



CITY PLANNING COMMISSION

April 25, 2007/Calendar No. 14

N 070339 BDQ

IN THE MATTER of an application submitted by the Department of Small Business Services on behalf of the Bayside Village Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the formation of the Bayside Village Business Improvement District, Borough of Queens, Community District 11.

On October 3, 2006, the Mayor authorized the preparation of a district plan for the Bayside Village Business Improvement District (BID). On February 12, 2007, on behalf of the Bayside Village District Management Association (DMA), the Department of Small Business Services (DSBS) submitted the district plan for the BID, located in Community District 11 in the Borough of Queens.

BACKGROUND

The proposed Bayside Village BID is located in the area generally known as Bayside, in the Borough of Queens. The BID's boundaries extend along Bell Boulevard, from 35th Avenue to Northern Boulevard; and on 41st Avenue from 213th Street to 214th Place.

The District represents 100 property owners, 254 businesses and 119 tax lots. There are six residential buildings and one not-for-profit.

The services of the BID will primarily focus on sanitation, holiday lighting and marketing. The sanitation program may include cleaning and sweeping of sidewalks and gutters; graffiti removal; maintenance of street trees and snow removal at bus shelters and crosswalks. The BID proposes to employ a sanitation crew that may operate seven days a week for approximately seven hours a day. It will supplement the existing municipal sanitation program.

The budget for the first year of the BID is projected to be \$81,368. The budget will allocate \$29,000 to sanitation, \$15,250 to holiday decorations and marketing, and \$37,118 to administration.

The BID assessment method is based upon linear front footage. Commercial properties will be assessed at a rate not to exceed \$15 per linear foot. Corner properties located at the intersection of Bell Boulevard and 41st Avenue, devoted to commercial use, shall be assessed at a rate not to exceed \$11 per linear front foot. All wholly residential properties as well as vacant and/or undeveloped properties will be assessed at one dollar annually. Government and not-for-profit owned property devoted in whole to public or not-for-profit use shall be exempt from assessment.

Outreach to property owners, merchants and residents was done by the Bayside Village BID Steering Committee. All property owners were informed of the approximate BID assessment for their properties. The outreach for the BID was documented and submitted to City Planning.

ENVIRONMENTAL REVIEW

The district plan 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 State Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 07SBS016Q. The lead agency is the Department of Small Business Services.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on November 20, 2006.

LAND USE REVIEW

On February 12, 2007 the Department of Small Business Services submitted the district plan for the Bayside Village Business Improvement District (BID) to the Department of City Planning. The plan was then transmitted for review to the Office of the Mayor, Office of the Queens Borough President, City Council Speaker, City Council Member of Council District 19 and Queens Community Board 11.

Community Board Public Hearing

On March 5, 2007, Community Board 11 adopted a resolution recommending approval of this application (N 070339 BDQ) unanimously, by a vote of 43 in favor, with 0 opposed and 0 abstentions.

City Planning Commission Public Hearing

On March 14, 2007, Calendar No. 10 the Commission scheduled March 28, 2007 for a public hearing on the district plan. On March 28, 2007 (Calendar No. 37), the hearing was duly held. There were two speakers in favor of the proposal and none in opposition.

The president of the Bayside Business Association and a BID Steering Committee member gave an overview of the BID. She also stated that the Steering Committee conducted extensive outreach to property and business owners through public meetings, mailings and local media.

The second vice president of the Bayside Business Association, also a property owner, spoke about how the BID would revitalize the area and benefit not only the business and property owners, but the residents in the community. There were no other speakers and the hearing was closed.

Consideration

The Commission believes that the proposal to create the Bayside Village Business Improvement District in Queens is appropriate.

The Commission has carefully reviewed the documents that the BID sponsor submitted regarding notification of stakeholders about the proposed BID and believes that these outreach efforts for the BID were satisfactory.

BIDs are important to the City because they promote healthy economic development for the City and help retain and attract businesses to the District.

Resolution

The Commission supports the proposed plan and has adopted the following resolution:

RESOLVED, that the City Planning Commission certifies its unqualified approval of the proposed district plan for the Bayside Village Business Improvement District.

The above resolution duly adopted by the City Planning Commission on April 25, 2007 (Calendar No. 14) is filed with the City Council and the City Clerk pursuant to Section 25-405 of the Administrative Code of the City of New York.

AMANDA M. BURDEN, AICP, Chair

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