



## **CITY PLANNING COMMISSION**

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September 5, 2007 / Calendar No. 16

C 070337 PCK

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**IN THE MATTER OF** an application submitted by the Human Resources Administration, the Administration for Children's Services, 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 10300 Foster Avenue (Block 8149, Lot 300) for use as a warehouse, in the Borough of Brooklyn, Community District 18.

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The application for the site selection and acquisition of property located at 10300 Foster Avenue (Block 8149, Lot 300) for use as warehouse space was filed by the Human Resources Administration (HRA), the Administration for Children's Services (ACS) and the New York City Department of Citywide Administrative Services (DCAS) on February 12, 2007.

### **BACKGROUND**

The site is a 103,750 square foot space within an existing one-story warehouse building located in an M1-1 zoning district. The site is located on the south side of Foster Avenue between E.105<sup>th</sup> Street and E.101<sup>st</sup> Street. Within the existing building are two other spaces, one occupied by a warehouse use and the other currently vacant.

Area land uses within the M1-1 district to the north, east and west include warehouse and light manufacturing uses and to the south is the BMT Canarsie "L" line right-of-way.

The warehouse space is being acquired as a replacement for an existing joint HRA/ACS warehouse located at 111 29<sup>th</sup> Street, in the Sunset Park area of Brooklyn. The city's current lease is due to expire in October, 2007 and the property has been sold.

The relocated regional facility would continue to serve the city-wide needs of both agencies with the space proportioned at approximately 73% for HRA and 27% for ACS. HRA would use the warehouse to receive, store and distribute a wide variety of office and client related emergency supplies, forms, documents, furniture and surplus equipment. In addition, the facility would house a unit of the Family Independence Administration, which assembles application kits for Food Stamps and Public Assistance. ACS would use the facility for file storage and to receive, store and distribute program supplies and commodities.

In total, forty-five city employees would work at the warehouse. In addition, eleven vehicles are assigned to this location including: three small vans, three cargo vans, one step van, two passenger vans and two eighteen-foot cargo trucks. The vehicles would access the facility through six new loading bays and curb cuts to be constructed on Foster Avenue. All vehicles would be parked within the facility when not in use.

The site is immediately adjacent to the E.105<sup>th</sup> Street subway station on the BMT Canarsie “L” line and is also accessible by the B-6, B-60 and B-82 bus routes.

## **ENVIRONMENTAL REVIEW**

This application (C 070337 PCK) was reviewed pursuant to the New York State Environmental 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 Procedures of 1991 and Executive Order No. 91 of 1977. The lead agency is the Human Resources Administration.

This application was determined to be a Type II action, which requires no further environmental review.

### **UNIFORM LAND USE REVIEW**

The application (C 070337 PCK) was certified as complete by the Department of City Planning on May 21, 2007 and was duly referred to Community Board 18 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 18 held a public hearing on this application on June 20, 2007, and on that date, by a vote of 30 in favor and 0 opposed, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation on July 20, 2007, approving the application.

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

On July 25, 2007 (Calendar No. 1), the City Planning Commission scheduled August 8, 2007 for a public hearing on this application (C 070337 PCK). The hearing was duly held on August 8, 2007 (Calendar No. 30) and was continued to August 22, 2007 (Calendar No. 10). There were no speakers on August 8, 2007 and on August 22, 2007 a representative from HRA and from ACS appeared in favor. There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application for site selection and acquisition of property located at 10300 Foster Avenue (Block 8149, Lot 300) for use as warehouse space is appropriate.

The Commission believes that the proposed location, an industrial area on Foster Avenue, is compatible with other warehouse and light industrial land uses in the immediate area.

The Commission notes that this regional facility, serving both HRA and ACS, would be a replacement for a jointly occupied warehouse at 111 29<sup>th</sup> Street, Brooklyn, which is no longer available due the property's sale and the expiration of the current lease. The new facility would continue to serve the city-wide needs of both agencies.

The project was not included in the Citywide Statement of Needs. However, pursuant to Section 204-g of the New York City Charter, a letter was sent to the Brooklyn Borough President.

## **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 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 070337 PCK ) submitted by the Human Resources Administration, the Administration for Children's Services 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 10300 Foster Avenue (Block 8149, Lot 300) for use as a warehouse, Borough of Brooklyn, Community District 18 is approved.

The above resolution (C 070337 PCK) was duly adopted by the City Planning Commission on September 5, 2007 (Calendar No. 16), 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**  
**IRWIN CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III,**  
**BETTY Y. CHEN, RICHARD W. EADDY, NATHAN LEVENTHAL, JOHN MEROLO,**  
**KAREN A. PHILIPS, DOLLY WILLIAMS, Commissioners**