



January 31, 2022 / Calendar No. 12

C 200122 MMQ

IN THE MATTER OF an application submitted by The New York City Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- 1) the elimination, discontinuance and closing of a portion of the Clearview Expressway bounded by the Cross Island Parkway, Clearview Expressway and Roe Place;
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5035 dated December 23, 2020 and signed by the Borough President.

This application (C 200122 MMQ) for an amendment to the City Map was filed by the New York City Department of Environmental Protection (DEP) on October 7, 2019. The proposed amendment would facilitate the elimination, discontinuance and closing of a portion of the Clearview Expressway at its intersection with the Cross-Island Parkway, including the authorization for any acquisition or disposition of real property related thereto. The proposed City Map amendment would facilitate the rehabilitation of the Clearview Pump Station in the Clearview neighborhood of Queens, Community District 7.

BACKGROUND

DEP owns and operates the Clearview Pump Station (CPS), an unoccupied combined sewage pump station located below-grade within a city owned traffic island just south of the Throgs Neck Bridge in Queens, Community District 7. The proposed action would allow DEP to completely refurbish and upgrade the pump station. The proposed project area comprises a small portion of Block 5840, Lot 100.

The CPS is designated as a combined sewage pump station, pumping flow to the interceptor system that serves the Tallman Island Wastewater Treatment Plant (WWTP) located approximately two miles west of the project area. The CPS was originally constructed in 1954 and most recently upgraded in 2004.

In 2002, DEP initiated a capital construction project to upgrade the CPS, equipping the pump station with all new mechanical, electrical, and control equipment. In August 2004, as this construction project was nearing completion, the CPS site was flooded by a heavy rainfall event. The floodwaters generated from this rainfall inundated the below-grade structures of the CPS, permanently damaging all mechanical and electrical equipment. As a result, the project was not completed, and the CPS was rendered inoperable.

The proposed demapping action would allow DEP to refurbish and upgrade the interim pump station by eliminating a mapped portion of the Clearview Expressway. DEP is proposing to completely refurbish and upgrade the pump station. The proposed project would redevelop the project site with a new one-story, approximately 26-foot-tall building that would house power and controls equipment as well as a standby diesel generator.

The reconstruction and upgrade of the permanent pump station would provide resiliency for all critical equipment by relocating of the equipment to an elevation based on current Federal Emergency Management Agency (FEMA) guidance and safety measures recommended by DEP. The proposed project would also provide onsite emergency backup power supply to maintain operation in the event of service disruption.

ENVIRONMENTAL REVIEW

This application (C 200122 MMQ) 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 17DEP057Q. The lead agency is DEP.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on October 21, 2019.

UNIFORM LAND USE REVIEW

This application (C 200122 MMQ) was certified as complete by the Department of City Planning on August 30, 2021, and was duly referred to Queens Community Board 7, and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 7 held a public hearing on this application (C 200122 MMQ), on December 13, 2021 and on that date by a vote of 40 in favor, one opposed, adopted a resolution recommending approval of the application with the following recommendations:

- “The Department of Transportation to install two left turning lanes (going westbound onto the Cross Island Parkway Service Road at the Willets Point Exit.”
- “Reduce the building height which houses the backup generator.”

Borough President Recommendation

This application (C 200122 MMQ) was considered by the Queens Borough President, who on December 6, 2021, issued a recommendation to approve the application with the following

conditions:

- “There should be a goal of 30% for local hiring and use of MWBE businesses in the construction and development of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% hiring goal has been reached.”
- “There should be coordination between the New York City Department of Environmental Protection and Department of Transportation to review and explore the opportunity to create double lanes on the Clearview Expressway Road and Roe Place.”

City Planning Commission Public Hearing

On December 15, 2021 (Calendar No. 10), the City Planning Commission scheduled January 5, 2022 for a public hearing on this application (C 200122 MMQ). The hearing was duly held on January 5, 2022 (Calendar No. 16). One speaker testified in favor of the application and none in opposition.

A representative for the applicant testified in support of the application, describing the details of the demapping proposal, the design characteristics of the refurbished CPS and the benefits it would provide to the community.

There were no other speakers, and the hearing was closed.

WATERFRON REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 200122 MMQ) was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910

et seq.) The designated WRP number is 18-066.

This action was determined to be consistent with the policies of the WRP.

CONSIDERATION

The Commission believes that this application (C 200122 MMQ) for a City Map amendment is appropriate.

