



CITY PLANNING COMMISSION

September 19, 2012, Calendar No. 4

C110388 MMQ

IN THE MATTER OF IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Design and Construction pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the re-alignment, by widening, of a portion of 142nd Street south of 135th Avenue; and
- the extinguishment of grading easements,

Including authorization for any disposition or acquisition of real property related thereto, in accordance with Map No. 5014, dated February 15, 2012 and signed by the Borough President, Community District 12, Borough of Queens.

This application (C 110388 MMQ) for an amendment to the City Map involving the modification of street lines and grades was filed on June 21, 2011 by the Department of Transportation (DOT) and the Department of Design and Construction (DDC) for an amendment to the City Map involving the re-alignment of a portion of 142nd Street, including authorization for any acquisition or disposition of real property related thereto, in Community District 12, Borough of Queens, in order to facilitate various roadway improvements.

BACKGROUND

The applicants are proposing an amendment to the City Map to realign a portion of 142nd Street in the South Ozone Park section of Queens. Currently, 142nd Street, south of its intersection with 135th Avenue, does not line up with the portion of 142nd Street north of the avenue, making for an irregular intersection and creating a hazardous condition. Cars traveling south on 142nd Street, a one-way street, must zigzag across the intersection, making a left turn onto 135th Avenue, a two-way street, and then an immediate right turn back onto 142nd Street. In order to correct the misalignment, 142nd Street's westerly line on the south side of 135th Avenue would be widened about 20 feet to the west. This would increase the mapped street-width at the intersection from 60 feet to about 80 feet so that the westerly lines of 142nd Street on both sides of the intersection will line up.

The street widening will require the acquisition by the City of an approximately 1,000-square-foot triangular-shaped piece of land (portion of Lot 6, Block 12095), which is currently vacant and under private ownership. The roadway re-alignment will help to improve the vehicular and pedestrian traffic flows as well as the safety of the intersection. The easterly sidewalk and curb-line would be extended westerly so that a uniform roadway width can be maintained for the entire length of the street.

The zoning districts at this intersection include an R3A, R3-1, R3-2 and C4-2. North and west of the site are one- and two-story detached homes. Southwest of the intersection lies vacant land while to the southeast is a Hilton Hotel parking lot. There are several other hotels further east and west of the project site. The Van Wyck Expressway is located further to the west of the site and Baisley Pond Park is located further east. North Conduit Avenue, the Southern Parkway, and the Nassau Expressway are to the south of the site. South of these roads is the JFK International Airport.

The proposed City Map change will also remove several easements located to the south and east of the site along North Conduit Avenue that are unrelated to the subject intersection improvements. These easements were shown on the City Map for informational purposes only and are not officially part of the City Map. These easements will be replaced on the map with a note protecting the City's interests in the event that the easements may still be required in the future.

In response to a polling letter for this application issued on July 22, 2011, no agency or utility had any objections to the proposal.

ENVIRONMENTAL REVIEW

The application (C 110388 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 12DOT017Q. The lead agency is the Department of Transportation.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on December 19, 2011.

UNIFORM LAND USE REVIEW

This application (C 110388 MMQ) was certified as complete by the Department of City Planning on May 7, 2012, and was duly referred to Community Board 12 and the Borough President of Queens in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

COMMUNITY BOARD PUBLIC HEARING

Community Board 12 held a public hearing on this application (C 110388 MMQ) on June 20, 2012, and on June 20, 2012, by a vote of 31 to 2, with 1 abstention, adopted a resolution recommending approval of the application.

BOROUGH PRESIDENT RECOMMENDATION

This application (C 110388 MMQ) was considered by the Borough President, who issued a favorable recommendation on July 19, 2012.

CITY PLANNING COMMISSION PUBLIC HEARING

On August 8, 2012, (Cal. No. 3), the Commission scheduled August 22, 2012 for a public hearing on this application (C 110388 MMQ). The hearing was duly held on August 22, 2012 (Calendar No. 22).

There was one speaker in favor of the application and none opposed. A consultant for the applicant said the road contained a mis-aligned intersection which resulted in dangerous driving conditions. He stated that the realignment of the road would correct the hazardous situation.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this amendment to the City Map is appropriate. The Commission notes south-bound traffic on 142nd Street must make a left turn and then a right turn through the intersection to continue straight down 142nd Street creating a dangerous condition. The Commission also notes that this section of 142 Street contains unsafe sight lines and high auto usage also creating an unsafe condition. The Commission believes that the amendment would improve driver safety, traffic flow, as well as traffic capacity.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition 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, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 110388 MMQ) for the amendment to the City Map involving the re-alignment the re-alignment, by widening, of a portion of 142nd Street south of 135th Avenue; and the extinguishment of grading easements. Including authorization for any disposition or acquisition of real property related thereto, in accordance with Map No. 5014, dated February 15, 2012 and signed by the Borough President, Community District 12, Borough of Queens, is approved; and be it further

