



IN THE MATTER OF an application submitted by the New York Police 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 55-15 Grand Avenue (Block 2610, Lots 305, 336, 357) for use as a warehouse facility, Borough of Queens, Community District 5.

This application (C 170394 PCQ) for the site selection and acquisition of property located at 55-15 Grand Avenue (Block 2610, Lots 305, 336, 357) for use as a warehouse facility was filed by the New York Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS) on May 4, 2017.

BACKGROUND

NYPD and DCAS are seeking approval of an application for the site selection and acquisition of privately-owned property located at 55-15 Grand Avenue (Block 2610; Lots 305, 336 and 357) in the Maspeth neighborhood of Queens, Community District 5. The site is bounded by Maspeth Avenue on the north, Rust Street on the east, Grand Avenue on the south, and Page Place on the west. NYPD and DCAS intend to acquire the site to facilitate the development of a consolidated NYPD Property Clerk warehouse facility for the storage of records and evidence, establishing a permanent replacement of the six existing Property Clerk evidence and storage facilities currently located throughout New York City.

The NYPD presently warehouses items in six separate warehouses/storage locations totaling approximately 500,000 square feet throughout New York City. Existing NYPD warehouse facilities store various types of materials, including DNA samples and biological evidence, general property, and other contraband and goods. Each type of evidence has spatial and environmental requirements to ensure long term preservation. Each type of evidence must be stored and catalogued to facilitate timely and accurate retrieval upon request while

minimizing costs. The current NYPD facilities are becoming overcrowded and several of the facilities experienced damage as a result of Super Storm Sandy in 2012 and remain vulnerable to future flooding.

The proposed relocation site consists of three contiguous lots located at 55-15 Grand Avenue (Block 2610; Lots 305, 336 and 357) within an M3-1 zoning district, which permits warehouses as-of-right. The total site comprises approximately 385,000 square feet of lot area and is developed with six interconnected buildings built between 1925 and 1972, ranging in height between one and two stories with ceiling heights from 21 to 58 feet. The six buildings together contain approximately 296,550 gross square feet, including about 24,000 gross square feet of office space.

A corrugated box manufacturing facility has been operating at the site for the past 90 years. The existing facility is still operational, though the current owner is currently constructing a new facility and is planning to relocate to the new facility as soon as construction is completed.

The site at 55-15 Grand Avenue was selected because the existing buildings on the site offer an opportunity to consolidate the current NYPD facilities into one City-owned property. This would enable the NYPD to centralize its operations and provide efficient storage with ample capacity for future growth. An adaptive reuse approach for the site proposes to combine and renovate approximately 167,510 gross square feet of the existing 296,550-gross-square-foot floor area for administrative uses and conventional rack storage. The remaining space (approximately 129,040 gross square feet) would be demolished to construct a new, approximately 249,290-gross-square-foot warehouse, consisting of a single floor with 70 feet of clear height at the northern portion of the property to accommodate efficient, compact storage high density racking systems. With the proposed addition, the total on-site building area would be approximately 416,800 gross square feet. The built FAR would be approximately 1.08. The new facility would offer climate controlled areas specific to the items being stored in the area and loading docks would be enclosed within a secure area. The new construction would also provide parking for all staff and visitors. An increased buffer between the facility and Grand Avenue (the southernmost portion of the site, between the

facility and the sidewalk) would be provided for security purposes

NYPD anticipates that this development would result in up to approximately 60 NYPD and civilian personnel on the project site daily, engaged in activity related to the warehouse functions. Consistent with existing conditions, the hours of operation for a consolidated facility would be from 6:00 AM to 6:00 PM, Monday through Friday, with public access from 7:00 AM to 2:30 PM.

The proposed use of the site is consistent with the existing mix of light industrial and manufacturing uses within 400 feet of the site, including a baked goods distributor located southwest of the site at the corner of Grand Avenue and 54th Street, and the Metropolitan Transit Authority Warehouse (the central warehouse for its Division of Supply Logistics) northwest of the site on Maspeth Avenue. The surrounding area is developed with distribution facilities and a variety of commercial and industrial properties. Further from the project site, commercial and residential uses become more prevalent as one travels north into Maspeth and southwards toward Ridgewood.

ENVIRONMENTAL REVIEW

This application (170394 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 16NYP001Q. The lead agency is the New York City Police Department (NYPD).

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on May 18, 2017.

UNIFORM LAND USE REVIEW

This application (C 170394 PCQ) was certified as complete by the Department of City Planning on May 22, 2017 and was duly referred to Community Board 5 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 5 held a public hearing on this application (C 170394 PCQ) on June 14, 2017, and, on July 12, 2017, by a vote of 38 in favor, none opposed, and with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 170394 PCQ) was considered by the Queens Borough President, who issued a recommendation approving the application on August 2, 2017.

City Planning Commission Public Hearing

On August 9, 2017 (Calendar No. 12), the City Planning Commission scheduled August 23, 2017 for a public hearing on this application (C 170394 PCQ). The hearing was held on August 23, 2017 (Calendar No. 19). Two speakers, testified in support of the application, and none in opposition.

The first speaker, a representative of NYPD, provided a brief overview of the project and described the need for the consolidation of the facilities, which are currently dispersed throughout the city. He said that several existing facilities were damaged by Super Storm Sandy in 2012 and remain vulnerable today, and that the proposed facility would be a modern, centrally located warehouse outside of the floodplain. He also described the automated storage and retrieval system proposed for the facility and its potential to maximize storage capacity and improve efficiency.

A representative of DCAS also testified in favor of the project. She stated that this site would

be City-owned and would accommodate NYPD warehousing needs well into the future. She also provided some background on the process of finding a location for the facility.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 170394 PCQ) for the acquisition and site selection of property for use as a warehouse facility is appropriate.

