



## **CITY PLANNING COMMISSION**

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March 16, 2005/Calendar No. 28

C 050132 PCK

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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 site selection and acquisition of property located at 5117 Fourth Avenue (Block 799, Lot 3); for use as a fire station, Borough of Brooklyn, Community District 7.

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The application for site selection and acquisition was filed by the Fire Department (FDNY) and the Department of Citywide Administrative Services (DCAS) on October 14, 2004, to facilitate the construction of a double-company firehouse at 5113 - 5117 Fourth Avenue.

### **BACKGROUND**

The FDNY and DCAS propose to acquire a privately-owned, vacant lot adjacent to an existing firehouse in order to construct a three-story, double-company new firehouse. The property to be acquired (Block 799, Lot 3) is adjacent to the existing quarters of Engine 201 and has been vacant for over ten years. The lot is fenced and unused. The existing quarters of Engine 201 at 5113 (Block 799, Lot 5) Fourth Avenue are a two-story, single-company firehouse, built in 1892 and in disrepair. The existing firehouse would be demolished.

The proposed site selection and acquisition would permit the construction of a new three-story, approximately 13,000 square-foot, double-company, modernized firehouse on an assembled lot of approximately 5,000 square feet. The new firehouse would house Engine 201 and Ladder 114, as well as a battalion command center that directs and coordinates the responses of several companies in the area. Ladder 114 is currently housed a block and a half away at 5209 Fifth Avenue. During construction, Engine 201 would temporarily relocate to a nearby, vacant

firehouse.

The project site is located in an R6 residential zoning district, with a C1-3 commercial overlay.

The area surrounding the project site is predominantly residential, with two- and three-story rowhouses on the midblock streets and three- to four-story apartment buildings with ground floor commercial use on the avenues.

The project has received a zoning override dated February 23, 2005 from the Deputy Mayor of Operations to permit the proposed building to exceed the maximum permitted FAR for a Use Group 6 use.

## **ENVIRONMENTAL REVIEW**

This application (C 050132 PCK ) 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 4FDO003K. The lead agency is the Fire Department.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on August 23, 2004.

## **UNIFORM LAND USE REVIEW**

This application (C 050132 PCK) was certified as complete by the Department of City Planning on November 1, 2004, and was duly referred to Community Board 7 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 7 held a public hearing on this application on December 14, 2004, and on December 15, 2004, by a vote of 35 to 0 with no abstentions, adopted a resolution recommending approval of the application.

However, the community board did not submit the recommendation within their review period and it is therefore non-complying.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on January 27, 2005.

The Borough President's recommendation included the following comments:

The Borough President supports the Fire Department in its plans to develop the Engine 201/Ladder 114 consolidated firehouse. He hopes that the issues with the property owner on the site the FDNY is seeking to purchase can be resolved amicably. Additionally, he recommends that the Fire Department continue in consultation with Community Board 7 and the Borough President's Office to ensure the reuse of the present Ladder Company 114/Battalion 40 (5011 Seventh Avenue) comports with the community's desires.

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

On February 2, 2005 (Calendar No. 1), the City Planning Commission scheduled February 16, 2005, for a public hearing on this application (C 050132 PCK). The hearing was duly held on February 16, 2005 (Calendar No. 10). There was one speaker in favor of the application and none in opposition. A representative of the Fire Department was present to answer questions from the Commission.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the application for site selection and acquisition is appropriate.

The proposed site selection and acquisition would permit the construction of a necessary, modern fire facility serving a densely-populated, residential neighborhood. The current quarters of Engine 201 are in disrepair and would need major renovations. The Commission believes that the Fire Department's plan to construct a double-company firehouse at this site rather than investing in major renovations to a single-company firehouse is a strategic use of the City's limited capital resources.

The Commission further notes that Fourth Avenue, a wide thoroughfare with a commercial character, is an ideal location for a double-company firehouse. The width of Fourth Avenue allows for easy maneuvering of fire trucks, and the commercial character of the avenue limits the number of close residents exposed to siren noise.

Moreover, the consolidation of the two fire companies and a battalion at a single facility would provide for more efficient service than provided from three separate facilities located within a few blocks of each other.

With regard to the Borough President's comment about the property owner, the Commission notes that all of the testimony received at the Commission hearing was favorable. Further, the Commission notes that the proposed double-company facility would provide needed, modern quarters to two companies, allowing the Fire Department to improve fire protection to thousands of neighborhood residents and businesses. The Commission also encourages the Fire Department to continue to work with the Community Board and the Borough President to address any concerns.

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

## **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 consideration and findings described in this report, the application (C 050132 PCK) of the Fire Department and Department

of Citywide Administrative Services for site selection and acquisition of property located at 5117 Fourth Avenue (Block 799, Lot 3); for use as a fire station, in Community District 7, Borough of Brooklyn, is approved.

The above resolution (C 050132 PCK), duly adopted by the City Planning Commission on March 16, 2005 (Calendar No. 28), 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  
**ANGELA M. BATTAGLIA**, **IRWIN G. CANTOR**, P.E.,  
**ANGELA M. CAVALUZZI**, R.A., **ALFRED C. CERULLO, III**,  
**RICHARD EADDY**, **JANE D. GOL**, **LISA A. GOMEZ**,  
**CHRISTOPHER KUI**, **JOHN MEROLO**, **KAREN A. PHILLIPS**,  
**DOLLY WILLIAMS**, Commissioners