The Commission notes that the portion of the Clearview Expressway to be eliminated from the City Map is City owned, located in a traffic island and currently used by DEP as an interim pump station.

The Commission further notes that DEP was in the process of refurbishing the pump station in 2004 when a heavy rainfall event flooded the site rendering the pump station inoperable.

The Commission acknowledges that the proposed refurbished CPS will provide resiliency for needed critical equipment by relocating it above grade and that the proposed project would provide a permanent reliable pump station for the community it serves.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of property to be appropriate, adopts the following 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, that the City Planning Commission, acting as the City Coastal Commission, having reviewed the waterfront aspects of this action, finds that the actions will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent

with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c and 199 of the New York City Charter, and Section 5-430 et seq. of the New York City Administrative Code that based on the environmental determination and the consideration described in this report, the application (C 200122 MMQ), for an amendment to the City Map involving:

- 1) the elimination, discontinuance and closing of a portion of the Clearview Expressway bounded by the Cross Island Parkway, Clearview Expressway and Roe Place;
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5035 dated December 23, 2020 and signed by the Borough President is approved; and be it further

RESOLVED, that pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED, that, pursuant to Section 5-433 of the New York Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 5035 dated December 23, 2020 providing for the the elimination, discontinuance and closing of a portion of the Clearview Expressway bounded by the Cross Island Parkway, Clearview Expressway and Roe Place; particularly described as follows:

ELIMINATION, DISCONTINUING AND CLOSING OF A PORTION OF THE CLEARVIEW EXPRESSWAY BOUNDED BY CROSS ISLAND PARKWAY, CLEARVIEW EXPRESSWAY AND ROE PLACE, BOROUGH OF QUEENS

**AS SHOWN ON THE CITY OF NEW YORK OFFICE OF THE BOROUGH
PRESIDENT OF QUEENS MAP NO. 5035, DATED DECEMBER 23, 2020.**

COMMENCING at the point of intersection of the northeasterly line of Cross Island Parkway and easterly line of Roe Place, thence running 83.25 feet southerly, along the easterly line of Roe Place, to an angle point;

THENCE continuing along the easterly line of Roe Place (56 feet wide) on a line forming an angle of 183 degrees 19 minutes 40 seconds on its easterly side 18.60 feet;

THENCE westerly at right angles to the previous course, 56.00 feet to the POINT OF BEGINNING:

1. Thence, southerly along the westerly line of Roe Place 51.23 feet;
2. Thence, southwesterly on a line forming an interior angle of 140 degrees 27 minutes 35 seconds with the previous course 50.47 feet to the northeasterly side of Clearview Expressway;
3. Thence northwesterly on a line forming an interior angle of 88 degrees 22 minutes 15 seconds with the previous course, being the northeasterly line of Clearview Expressway, running 66.56 feet to the southeasterly line of Cross Island Parkway;
4. Thence, northeasterly on a line forming an interior angle of 91 degrees 56 minutes 00 seconds with the previous course, being the southeasterly line of Cross Island Parkway, running 87.32 feet;
5. Thence, southeasterly on a line forming an interior angle of 90 degrees 58 minutes 21.4 seconds with the previous course running 34.39 feet to the POINT OF BEGINNING.

Said portion of Clearview Expressway to be discontinued and closed between Roe Place and the Cross Island Parkway contains an area of 5287.03 square feet, or 0.121 acre more or less.

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 5035 dated December 23, 2020 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.
- b. The subject street to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law

The above resolution (C 200122 MMQ), duly adopted by the City Planning Commission on January 31, 2022 (Calendar No. 12), 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.

