



CITY PLANNING COMMISSION

March 28, 2012/Calendar No. 14

C 120113 PCQ

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 the site selection and acquisition of property located at 34-02 Queens Boulevard (Block 246, part of Lot 1) for use as a warehouse and offices in Community District 2, Borough of Queens.

This application (C 120113 PCQ) was filed on November 21, 2011 by the Fire Department of New York (FDNY) and the Department of Citywide Administrative Services (DCAS) for site selection and acquisition of a portion of a privately-owned property located at 34-02 Queens Boulevard (Block 246, part of Lot 1), Community District 2, Borough of Queens.

BACKGROUND

The Fire Department and the Department of Citywide Administrative Services are proposing to acquire 56,000 square feet of an approximately 190,000 square foot warehouse building located at 34-02 Queens Boulevard (Block 246, part of Lot 1). The FDNY's Technical Services Division has been using the space as their administrative headquarters and warehouse since 2002 through a lease agreement that expires in July 2012. The facility would continue to serve as the administrative headquarters of the FDNY's Technical Services Division and continue to house the FDNY's city-wide supply of equipment stored on emergency response vehicles, such as spare ladders and fire hose, and the FDNY's Medical Equipment unit, which repairs and services items carried on ambulances. The facility is served by 40 staff between the hours of 6:00 a.m. and 7:00 p.m., Monday through Friday. Because the facility services the emergency divisions of the FDNY, it could be opened at any time of the day or any day of the week.

The facility occupies the building's entire 200 feet of frontage along 47th Avenue and extends approximately 120 feet northerly along 34th Street and 398 feet northerly along 35th Street. Personnel entrances are located along 47th Avenue and 35th Street. Vehicular access is provided by three loading bays totaling 60 feet in width along 47th Avenue and one 20 foot wide loading bay next to the personnel entrance on 35th Street. The remaining portion of the building is used by light industrial businesses and the New York City Department of Transportation's Street

Light Division.

The site is zoned M1-4 (2.0 FAR) and is located in an industrial precinct of Long Island City known as Sunnyside Yards East. Land uses on surrounding blocks include Aviation High School, located across 35th Street from the facility, and light industrial uses on the remaining blocks. The site also falls within the Long Island City Industrial Business Zone.

ENVIRONMENTAL REVIEW

This application (C 120113 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 (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 12FDO002Q. The lead is the Fire Department of New York.

After a study of the potential impacts of the proposed action, a Negative Declaration was issued on November 10, 2011.

UNIFORM LAND USE REVIEW

This application (C 120113 PCQ) was certified as complete by the Department of City Planning on December 12, 2011 and was duly referred to Community Board 2 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 2 held a public hearing on this application on January 5, 2012 and on that date, by a vote of 37 in favor, 0 opposed, and 0 abstentions, recommended approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation on February 23, 2012 approving the application.

City Planning Commission Public Hearing

On February 8, 2012 (Calendar No. 2), the City Planning Commission scheduled February 29, 2012 for a public hearing on this application (C 120113 PCQ). The hearing was duly held on February 29, 2012 (Calendar No. 11). A representative of the FDNY appeared in favor of the application. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application by the FDNY and DCAS for the site selection and acquisition of 56,000 square feet of a building located at 34-02 Queens Boulevard (Block 246, part of Lot 1), is appropriate.

The Commission notes that the FDNY Technical Services Division Headquarters and Warehouse is located in an M1-4 zoning district, which allows the proposed use as-of-right, and that the facility has operated from this location since 2002. The Commission believes that the facility is compatible with adjacent industrial uses, some of which are also warehouses.

The Commission notes that this facility's central location within New York City allows the FDNY to operate and service its emergency operations units efficiently. The need for the proposed facility was not noted in the Citywide Statement of Needs; however a letter pursuant to Section 204g of the New York City Charter was sent to the Queens Borough President and Queens Community Board 2 on August 15, 2011.

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 considerations and findings described in this report, the application of the Fire Department and Department of Citywide Administrative Services for the site selection and acquisition of property located at 34-02 Queens

Boulevard (Block 246, part of Lot 1), Community District 2, Borough of Queens, for use as a warehouse and offices, is approved.

The above resolution (C 120113 PCQ), duly adopted by the City Planning Commission on March 28, 2011 (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 M. BURDEN, FAICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,

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SHIRLEY A. McRAE, Commissioners



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Joseph Conley
Chairman

Debra Markell Kleinert
District Manager

March 1, 2012

Department of City Planning Calendar Office
City Planning Commission
Room 2E
22 Reade Street
New York, NY 10007-1216

RE: **FDNY Technical Services Warehouse**
34-02 Queens Boulevard, property located on 47th Avenue between
35th Street and 34th Streets
Application # C 120113 PCQ, CEQR 12FD0002Q
CB 2 Recommendation
***Corrected Copy**

Community Board 2 held a public hearing on January 5, 2012 regarding the FDNY Technical Services Warehouse, 34-02 Queens Boulevard, property located on 47th Avenue between 35th Street and 34th Streets, Application #C 120113 PCQ. Following the public hearing at the regular monthly meeting of Community Board 2, a motion was made and seconded to approve the application with the vote as follows:

In favor: 37 Opposed: 0 Abstentions: 1

With the Chairman of Community Board 2 present and not voting.

If you have any questions, please contact CB 2 at (718) 533-8773.

Sincerely,

Debra Markell Kleinert
District Manager

DMK/mag

"Serving the Communities of Long Island City, Sunnyside, Woodside and Maspeth"

Queens Borough President Recommendation

DEPARTMENT OF CITY PLANNING

APPLICATION: ULURP #120113 PCQ FEB 23 2012 COMMUNITY BOARD: Q02

DOCKET DESCRIPTION

QUEENS OFFICE

IN THE MATTER OF an application submitted by the Fire Department of New York and the Department of Citywide Administrative Services, pursuant to Section 197-c of the NYC Charter, for the site selection and acquisition of property located in an M1-4 District at 34-02 Queens Boulevard, Block 246, part of Lot 1, Zoning Map 9b, Sunnyside, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, February 2, 2012 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no other speakers. The hearing was closed.

CONSIDERATION

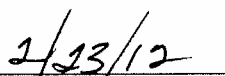
Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Fire Department of New York (FDNY) is proposing to continue leasing space at 34-02 Queens Boulevard for use as their Technical Services Warehouse. The present lease is due to expire in July 2012.;
- FDNY currently occupies approximately 56,000 sf in an 188,000 sf warehouse and office building. The space is used to warehouse all equipment (i.e. ladders, fire hose, axes, gas powered tools, stretchers, defibrillators, backboards) stored on emergency and medical response vehicles. In addition to the emergency response equipment and supplies the location also serves as the primary administrative location for the department's Technical Services Division.;
- This Long Island City facility is centrally located in New York City and is in close proximity to FDNY vehicle repair facilities at 46-67 34th Street and 55-80 58th Street. Following repairs vehicles would go to the Technical Services Warehouse to restock equipment and gear before going back into service.;
- The site is located in an M1-4 district. Development in the immediate area is industrial in nature with some commercial uses. The Technical Services Warehouse is located on the south side of Queens Boulevard between 34th & 35th Streets and bordered by 47th Avenue.
- Community Board 2 approved this application by a vote of thirty-seven (37) in favor, none (0) opposed and one (1) abstention at a public hearing held on January 6, 2012.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application.


PRESIDENT, BOROUGH OF QUEENS


DATE