Block 7018, Lot 1), Community District 13, Borough of Brooklyn, for continued use as a garage.

This application for acquisition of property (C040199 PQK) was filed by the Department of Sanitation (DSNY) and the Department of Citywide Administrative Services (DCAS) on November 26, 2003, and revised April 20, 2004, for acquisition of space located at 2012 Neptune Avenue (Block 7018, Lot 1), Community District 13, Borough of Brooklyn, for continued use as a garage.

BACKGROUND

The Department of Sanitation of the City of New York (DSNY) proposes to continue to use an existing one-story privately-owned garage, located at 2012 Neptune Avenue (Block 7018, Lot 1), to house vehicles serving Community District 13. The site is situated on the southeast corner of Neptune Avenue and West 21st Street. DSNY has operated a garage at this location since September 15, 1953, under several leases; the continued use of this site was last approved (C 980494 PQK) by the City Planning Commission October 1, 1998 (Calendar No. 15). The City Council approved the application with modifications on December 9th, 1998, limiting the continued occupancy of the site. In its resolution approving, with modifications, the continued use for this facility (C980494PQK), the City Council limited the lease term to five years and requested that DSNY move expeditiously to acquire a relocation site. The current lease will expire on October 14, 2004.

The 29,298 square-foot garage serves and is located within Community District 13, Brooklyn. It operates six(6) days a week, 24 hours a day, and is staffed by 59 employees on site and 40 off site during the main shift (7AM-3PM). There are three other shifts with 8 employees between 4:00 PM and 12 A.M., 5 employees 12 A.M. to 8 A.M. and 3 employees between 8 A.M. to 4.00 P.M. Twenty vehicles are stored in the garage: 6 collection trucks, 3 spreaders, 9 mechanical brooms and 2 DSNY cars. An additional 33 vehicles; which are assigned to the district but cannot be stored in the garage, are kept in a city-owned lot, located across West 21st Street west of the site. No DSNY vehicles are parked in the street overnight.

This site is located partially in a C8-1 zoning district, and partially in a M1-2 zoning district, both of which permit the proposed use. The garage abuts a building materials storage yard to the east and a laminating company to the south. To the west, across West 21st Street, are two-story townhouses and the DSNY lot. Coney Island Creek is north of the garage, across Neptune Avenue. The area immediately surrounding the site is mixed in use, with some manufacturing and automotive related uses interspersed among residential and commercial uses.

This application will enable DSNY to continue operating at the present site while they secure a new site. They hope to relocate Brooklyn Garages 13 and 15 to facilities that will be constructed at Keyspan's Coney Island site (Block 7247, Lot 106), once mitigation standards are approved by the New York State Department Environmental Conservation (NYSDEC). Keyspan is in the final stages of an agreement with NYSDEC for the clean up of the site. DSNY is preparing an application for the

acquisition of the property, which is expected to be submitted in the fall of 2004.

ENVIRONMENTAL REVIEW

This application (C040199 PQK) 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Sanitation. This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C040199 PQK) was certified as complete by the Department of City Planning on June 7, 2004, and was duly referred to Community Board 13 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 13 held a public hearing on this application on July 14, 2004, and on that date, by a vote of 25 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving

the application on August 23, 2004.

City Planning Commission Public Hearing

On August 11, 2004 (Calendar No. 1), the City Planning Commission scheduled August 25, 2004, for a public hearing on this application (C040199 PQK). The hearing was duly held on August 25, 2004 (Calendar No. 2). A representative of DSNY appeared in favor.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application of the Department of Sanitation and the Department of Citywide Administrative Services for acquisition of property located at 2012 Neptune Avenue (Block 7018, Lot 1), for continued use as a garage, is appropriate.

The garage has been operating at this location under several leases since September 15, 1953 and is permitted in C8-1 and M1-2 zoning districts.

The Commission notes that since 1998, DSNY has maintained this facility in good operating condition and eliminated the problems that existed then.

The Commission notes that since 1998, DSNY has undertaken site evaluations to identify a relocation site for the Garage 13 facilities. The Shore Parkway site contains the Brooklyn DSNY Borough Headquarters, Garage 11 facilities, two salt facilities, the inactive Southwest Incinerator, and the inactive Southwest Marine Transfer Station (potential long term export facility); and DSNY maintains that the 13th Street site is privately owned and not available for purchase. DSNY hopes to relocate Brooklyn Garages 13 and 15 to facilities that will be constructed at Keyspan's Coney Island site (Block 7247, Lot 106), once mitigation standards are approved by NYSDEC. Keyspan is in the final stages of an agreement with NYSDEC for the clean up of the site.

The proposed new site for the District 13 Garage is located at Coney Island Creek, and includes property that was approved for acquisition by the City Planning Commission on January 18, 1984 (C 831103 PSK/Cal. No. 10), DSNY is preparing a ULURP application for the site selection and acquisition of the property, and plans to submit it in the fall of 2004.

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, for the acquisition of property located at 2012 Neptune Avenue (Block 7018, Lot 1), Community District 13, Borough of Brooklyn, for continued use as a garage, is approved.

The above resolution (C040199 PQK), duly adopted by the City Planning Commission on **September 22, 2004 (Calendar No. 11)**, 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
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Commissioners