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

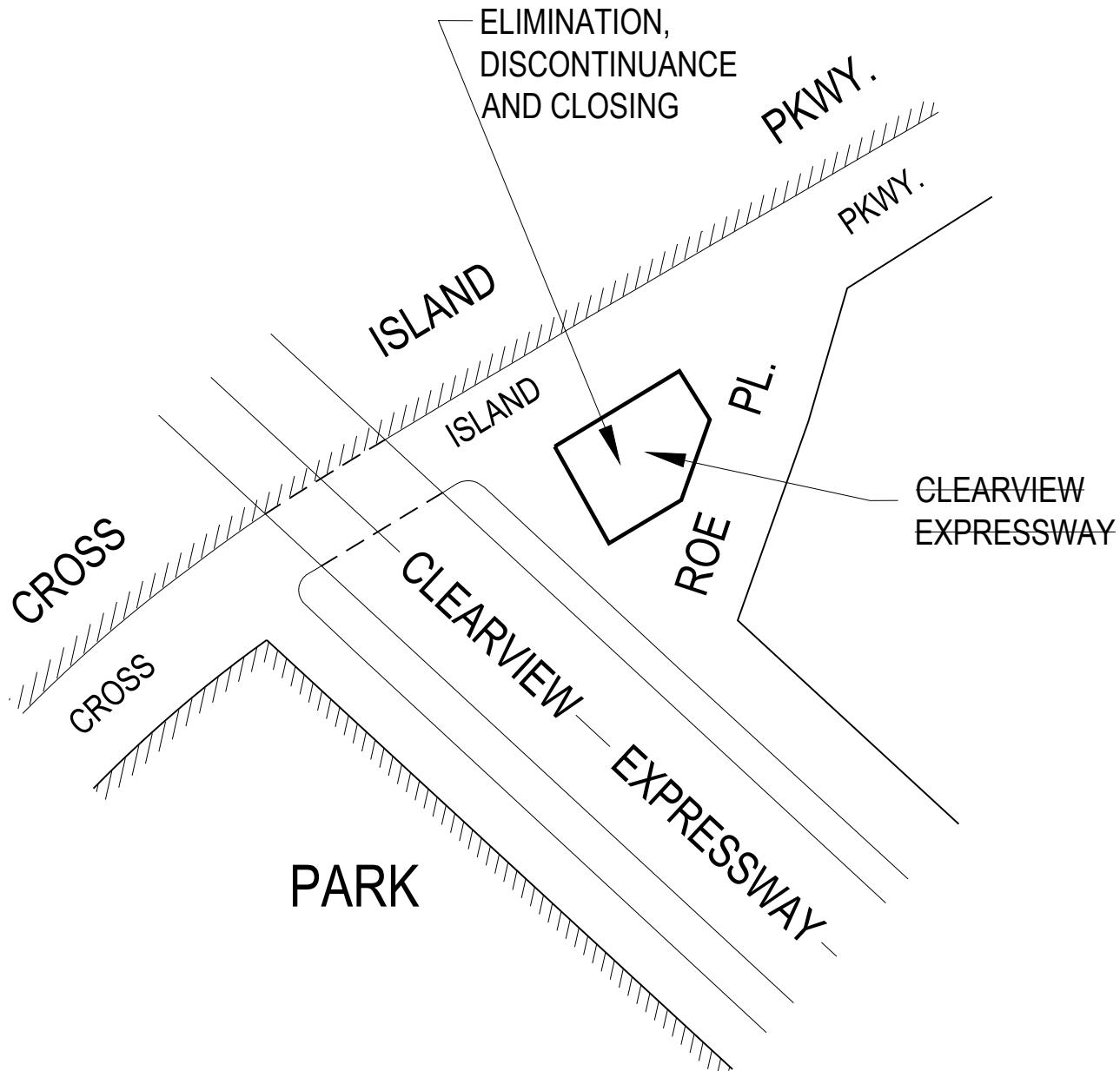
DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO III

JOSEPH I. DOUEK, RICHARD W. EADDY,

ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*

LEAH GOODRIDGE, *Commissioner Abstaining*



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP



7
BOROUGH OF
QUEENS

New York, Certification Date
AUGUST 30, 2021

P. Montgomery

P. Montgomery, P.E.
Chief Engineer

SCALE IN FEET

NOTE:

- Indicates line of street legally adopted.
- Indicates line of street proposed to be established.
- ////// Indicates Park line heretofore established and hereby retained.
(Discontinuance and Closing is shown on Alt.
Map No. 5035).



BOROUGH PRESIDENT RECOMMENDATION

Project Name: DEP Clearview Pump Station - City Map Change	
Applicant: DEP - New York City Department of Environmental Protection	Applicant's Administrator: DEP - New York City Department of Environmental Protection
Application # 200122MMQ	Borough: Queens
CEQR Number: 21DCP157K	Validated Community Districts: Q07

Docket Description:

IN THE MATTER OF an application submitted by The New York City Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- 1) the elimination, discontinuance and closing of a portion of the Clearview Expressway bounded by the Cross Island Parkway, Clearview Expressway and Roe Place;
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 7, Borough of Queens, in accordance with Map No. 5035 dated December 23, 2020 and signed by the Borough President.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable*Please attach any further explanation of the recommendation on additional sheets as necessary***CONSIDERATION:** Approved with conditions

Recommendation submitted by	QN BP	Date: 12/6/2021 12:04 PM
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Queens Borough President Recommendation

