



IN THE MATTER OF an application submitted by the New York City Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 19-40 42nd Street (Block 800, p/o Lot 10) for use as an ambulance station.

This application (C 190424 PCQ) for site selection and acquisition of property located at 19-40 42nd Street (Block 800, p/o Lot 10) for use as a facility for EMS Station 49 was filed on April 29, 2019 by the New York City Fire Department (FDNY) and the Department of Citywide Administrative Services (DCAS).

BACKGROUND

FDNY and DCAS propose the site selection and acquisition of privately-owned property for use by FDNY's Bureau of Emergency Medical Services (EMS) as a facility for EMS Station 49. FDNY's EMS Station 49 originally opened in 1996, and at that time it was housed in the basement of the Mount Sinai Hospital Queens located at 25-10 30th Avenue in Astoria. In 2013, the hospital underwent a major renovation and expansion of its property that required the demolition of the building that housed EMS Station 49. In 2014, FDNY entered into a memorandum of understanding (MOU) with the NYC Department of Parks and Recreation (DPR) for temporary use of land under the jurisdiction of DPR located on the east side of Crescent Street at 25-03 Hoyt Ave South, Astoria (Block 862 Lot 1) for EMS Station 49.

This current facility consists of a moveable office trailer and accessory parking area located on the aforementioned lot beneath the westbound approach ramp to the Robert F. Kennedy Bridge. The MOU expired in 2016, and FDNY is seeking a permanent location for EMS Station 49. FDNY has cited several reasons why the current location is substandard, including the current temporary office trailer's inadequate amount of space, the constant noise from the overhead bridge, and presence of numerous birds roosting above the facility posing health hazards for staff.

FDNY and DCAS conducted an extensive search of public and private properties within this catchment area and evaluated whether they met the station's space and location needs. The privately owned site at 19-40 42nd Street (Block 800 p/o Lot 10) was chosen because it has adequate space for station operations and because of its location within the catchment area. FDNY and DCAS are currently negotiating with the owner for a long-term lease.

The project site is a privately-owned lot located in the middle of a block bounded by 19th Avenue to the northeast, 20th Avenue to the southwest, 41st Street to the west, and 42nd Street to the east. The site is a 22,000-square-foot portion of Lot 10, with approximately 110 feet of frontage on 41st Street and on 42nd Street. A two-story brick building fully occupies the project site. It was built in 1986, and houses the building owner's business, ARC Rebuilders Inc., which is engaged in refurbishing auto parts. The business would consolidate its operations in the remainder of Lot 10, and it would retain its current number of employees.

The project site is located in an M1-1 zoning district, and it is within the Astoria Industrial Business Zone. The surrounding area to the north, east and west is predominantly developed with one- and two-story light industrial, warehouse and manufacturing buildings. Located directly opposite the project area on 41st Street and on 42nd Street are two open parking areas and six single-story industrial buildings. The southern end of the block fronting on 20th Avenue is developed with two-story attached residences, and low-rise residential uses predominate on the blocks south of 20th Avenue. Woodtree Playground is located on the north side of 20th Avenue three blocks to the west.

The requested site selection and acquisition would facilitate the relocation of EMS Station 49 to the proposed site. The proposed facility would occupy 22,000 square feet of the first floor and a mezzanine. The facility would include off-street parking for 12 ambulances, storage areas for medical supplies, a decontamination area for vehicles and personnel, supervisory offices, and locker rooms. On the project site's 41st Street frontage there are two vehicle entry bays that FDNY plans to use as part of its proposed facility. The northernmost bay measures 17 feet in width and has a corresponding curb cut of the same width. The distance from this curb cut to 20th Avenue is approximately 275 feet, and it is 550 feet from 19th Avenue. The southernmost bay and curb cut

also measure 17 feet in width and provide access to the interior of the site. This bay is approximately 290 feet from 20th Avenue and 535 feet from 19th Avenue.

A total of 42 EMS staff would be assigned to this facility, but they would seldom be on-site for much of their “tours of service.” The majority of the employees would spend their shifts in the field and not on-site. EMS uses a strategy known as “dynamic deployment” in which the ambulances leave the station, in almost all instances in a non-emergency response capacity, and travel to pre-designated street corner locations – known as “atoms.” From these locations the ambulances are then dispatched to specific medical emergencies in the surrounding area. Presently, EMS Station 49 operates a total of 10 ambulances and one car for a supervisor. The only times most EMS staff would be at the station are at the start and end of their assigned tour, if they need to come from the field to acquire additional medical supplies, or require personal or vehicle decontamination. Otherwise, the station would only be occupied by the on-duty lieutenant and the station’s commanding officer. Staff assigned to the proposed facility would be expected to use public transportation or use available on-street parking for their personal vehicles.

ENVIRONMENTAL REVIEW

This application (C 190424 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 Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is FDNY. This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 190424 PCQ) was certified as complete by the Department of City Planning on May 6, 2019, and was duly referred to Queens Community Board 1 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 1 held a public hearing on this application (C 190424 PCQ) on June 18, 2019, and on June 25, 2019, by a vote of 32 in favor, none opposed, and with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 190424 PCQ) on July 11, 2019 and issued a recommendation approving the application on July 22, 2019.

City Planning Commission Public Hearing

On August 14, 2019 (Calendar No. 12), the City Planning Commission scheduled August 28, 2019 for a public hearing on this application (C 190424 PCQ). The hearing was duly held on August 28, 2019 (Calendar No. 23). One speaker testified in favor of the application, and none opposed.

A representative from FDNY spoke in favor of the application, noting the history of EMS Station 49 and describing the current conditions on the property. He discussed the interior renovations that are planned for the new facility.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 190424 PCQ) for the site selection and acquisition of property for use as FDNY's EMS Station 49 is appropriate.

FDNY and DCAS seek site selection and acquisition of an approximately 22,000 square-foot portion of a building located at 19-40 42 Street (Block 800 p/o Lot 10) to facilitate the relocation of FDNY's EMS Station 49 from a temporary, substandard space to a larger, more modern facility that will better meet their operational needs.

FDNY has faced significant operational issues stemming from the loss of their facility at Mount Sinai Queens Hospital in 2013, forcing FDNY's EMS Station 49 to find temporary accommodations

with inadequate space and a setting beneath the Robert F. Kennedy Bridge approach ramp that exposes staff to substandard conditions. The new facility will provide the storage space, office space, and other support areas that EMS Station 49 is currently lacking.

EMS Station 49 will be located in an M1-1 zoning district, which allows the proposed use as-of-right. The Commission believes that the site is adequate in size, and is compatible with the light industrial, warehousing, manufacturing, and parking facilities that exist in the immediate vicinity of the project site.

RESOLUTION

RESOLVED, that the New York City Fire Department finds that the action described herein will have no significant impact on the environment.

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 consideration described in this report, the application submitted by FDNY and DCAS for the site selection and acquisition of property located at 19-40 42nd Street (Block 800, p/o Lot 10) for use as a facility for EMS Station 49 is approved.

The above resolution (C 190424 PCQ), duly adopted by the City Planning Commission on September 11, 2019 (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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

DAVID J BURNEY, ALLEN P. CAPPELLI, ALFRED C. CERULLO, III,

MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*