



## **CITY PLANNING COMMISSION**

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May 25, 2005/Calendar No. 31

C 040127 PCQ

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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 40-14 214<sup>th</sup> Place (Block 6288, Lot 31), Borough of Queens, Community District 11, for use as a parking lot.

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The application for was filed on September 23, 2003 by the New York City Fire Department (FDNY) and the Department of Citywide Administrative Services (DCAS), for site selection and acquisition of property (Block 6288, Lot 31) for use as a parking lot in Queens, Community District 11.

### **BACKGROUND**

The FDNY proposes to use property located at 40-14 214<sup>th</sup> Place (Block 6288, Lot 31) in the Bayside section of CD 11, northeast Queens as a parking lot for employees of Engine Company 306, including an area to locate a hazardous materials response unit.

The 2,000 square-foot lot is located on the west side of 214<sup>th</sup> Place, 40 feet north of 41<sup>st</sup> Avenue. It is zoned R4, undeveloped and currently used for parking. The zoning designation does not permit the use as of right. In this instance, the City is exercising its power not to be subject to its zoning requirements when performing a governmental function. The adjacent lots to the north and west are undeveloped and used for parking accessory to local businesses. Engine Company 306, at the northwest corner of 41<sup>st</sup> Avenue & 214<sup>th</sup> Place, abuts the subject lot to the south.

The area to the north is zoned R4 and developed with one-, two- and three-family homes. Across 214<sup>th</sup> Place to the east, the properties are zoned R3X and developed with one- and two-family homes. There is a C8-1 district south of 41<sup>st</sup> Avenue that is developed with a municipal parking lot, auto and utility uses and the tracks for the Port Washington branch of the Long Island Rail Road (LIRR). Bell Boulevard, Bayside's main shopping and business district, is one block west of the site and zoned C1-2/R6B. Development in this area is predominantly two- and three-story buildings that have retail and office uses with residential units above. The LIRR Bayside station is located at Bell Boulevard between 41<sup>st</sup> and 42<sup>nd</sup> avenues.

On December 2, 1004, a Zoning Override was issued by the Deputy Mayor for Operations since an accessory parking lot is not a permitted use in an R4 zoning district.

## **ENVIRONMENTAL REVIEW**

This application (C 040127 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 03FDO001). 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 September 2, 2003.

## **UNIFORM LAND USE REVIEW**

This application (C 040127 PCQ) was certified as complete by the Department of City Planning on January 18, 2005, 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 on March 7, 2005, and on that date, by a vote of 33 to 0 with no abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on March 30, 2005.

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

On April 13, 2005 (Calendar No. 10), the City Planning Commission scheduled April 27, 2005, for a public hearing on this application (C 040127 PCQ). The hearing was duly held on April 27, 2005 (Calendar No. 39). There were no speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the application for site selection and acquisition of property located at 40-14 214<sup>th</sup> Place (Block 6288, Lot 31) for use as a parking for Engine Company 306 is

appropriate.

The Commission notes that the subject lot abuts Engine Company 306, is vacant and is currently used for parking by employees of the firehouse under a private lease agreement. The Commission also notes that two adjacent lots are used by nearby commercial uses for parking. The FDNY intends to continue using the lot for accessory parking and to provide an area that would serve as a station for a hazardous materials response unit. Access and egress to the parking area would be along 214<sup>th</sup> Place which serves both commercial and residential traffic. The Commission recognizes that the proposed site selection and acquisition will enhance the operations of Engine Company 306.

The proposed 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 Queens.

## **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 consideration described in this report, the application submitted by the Fire Department and the Department of Citywide

Administrative Services for site selection and acquisition of property located at 40-14 214<sup>th</sup> Place (Block 6288, Lot 31), Borough of Queens, Community District 11, for use as a parking lot, is approved.

The above resolution (C 040127 PCQ), duly adopted by the City Planning Commission on May 25, 2005 (Calendar No. 31), 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 R. CAVALUZZI, R.A.,**  
**RICHARD W. EADDY, JANE GOL, LISA A. GOMEZ, CHRISTOPHER KUI,**  
**JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS,**  
Commissioners