



IN THE MATTER OF an application submitted by the Department of Sanitation (DSNY) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 122-10 31st Avenue (Block 4378, Lot 18 and Block 4377, Lot 29 and 30) for use as an overflow parking lot for the Queens 7/7A Garages, Borough of Queens, Community District 7.

The New York City Department of Sanitation (DSNY) and the New York City Department of Citywide Administrative Services (DCAS) filed this application for a site selection and acquisition on July 1, 2020. The proposed action would facilitate the continued use of approximately 38,000 square feet of privately-owned property at 122-10 31st Avenue (Block 4378, Lot 18 and Block 4377, Lots 29 and 30) as a parking lot for DSNY vehicles and equipment in the College Point neighborhood of Queens, Community District 7.

BACKGROUND

The applicants seek a site selection and acquisition of the project site, an approximately 38,000 square-foot parking lot at 122-10 31st Avenue (Block 4378, Lot 18 and Block 4377, Lots 29 and 30) to support the DSNY operations for Queens 7 District Garage (Q7 Garage) and Queens 7 and 11 District's Mechanical Broom Annex (Q7A/Q11A), located one block north of the parking lot. The parking lot has been used for DSNY's overflow vehicle storage and equipment since October of 2015, as well as other agency vehicles awaiting repair, pursuant to the Mayoral directive for fleet consolidation. The parking lot addresses the Mayor's Executive Order 161, requiring consolidation of municipal fleet operations and centralization of repair and maintenance functions to reduce fleet costs and improve service. Agencies that have repair and

fueling infrastructure, including DSNY, are required to provide comprehensive fleet repair and maintenance services to other agencies. The Q7 Garage serves other agencies within the northern part of Queens, typically maintaining three to four sister agency vehicles, primarily from the Department of Parks and Recreation and the Department of Environmental Protection. The parking lot also addresses the community's concerns regarding DSNY vehicles parking on the residential streets by allowing DSNY to park its vehicles on site.

The project site is a paved and fenced parking lot located at the corner of 31st Avenue and 122nd Street. It is located in an M2-1 zoning district within the College Point Special District of Community District 7. Land uses within the M2 zoning district consist primarily of parking facilities, industrial and manufacturing uses, transportation and utility uses. Within the College Point Special District, all uses must meet M1 zoning district performance standards and require enclosure and screening to minimize the impacts on residential blocks in the College Point neighborhood. Further north, outside the College Point Special District are lower-density R4 and R5 zoning districts north of 28th Avenue.

The area surrounding the project site contains commercial and industrial uses. The primary commercial uses in close proximity to the project site are a Home Depot and CubeSmart Self Storage facility, accessible through a curb cut on the southern side of 31st Avenue between 123rd Street and College Point Boulevard. A variety of construction-related firms occupy much of the surrounding area, including asphalt plants, plumbing supply stores, flooring salesrooms, and building material storage sites. ConEdison operates a large parking lot and vehicle

maintenance facility in the northwesterly lot at the corner of 31st Avenue and College Point Boulevard.

State and City agencies also operate facilities near the project site. The NYPD operates the Queens Borough Tow Pound in the southwesterly lot at the corner of 31st Avenue and College Point Boulevard as well as the Police Academy, located north and east of the parking lot. The New York State Department of Motor Vehicles facility is located at the intersection of the Whitestone Expressway access road and 31st Avenue. DSNY's North Shore Marine Transfer Station is located to the west of the parking lot at Flushing Bay and 31st Avenue.

Operationally, the project site stores a combination of 16-24 vehicles (collection, recycling, and relay trucks) and five -10 non-operational trucks, as well as the occasional short-term parking of empty 10-15 Roll-on/Roll-off containers and typically three to four vehicles from other agencies that are awaiting repair. The lot would operate Monday through Friday, from 6:00am to 2:00pm. No personnel would be stationed on site.

ENVIRONMENTAL REVIEW

This application (C 210005 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 lead is DSNY. The designated CEQR number is 19DOS005Q.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on March 26, 2019.

WATERFRONT REVITALIZATION PROGRAM

This application (C 2100055 PCQ) was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.). The designated WRP number is 19-043. This action was determined to be consistent with the policies of the WRP.

UNIFORM LAND USE REVIEW

This application (C 210005 PCQ) was certified as complete by the Department of City Planning on September 14, 2020, and duly referred to Queens Community Board 7 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 7 held a public hearing on this application (C 210005 PCQ) on November 9, 2020, and on that date, by a vote of 38 in favor and two opposed, voted to recommend approval of the application, with the following conditions:

“The area should be utilized primarily for CB7 trucks and equipment, foregoing emergency conditions.

Ensure that trucks and equipment do not remain in the lot more than 8 weeks with particular attention to equipment being taken out of service and or going to auction or final disposition.

Once construction is completed on existing facilities the DSNY will endeavor to keep as much equipment off the local streets as practical.

Ingress and egress to the facility should take place on 31st Ave and trucks and equipment should always utilize truck routes or commercial routes when travelling to and from the site.

