



## CITY PLANNING COMMISSION

February 11, 2004/Calendar No. 14

C 010112 MMQ

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**IN THE MATTER OF** an application, pursuant to Sections 197-c and 199 of the New York City Charter by the Department of Parks and Recreation (DPR), for an **amendment to the City Map** involving the establishment of an addition to Alley Park; and any **acquisition or disposition of real property related thereto**, located in the Borough of Queens, Community District 11, in accordance with map No. 4957, dated March 7, 2003, and signed by the Borough President.

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The application (C 010112 MMQ) for an amendment to the City Map was filed by the Department of Parks and Recreation (DPR) pursuant to Sections 197-c and 199 of the New York City Charter, on September 11, 2000. It involves the establishment of an addition to Alley Park, and any acquisition or disposition of property related thereto.

### **BACKGROUND**

DPR requests the establishment of an addition to Alley Park of seven privately-owned parcels comprised of lots 1 and 154 on Block 8092 and portions of five lots, lots 131, 133, 135, 140 and 150 on Block 8099. Portions of some of these parcels lie within State-designated freshwater wetlands, which front on old Oak Pond, east of Douglaston Parkway, most of which already lies within Alley Park.

Alley Park is located in the northeastern section of Queens, southwesterly of Douglaston Parkway and north of Northern Boulevard. Most of the park consists of fresh water wetlands or woodlands adjacent to Old Oak Pond and is either under State DEC or NYC Parks Department jurisdiction. The upland areas of several of these lots contain old-growth woods containing oak trees estimated to be 200 years old. The area also supports a variety of wildlife, including resident and migratory birds. Lots 1 and 154, which front on Douglaston Parkway, will provide the only direct public access from that street to the pond. Inclusion of these properties within Alley Park will place all of Oak Pond under DPR's jurisdiction, enabling DPR to maintain the wetlands edge of this pond and protect the surrounding woods and wetland habitat.

An interagency conference was held on October 17, 2000. No agencies or utilities expressed objections to the proposal.

### **ENVIRONMENTAL REVIEW**

This application (C 010112 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 01DPR003Q. The lead agency is the Department of Parks and

Recreation.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on May 7, 2001.

### **UNIFORM LAND USE REVIEW**

This application (C 010112 MMQ), was certified as complete by the Department of City Planning on September 22, 2003 and was duly referred to Community Board 11 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 11 held a public hearing on this application (C 010112 MMQ) on November 3, 2003, and on that date, by a vote of 39 in favor, 0 opposed and 0 abstaining, adopted a resolution approving the application.

### **Borough President's Recommendation**

This application (C 010112 MMQ), was considered by the Borough President who issued a recommendation approving the application on December 5, 2003

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

On December 17, 2003 (Calendar No. 10) the City Planning Commission scheduled January 7, 2004 for a hearing on this application (C 010112 MMQ). The hearing was duly held on January 7, 2004 (Calendar No. 17). There were three speakers, a Parks Department representative and two Community Civic Association representatives who spoke in favor of the project, there were no other speakers and the hearing was closed.

On January 28, 2004, Cal. No. S1, the Commission rescheduled February 11, 2004 for a public hearing. The hearing was duly held on February 11, 2004 (Calendar No. 14). There were no speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this amendment to the City Map is appropriate.

Inclusion of these private properties within Alley Park will help protect the surrounding woods and wetland habitat. This action will place all of Oak Pond, which is critical to Alley Park, under DPR's jurisdiction. It will enable parks to continue to preserve the natural features of this wild life refuge and maintain the wetlands edge of existing ponds.

Alley Park, a natural area mostly under DPR's jurisdiction, and the private lots proposed to be acquired, are a habitat for a diverse group of wildlife, including resident and migratory birds. It contains oak trees estimated to be 200 years old and groups of plant life including many large deciduous trees worthy of preservation.

## **RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed amendment to the City map and any related acquisition or disposition of real 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**, 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 010112 MMQ) for an amendment to the City Map involving the establishment of an addition to Alley Park, and any acquisition or disposition of real property related thereto, in accordance with map 4957, dated March 7, 2003, and signed by the Borough President, is approved, 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. 4957 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter;

The above resolution, duly adopted by the City Planning Commission on February 11, 2004 (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 BURDEN**, AICP, Chair  
**KENNETH J. KNUCKLES**, Esq., Vice Chairman

**ANGELA M. BATAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,  
RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI,  
JOHN MEROLO, KAREN A. PHILLIPS. Commissioners.**