APPLICATION: ULURP #200122 MMQ

COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by The New York City Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

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2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 7, Borough of Queens, in accordance with Map No. 5035 dated December 23, 2020 and signed by the Borough President;

PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, November 4, 2021 at 9:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were two (2) speakers. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- This application proposes the elimination, discontinuance, and closing of a portion of the Clearview Expressway at its intersection with the Cross Island Parkway (p/o Block 5840 Lot 100) in order to facilitate the reconstruction of an unmanned sewage pump station owned and operated by the New York City Department of Environmental Protection (NYCDEP);
- The proposed development would be a new 1300 SF one-story (26 foot tall) building to house power and control equipment in addition to an installation of a rooftop solar array and standby diesel generator. Access for service vehicles onto the site would be from two new 12 feet wide driveways on the Cross Island Parkway Service Road. With the removal and relocation of existing above-ground electrical equipment, the new building would meet the Department of Transportation's (DOT) vehicular line-of-sight requirements at the intersection. Drivers' sight lines from the intersection of Roe Place and the Cross Island Parkway Service Road would be improved from the current 39 feet to 155 feet. The pump station, a legal non-conforming use, is located in an R5 District and would require a Mayoral Zoning Override to allow reconstruction. Future operations and maintenance at the unmanned pump station facility would not differ from current operations. Construction is estimated to start in June 2022 with completion in June 2024;
- The existing site is a 13,000 SF triangular traffic island bounded by Cross Island Parkway Service Road to the north, Clearview Expressway Northbound Service Road to the west, and Roe Place to the east. The current Clearview Pump Station is located on a portion of this traffic island (p/o Block 5840 Lot 100) which is designated for use as open space and outdoor recreation. It is also located within a 100-year floodplain. The existing combined sewage pump was constructed in 1954 with the majority of infrastructure built below-grade except for electrical equipment clustered above ground on the northeastern corner of the lot. In 2002, NYCDEP initiated a Capital project to upgrade the Clearview Pump Station. However, a heavy rainfall event in 2004 permanently damaged the below-grade infrastructure and rendered the pump station inoperable. The pump station is designed to serve Queens residents and businesses within a 1000-acre drainage area;
- The site is located directly east of the Clearview Expressway and service road, with the Cross Island Parkway and service road to the north. Little Bay Park is located on the other side of the Cross Island Parkway, and the Clearview Park Golf Course directly west of the expressway. The nearest residential development is the Baybridge Condominium Complex which is developed with multi-family homes up to three-stories in height. Cars exiting the Clearview Expressway onto the northbound service road come to a traffic light for cars turning left going westbound onto the Cross Island Parkway Service Road. Cars continuing on Roe Place are controlled by a stop sign before merging onto the eastbound Cross Island Parkway Service Road. Traffic often backs up onto the Clearview Expressway caused by vehicles waiting for the traffic light controlling the left turn onto the service road. To circumvent the traffic light vehicles sometimes go onto Roe Place and make an illegal left turn to go westbound.;

QUEENS BOROUGH PRESIDENT RECOMMENDATION

ULURP #200122 MMQ

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- Community Board 7's (CB 7) Environmental Committee met three times, on October 21, 2021 and November 15, 2021 and again on December 2, 2021. The full board is expected to vote at the next monthly meeting. The Environmental Committee will make a recommendation at the monthly community board meeting to approve this application with conditions. The following concerns were raised during the committee meetings: promised double lanes at the intersection to alleviate congestion are not included in new pump station design, and traffic safety issues caused by limited sightlines at the intersection.;
- At the Borough President's Land Use Public Hearing, the CB 7 Chairperson and the Chairperson of the Land Use Committee Chair testified. They stated that CB 7 was promised at a past meeting (2016) that NYCDEP would increase the number of lanes from one signaled westbound left turn to two westbound left turn lanes from the Clearview Expressway Service Road. As currently configured, many drivers are proceeding onto the eastbound exit and then making an illegal and dangerous left turn to go westbound. They also requested that Roe Place should also be widened to two lanes for the exit onto the eastbound service road.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- There should be a goal of 30% for local hiring and use of MWBE businesses in the construction and development of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% hiring goal has been reached;
- There should be coordination between the New York City Department of Environmental Protection and Department of Transportation to review and explore the opportunity to create double lanes on the Clearview Expressway Road and Roe Place;



PRESIDENT, BOROUGH OF QUEENS

12/6/2021

DATE