A friendly recommendation was made that additional street cleaning be performed on College Point Blvd from Lax Ave to the Van Wyck at least twice a week.”

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 210005 PCQ) on December 3, 2020, and on December 14, 2020, issued a recommendation to approve the application with the following conditions:

“College Point Boulevard has experienced significant development in the last two decades which has significantly increased foot and vehicular traffic on the once underutilized street. There have also been extensive reorganization of the Downtown Flushing street network that has redirected traffic from Main street onto nearby streets including College Point Boulevard. DSNY should increase street cleaning on College Point Boulevard particularly the busiest portions of the heavily utilized thoroughfare north (through to the College Point commercial corridor) and south (Roosevelt Avenue);

The proposed parking lot on 31st Avenue and the nearby DSNY CD7 Garage are located in close proximity to the College Point Corporate Park. DSNY must make all efforts to maintain and keep the streets around their facilities free and clear of vehicles or other equipment.”

City Planning Commission Public Hearing

On December 2, 2020 (Calendar No. 5), the City Planning Commission scheduled December 16, 2020 for a public hearing on this application (C 210005 PCQ). The hearing was duly held on

December 16, 2020 (Calendar No. 13). Three speakers testified in favor of the application and none in opposition.

A representative from DSNY presented an overview of the application, explaining that the parking lot is a critical need for the operation of the Q7 Garage and Q7A/Q11A Mechanical Broom Annex as these facilities undergo floor slab renovations. He reiterated DSNY's commitment to clean the neighborhood streets as noted in the Community Board and Borough President's recommendation letters.

Two other DSNY representatives spoke of their support for the application.

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

CONSIDERATION

The City Planning Commission believes that the application for site selection and acquisition of property is appropriate.

The Commission notes that the DSNY Q7 parking lot is located in an M2-1 zoning district, which allows the proposed use as-of-right. The Commission also notes that the parking lot has operated from this location since 2015, and believes that this location provides an opportune spot for continued and future use. Vehicles stored at the parking lot are typically awaiting repair at DSNY's Q7 and Q7A/Q11A Garages, which are located one block north of the subject lot. The Commission believes that the facility is compatible with adjacent industrial uses and serves

its intended purpose of preventing traffic congestion on local streets by keeping DSNY vehicles in a secure off-street parking lot while awaiting repair.

The Commission acknowledges the conditions of the Community Board and Borough President's votes and DSNY's commitment to cleaning the neighboring streets, and encourages DSNY to continue to be open to community feedback.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on March 26, 2019 with respect to this application (CEQR No. 19DOS005Q), 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, for the site selection and acquisition of property located at 122-10 31st Avenue (Block 4378, Lot 18 and Block 4377, Lot 29 and 30) for use as an overflow parking lot for the Queens 7/7A Garages.

The above resolution (C 210005 PCQ), duly adopted by the City Planning Commission on January 20, 2020 (Calendar No. 15), 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 DE LA UZ, JOSEPH DOUEK, RICHARD W. EADDY,
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners***



Community Board 7

Borough of Queens
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Malba, Queensborough Hill, Whitestone and Willets Point

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Sharon Lee
Acting Queens Borough President

Eugene T. Kelty Jr.
Chairperson

Marilyn McAndrews
District Manager

November 12, 2020

Marisa Lago, Chairperson
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

RE: **DSNY- 122-10 31 Ave, College Point, NY**
CEQR#19DOS005Q
Queens, Community Board #7

Dear Madam Chair,

At the November 9, 2020 Public Hearing and Regular Meeting of Community Board #7 the board voted, 38 in favor to APPROVE and 2 against the application.

The motion was to approve lease and use of the above mentioned premises with the following stipulations;

- The area should be utilized primarily for CB7 district trucks and equipment, foregoing emergency conditions.
- Ensure that trucks and equipment do not remain in the lot more than 8 weeks with particular attention to equipment being taken *out of service* and or going to auction or final disposition.
- Once construction is completed on existing facilities the DSNY will endeavor to keep as much equipment off the local streets as practical.
- Ingress and egress to the facility should take place on 31st Ave. and trucks and equipment should always utilize truck routes or commercial routes when traveling to any from the site.
- A friendly recommendation was made that additional street cleaning be performed on College Point Blvd. from Lax Avenue to the Van Wyck at least twice a week.

Community Board 7 continues to support projects that will improve the quality of life for its residents and community. Should you have any questions, please do not hesitate to contact the board office at 718-359-2800.

Sincerely,


Eugene T. Kelty
Chairperson


Marilyn McAndrews
District Manager

Application #: C 210005 PCQ CEQR Number: 19DOS005Q	Project Name: DSNY 122-10 31st Ave College Pt Site Borough(s): QUEENS Community District Number(s): 7
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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 Department of Sanitation (DSNY) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 122-10 31st Avenue (Block 4378, Lot 18 and Block 4377, Lot 29 and 30) for use as an overflow parking lot for the Queens 7/7A Garages, Borough of Queens, Community District 7.