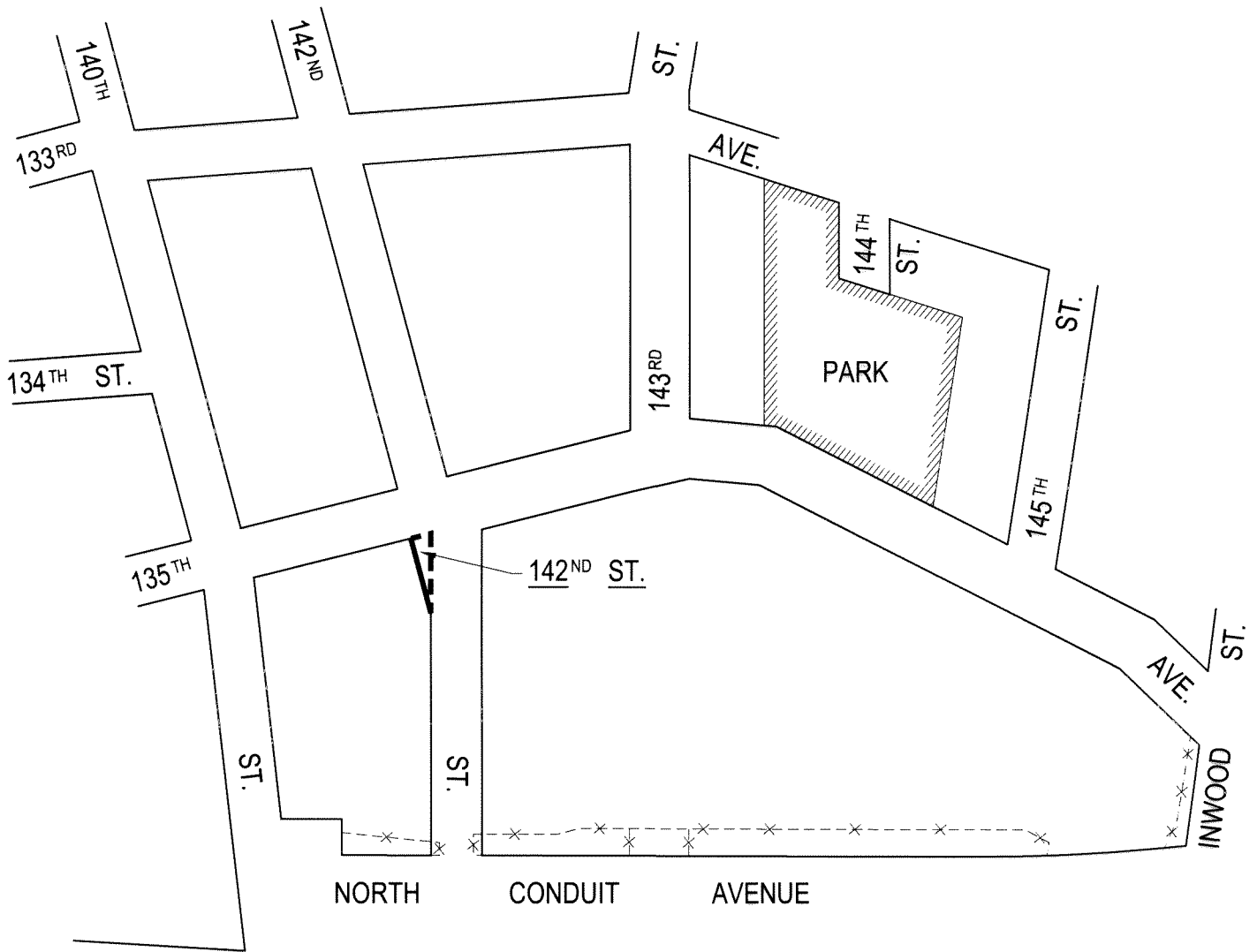
RESOLVED, that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 5014 dated February 15, 2012.

All such approvals being subject to the following condition:

The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 5014 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.

The above resolution (C 110388 MMQ), duly adopted by the City Planning Commission on September 19, 2012 (Calendar No. 4), 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.

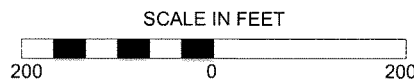
AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP
18
BOROUGH OF
QUEENS

New York, Certification Date
MAY 07, 2012

Irene Sadko, P.E.
I. Sadko, P.E.
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - Indicates line of street proposed to be eliminated.
 - Indicates line of easement proposed to be extinguished.
 - Indicates Park line heretofore established and hereby retained.

Queens Borough President Recommendation

APPLICATION: ULURP #110388 MMQ

COMMUNITY BOARD: Q12

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Design & Construction, pursuant to Sections 197-c and 199 of the NYC Charter, for an amendment to the City Map involving the re-alignment, by widening, of a portion of **142nd Street south of 135th Avenue**; and the extinguishment of grading easements, including authorization for any disposition or acquisition of real property related thereto, in Community Board 12, Borough of Queens, in accordance with Map No. 5014, dated February 15, 2012 and signed by the Borough President.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 28, 2012, at 10:30 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 no other speakers. The hearing was closed.

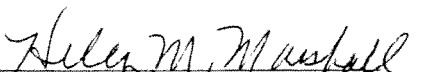
CONSIDERATION

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

- o The Departments of Transportation and Design & Construction are proposing to amend the City Map by widening the southwesterly portion of the intersection formed by 142nd Street and 135th Avenue.;
- o The proposed widening would improve the alignment of the 142nd Street north and south of 135th Avenue. The north and south sides of 142nd Street at 135th Avenue are offset creating traffic safety issues.;
- o The proposed map amendment was circulated to all affected agencies. None of the reviewing agencies had concerns or issues with the proposal.;
- o The areas to the north of 135th Avenue are predominantly developed with low density homes. The area south of 135th Avenue is developed with a mix of medium density commercial uses and residences.;
- o Community Board 12 approved this application by a vote of thirty (30) in favor with none (0) opposed and three (3) abstentions at a public hearing held on June 20, 2012.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application.


PRESIDENT, BOROUGH OF QUEENS


DATE