The use of the project site as a warehouse facility conforms to zoning regulations governing M3-1 zoning districts and the facility will be compatible with the industrial, manufacturing and distribution facilities that exist in the immediate vicinity of the project site.

Several of the existing NYPD facilities remain vulnerable to flooding. The proposed facility would be located outside of the floodplain with substantially less risk of flood damage. The consolidation of the existing facilities will provide the NYPD a more efficient storage system that will allow staff to retrieve items in a timely manner.

The proposed site selection and acquisition will allow the NYPD to have a centralized warehouse for the storage of records, evidence and other goods by establishing a permanent replacement of the six existing facilities into one consolidated NYPD Property Clerk Warehouse Facility.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed 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 the site selection and acquisition of property located at 55-15 Grand Avenue (Block 2610, Lots 305, 336, 357) for use as a warehouse facility, Borough of Queens, Community District 5, in an application submitted by the New York Police Department and the Department of Citywide Administrative Services dated May 4, 2017, is approved.

The above resolution (C 170394 PCQ), duly adopted by the City Planning Commission on September 19, 2017 (Calendar No. 12), 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*
RAYANN BESSER, ALFRED C. CERULLO, III,
MICHELLE R. DE LA UZ, JOSEPH I. DOUEK,
CHERYL COHEN EFFRON, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN,
Commissioners

Application #: **C170394 PCQ**

Project Name: **NYPD Property Clerk Warehouse**

CEQR Number: 16NYP001Q

Borough(s): Queens

Community District Number(s): 5

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the New York Police 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 55-15 Grand Avenue (Block 2610, Lots 305, 336, 357) for use as a warehouse facility.

Applicant(s): New York City Police Department One Police Plaza, Room 606 New York, NY 10038		Applicant's Representative: Captain Joseph Memoly (NYPD) 646-610-7650
Recommendation submitted by: <i>Community Board 5, Queens</i>		
Date of public hearing: <i>6/14/2017</i>	Location: <i>Christ the King High School 68-02 Metropolitan Ave., 11379</i>	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
<small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>		
Date of Vote: <i>7/12/2017</i>	Location: <i>Christ the King High School 68-02 Metropolitan Avenue, 11379</i>	
RECOMMENDATION		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions		
Please attach any further explanation of the recommendation on additional sheets, as necessary.		
Voting # In Favor: <i>38</i> # Against: <i>-0-</i> # Abstaining: <i>-0-</i> Total members appointed to the board: <i>46</i>		
Name of CB/BB officer completing this form <i>Gary Giordano Gary Giordano</i>	Title <i>District Manager</i>	Date <i>7/21/2017</i>

Queens Borough President Recommendation

APPLICATION: ULURP #170394 PCQ

COMMUNITY BOARD: Q05

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the New York Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of a property for use as a warehouse facility located in an M3-1 District at **55-15 Grand Avenue** (Block 2610, Lots 305, 336, 357), Zoning Map 12a, Maspeth.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on July 26, 2017 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 for this application. The hearing was closed.

CONSIDERATION

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

- The NYPD and DCAS are requesting approval for site selection and acquisition of a privately owned property that would be redeveloped with a new citywide NYPD Property Clerk Warehouse Facility and allow consolidation of materials and the operations currently located at six locations around the city;
- The subject property is located in an M3-1 district within the Maspeth Industrial Business Zone. The approximately 385,000 sf is currently improved with six interconnected buildings totaling 296,550 gsf. A corrugated box manufacturing facility has been operating at this location for the past 90 years. This business is planning to move to a new facility out of the city;
- The site is located on a block bounded by Maspeth Avenue on the north, Rust Street on the east, Grand Avenue on the south and Page Place on the west. The area in the immediate vicinity of the site is developed with large warehouses, manufacturing and distributions facilities;
- Acquisition of this property would allow construction of a state-of-the-art storage facility for use as a city wide central NYPD warehouse for records and evidence storage. Various materials and items would be stored at the facility including DNA samples, biological evidence, general property, contraband and other goods. The new 416,800 gsf building would include 249,290 gsf of newly constructed space incorporated onto the rear of the remaining 167,510 gsf portion of the existing buildings that would be adaptively reused. The new facility would accommodate an efficient, compact storage using a high density Automated Storage and Retrieval System. Onsite surface parking would be provided by 58 spaces along the west and south sides of the property. The facility would be staffed on a 24-hour basis. However, the main operating hours would be 6:00 am to 6:00 pm Monday through Friday. Public access would be allowed from 7:00 am to 2:30 pm Monday through Friday. NYPD anticipates that on a daily basis approximately up to 60 NYPD and civilian personnel related to the warehouse functions would be on the site. NYPD would enter into an agreement allowing the current owner/operator up to two years to continue operations on the site pending completion of their new box manufacturing facility. Completion of the new NYPD Property Clerk Warehouse Facility is expected in 2022 and it is anticipated to be fully operational by 2024;
- NYPD presently warehouses items using a total of approximately 500,000 sf spread over six separate warehouse/storage facilities located throughout New York City. NYPD is proposing to modernize and consolidate the storage of evidence and records to make retrieval of these materials more efficient, maintain the integrity of evidence and to address other issues experienced at the existing storage sites. These issues include location of some of the storage sites in flood plains, heavy damage at some of these sites due to Hurricane Sandy, facilities located in remote areas, limited availability of the facility due to lease terms, and inefficient operations due to inadequate buildings or equipment;
- CB 5 approved this application by a vote of thirty-six (36) in favor with none (0) against and none (0) abstaining at a community board meeting held on July 12, 2017.

RECOMMENDATION

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



PRESIDENT, BOROUGH OF QUEENS

8/2/17

DATE