



## **CITY PLANNING COMMISSION**

August 9, 2006/Calendar No.14

C 060365 PSK

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**IN THE MATTER OF** an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection of the bed of East 91<sup>st</sup> Street between Avenue D and the Long Island Rail Road Tracks, Borough of Brooklyn, Community District 18, for use as a maintenance facility.

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The application for site selection was filed by the Department of Environmental Protection (DEP) and the Department of Citywide Administrative Services (DCAS) on March 1, 2006, in order to facilitate construction of a DEP maintenance facility at 855 Remsen Avenue (Block 8116, Lot 1 and Block 8117, Lot 7), in Brooklyn, Community District 18.

### **RELATED ACTION**

In addition to the site selection, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 050256 MMK: The elimination, discontinuance and closing of a portion of East 91st

Street between Avenue D and the Long Island Rail Road Right-of-Way.

### **BACKGROUND**

The Department of Environmental Protection and the Department of Citywide Administrative Services request the elimination, discontinuance and closing of East 91st Street between Avenue D and the Long Island Rail Road Right-of-Way, and site selection of the bed of that street for use as a DEP maintenance facility. The actions would facilitate the replacement of an existing DEP maintenance facility with a new facility, including a service building, a garage, and protected storage

areas. The bed of the street is located at the DEP Remsen Maintenance Yards, between Block 8116, Lot 1 and Block 8117, Lot 7, in Canarsie, Brooklyn, at the northern boundary of Community District 18, in an M1-1 zoning district. The Remsen Maintenance Yards are bounded by the Long Island Rail Road (LIRR) to the north, East 92<sup>nd</sup> Street to the east, Avenue D to the south, and Remsen Avenue to the west. The surrounding neighborhood is characterized by a mix of warehouses, distribution facilities, and light industry. The Brooklyn Terminal Market is west of the site, across Remsen Avenue, Cablevision has a broadcast and service facility to the east, across East 92<sup>nd</sup> Street, and Promotional Development, a shipping and receiving establishment, is located to the south across Avenue D.

The site, currently occupied by the DEP maintenance facility is composed of two city-owned parcels (Block 8116, Lot 1 and Block 8117, Lot 7) and a portion of East 91st Street that is mapped, but is not used as a street and is presently part of an open maintenance staging yard, used for material and vehicle storage and circulation. It is walled off at the Avenue D property line and fenced off at the LIRR right-of-way to the north.

The new Remsen facility would accommodate the existing water line maintenance crew, and allow the sewer line maintenance crew, currently housed at the leased Glenwood Road facility, and based at the Remsen facility until the 1980s, to return. The service building would be approximately 35,371 square feet with loading docks and the garage would be approximately 26,039 square feet. It would replace the existing 3,025 square-foot service building; a 7,425 square foot garage; and a 2,400 square-foot storage shed. The new facility would accommodate 58 employees, equipment and 60 vehicles, combining the 40 vehicles of the existing facility with 20 from DEP's Glenwood Road

sewer line maintenance facilities. The service building would include supervisory and staff offices, office support facilities, storage space, a machine shop, and staff locker rooms. The service building and garage would protect and secure DEP's trucks, equipment, and materials.

### **ENVIRONMENTAL REVIEW**

This application (C 060365 PSK), in conjunction with the related action (C 050256 MMK), 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 number is 05DEP030K. The lead agency is the Department of Environmental Protection.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on December 2, 2005.

### **UNIFORM LAND USE REVIEW**

This application (C 060365 PSK), in conjunction with the related action (C 050256 MMK), was certified as complete by the Department of City Planning on April 24, 2006, and was duly referred to Community Board 18 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 18 held a public hearing on this application (C 050256 MMK) on May 17, 2006, and on that date, by a vote of 34 to 0, with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application (C 060365 PSK) in conjunction with the related action (C 050256 MMK) was considered by the Borough President of Brooklyn who issued a recommendation approving both applications on June 22, 2006.

### **City Planning Commission Public Hearing**

On June 21, 2006 (Calendar No. 2), the City Planning Commission scheduled July 12, 2006, for a public hearing on this application (C 060365 PSK). The hearing was duly held on July 12, 2006 (Calendar No. 26) in conjunction with the hearing on the related action (C 050256 MMK).

There were three speakers in favor of the application and none in opposition. A representative from DEP introduced their proposal, and a representative from the Department of Design and Construction described DEP's operations at the site. The project architect discussed the design and building materials for the proposed DEP maintenance facility and landscaping of the site.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this application for site selection of the bed of a portion of East 91<sup>st</sup> Street between Avenue D and the Long Island Rail Road Tracks, in conjunction with the related action (C 050256 MMK) for the elimination, discontinuance and closing of a portion of East 91<sup>st</sup> Street between Avenue D and the Long Island Rail Road Right-of-Way, is appropriate.

East 91<sup>st</sup> Street between Avenue D and the Long Island Rail Road Right-of-Way is not needed for traffic purposes. The bed of the street is city-owned, unimproved and not used as a street, and is presently part of the existing DEP facility.

These actions would allow for the expansion and modernization of a Department of Environmental Protection maintenance facility, and consolidation of other DEP facilities at this location.

During its review, the Commission raised questions about the design and operation of the new facility. In a letter to the Chairperson of the City Planning Commission dated July 20, 2006, DEP responded that the new facility would also include green components such as; harvesting all rainwater from the roof for use on site including landscape irrigation and cleaning vehicles; and a roof system that would have skylights and photo voltaic elements, providing daylight and solar energy.

The letter also indicated that DEP would provide attractive screening of their facility from the surrounding neighborhood and minimize disruptive truck traffic to and from the work site.

## **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 of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the application (C 060365 PSK) submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection of the bed of East 91<sup>st</sup> Street between Avenue D and the Long Island Rail Road Tracks, for use as a maintenance facility, Borough of Brooklyn, Community District 18, is approved.

The above resolution (C 050365 PSK), duly adopted by the City Planning Commission on August 9, 2006 (Calendar No. 14), 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 Chair**

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.**  
**ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III**  
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**JOHN MEROLO, DOLLY WILLIAMS, Commissioners**