



## **CITY PLANNING COMMISSION**

---

June 22, 2011/Calendar No. 24

C 110228 PCQ

---

**IN THE MATTER OF** an application submitted by the Fire Department 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 34-24 Hunters Point Avenue (Block 256, p/o Lot 21) for use as a warehouse in Community District 2, Borough of Queens.

---

This application (C 110228 PCQ) was filed on February 18, 2011 by the Fire Department of New York (FDNY) and the Department of Citywide Administrative Services (DCAS) for site selection and acquisition of a portion of a privately-owned property located at 34-24 Hunters Point Avenue (Block 256, p/o Lot 21), Community District 2, Borough of Queens.

### **BACKGROUND**

The Fire Department and the Department of Citywide Administrative Services are proposing to acquire approximately 32,250 square feet of a 65,000 square foot warehouse building located at 34-24 Hunters Point Avenue (Block 256, p/o Lot 21). The FDNY's Technical Services Division has been using the space to store emergency equipment through a license agreement since 2009; the remaining portion of the building is used by light industrial businesses. The site is zoned M1-1 (1.0 FAR) and is located in an industrial precinct of Long Island City known as Sunnyside Yards East. The site also falls within the Long Island City Industrial Business Zone.

The facility would continue to house the FDNY's city-wide supply of spare ladders, fire hose, and "emergency cache", which is the equipment and supplies used during the first 24 hours of a catastrophic event. The facility is not staffed; members of the Technical Services Division travel to the site approximately five times per day to drop off and pick up items, with only a portion of these trips occurring during peak traffic periods. The facility normally operates between 7:00 a.m. and 3:00 p.m., but it may be accessed anytime.

Access to the proposed Technical Services Division warehouse is provided by a 77.5-foot curb cut along 34<sup>th</sup> Street serving a service entrance and loading dock for vehicles and a ramp to a personnel entrance, located in the rear of the building near the loading dock. Thirty-fourth Street

is a two-way, 60-foot wide street that intersects on the north with Hunters Point Avenue, a 60-foot, two-way street and on the south with a one-way exit lane of the Long Island Expressway.

### **ENVIRONMENTAL REVIEW**

This application (C 110228 PCQ) 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 11FDO001Q. The lead is the Fire Department of New York.

After a study of the potential impacts of the proposed action, a Negative Declaration was issued on August 2, 2010.

### **UNIFORM LAND USE REVIEW**

This application (C 110228 PCQ) was certified as complete by the Department of City Planning on February 28, 2011 and was duly referred to Community Board 2 and the 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 2 held a public hearing on this application on April 7, 2011 and on that date, by a vote of 38 in favor, 0 opposed, and 0 abstentions, recommended approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation on May 6, 2011 approving the application.

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

On May 11, 2011 (Calendar No. 7), the City Planning Commission scheduled May 25, 2011 for a public hearing on this application (C 110228 PCQ). The hearing was duly held on May 25, 2011 (Calendar No. 20). A representative of the FDNY appeared in favor of the application.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The City Planning Commission believes that the application by the FDNY and DCAS for the site selection and acquisition of approximately 32,250 square feet of a building located at 34-24 Hunters Point Avenue (Block 256, p/o Lot 21), is appropriate.

The Commission notes that the FDNY Technical Services Division Warehouse is located in an M1-4 zoning district, which allows the proposed use as-of-right, and that the facility has operated from this location since 2009. The Commission believes that this warehouse use is compatible with adjacent industrial uses, some of which are also warehouses.

The Commission notes that this warehouse facility allowed the FDNY to consolidate several divisions into one location, thereby improving the FDNY's operational efficiency. The Commission also notes that the need for the proposed facility was not noted in the Citywide Statement of Needs; however a letter pursuant to Section 204g of the New York City Charter was sent to the Queens Borough President and Queens Community Board 2 on December 15, 2009.

## **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 Section 197-c of the New York City Charter, that based on the environmental determination and the considerations and findings described in this report, the application of the Fire Department and Department of Citywide Administrative Services for the site selection and acquisition of property located at 34-24 Hunters Point Avenue (Block 256, p/o Lot 21), Community District 2, Borough of Queens, for use as a warehouse, is approved.

The above resolution (C 110228 PCQ), duly adopted by the City Planning Commission on June 22, 2011 (Calendar No. 24), 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, MARIA M. DEL TORO, RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN, SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners**

4/17/11

3/16/11



# Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **110228 PCQ**

Project Name: **FDNY Tech Services Warehouse**

CEQR Number: 11FDO002Q

Borough(s): Queens  
Community District Number(s) 2

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

## SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

### Docket Description:

In the matter of an application submitted by the Fire Department 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 34-24 Hunters Point Boulevard (Block 256, p/o lot 21) for use as a warehouse.

<b>Applicant(s):</b> FDNY 9 MetroTech Center Brooklyn NY 11201  DCAS 1 Centre Street NY NY 10007	<b>Applicant's Representative:</b> David Harney 718-999-2346  Randy Fong 212-669-7150
--	--

**Recommendation submitted by:** Choose a borough **Community Board 2**

Date of public hearing: Click here to enter text **4/17/11** Location: Click here to enter text **43-31 39<sup>th</sup> Street -**

Was a quorum present? YES  NO   
A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Date of Vote: Click here to enter text **4/17/11** Location: Click here to enter text **43-31 39<sup>th</sup> Street -**

### RECOMMENDATION

- Approve  Approve With Modifications/Conditions  
 Disapprove  Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

**Voting**  
# In Favor: **38** # Against: **0** # Abstaining: **0** Total members appointed to the board: **50**

Name <b>Debra M. Kelly</b>	Title Click here to enter text. <b>District Manager</b>
Date Click here to enter text. <b>4/18/11</b>	

# Queens Borough President Recommendation

APPLICATION: ULURP #110228 PCQ

COMMUNITY BOARD: Q02

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Fire Department of New York 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 in a M1-1 district at **34-24 Hunters Point Avenue** for use a warehouse, Block 256, part of Lot 21, Zoning Map, Long Island City, Borough of Queens.

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on April 28, 2011 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:

- The applicant is proposing continued use of a portion of an existing warehouse in Long Island City for the storage of various emergency firefighting equipment and supplies. The Fire Department of New York currently uses 32,250 sf of a 65,000 sf warehouse. This facility has allowed for the consolidated storage of equipment and supplies that were formerly stored in different facilities;
- The site is located in a manufacturing district that is predominantly developed with industrial uses. This warehouse is centrally located in New York City and is easily accessed from all boroughs.;
- FDNY has used this facility continuously since 2009.
- Community Board 2 approved this application by a vote of thirty eight (38) in favor with none (0) opposed or abstaining at a public hearing held on April 7, 2011.

## RECOMMENDATION

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

  
PRESIDENT, BOROUGH OF QUEENS

  
DATE