Applicant(s): Department of Sanitation 125 Worth St New York, NY 10013		Applicant's Representative: Arlana Davis Department of Sanitation 125 Worth St New York, NY 10013	
Recommendation submitted by: Queens Community Board 7			
Date of public hearing: November 9, 2020		Location: Held virtual via Windstream.	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote: November 9, 2020		Location: Virtual via Windstream. https://meeting.windstream.com/	
RECOMMENDATION <div> <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Modifications/Conditions </div> <div> <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions </div> <p><u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u></p>			
Voting # In Favor: 38 # Against: 2 # Abstaining: Total members appointed to the board: 50			
Name of CB/BB officer completing this form 		Title Chairman	Date 11/12/2020

Queens Borough President Recommendation

APPLICATION: ULURP #210005 PCQ

COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Sanitation (DSNY) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 122-10 31st Avenue (Block 4378, Lot 18 and Block 4377, Lot 29 and 30) for use as an overflow parking lot for the Queens 7/7A Garages;

PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, December 3, 2020 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:


- This application for site selection and acquisition of privately-owned property located at 122-10 31st Avenue has been filed by the Department of Sanitation (DSNY) and the Department of Citywide Administrative Services (DCAS). The proposed lease would allow DSNY's continued use of the site to alleviate vehicular overcrowding at the Queens 7 District Garage (Q7) and Mechanical Broom Annex (Q7A);
- The overflow parking lot (Block 4378 Lot 18 and Block 4377 Lot 29 and 30) is a 37,590 SF privately-owned lot that is both unimproved and fenced. It is situated within the College Point Special District zoned M2-1. Since 2015, DSNY had used the lot under a license agreement to collect overflow from the Q7 and Q7A Garages pursuant to Mayoral Executive Order 161 requiring fleet consolidation. The site stores 16 to 24 vehicles (collection, recycling, relay trucks), 5 to 10 condemned trucks, and occasionally serves as short-term parking for 10 to 15 empty Roll-on/Roll-off containers and 3 to 4 vehicles from other agencies awaiting repair. The lot will operate Monday to Friday, from 6 AM to 2 PM with no personnel on site. The proposed lease would be for five years upon approval. DSNY also has no future plans for construction on site;
- Queens 7 Garage is located at 30-04 121st Street (Block 4346 Lot 75), one block northwest of the project site. The 134,564 SF facility sits on a 485,000 SF lot and is responsible for collecting 1,775 tons of curbside refuse and recycling per week for Community Board 7. Q7 also serves other city agencies within this portion of Northern Queens, typically maintaining three to four sister agency vehicles, primarily from the Department of Parks and Recreation and Department of Environmental Protection. The garage is currently undergoing extensive floor slab rehabilitation with a target completion date of Summer 2025. Until completion of the floor slab rehabilitation DSNY will need to retain the overflow lot for vehicle storage;
- The Mechanical Broom Annex is located at 30-19 122nd Street (Block 4350 Lot 1), adjacent to and northeast of the project site. The 36,400 SF one-story facility sits on a 48,900 SF lot and houses and maintains the DSNY mechanical broom equipment for District Q7A. Q7A serves both Community Boards 7 and 11;
- Immediately adjacent to the project site are industrial uses such as storage yards, parking lots, a self-storage facility, Con-Edison utility yard, showrooms for wholesale construction materials, and an asphalt manufacturing plant. State and city agencies also operate facilities near the project site including the Queens Borough Tow Pound and Police Academy managed by the New York City Police Department and the New York State Department of Motor Vehicles of College Point. Further north outside the College Point Special District are medium residential R4 and R5 Districts;
- Community Board 7 (CB 7) approved the application with conditions by a vote of thirty-eight (38) in favor with two (2) against and none (0) abstaining at the monthly board meeting held on November 9, 2020. The conditions of approval reflect the Land Use Committee's report on the committee's meeting and their vote, six (6) in favor with one (1) against, to recommend approval with conditions. CB 7's conditions are as follows:
 1. The area should be utilized primarily for CB 7 district trucks and equipment, forgoing emergency conditions;
 2. Ensure that trucks and equipment do not remain in the lot more than 8 weeks with particular attention to equipment being taken out of service and or going to auction or final disposition;

- 3. Once construction is completed on existing facilities the DSNY will endeavor to keep as much equipment off the local streets as practical;
 - 4. Ingress and egress to the facility should take place on 31st Ave. and trucks and equipment should always use truck or commercial routes when traveling to and from the site;
 - 5. Additional street cleaning be performed on College Point Boulevard from Lax Avenue to the Van Wyck Expressway at least twice a week;
- o At the December 3, 2020 Land Use Public Hearing, the Borough President asked DSNY about the CB 7 condition of approval that there should be increased street cleaning of College Point Boulevard from Lax Avenue to the Van Wyck Expressway. DSNY responded that the department was considering the request. Subsequent to the hearing, DSNY responded that *"The Department of Sanitation is committed to keeping all neighborhoods in New York City healthy, safe and clean, including Queens Community Board 7. DSNY will work with CB7 to evaluate street cleaning along College Point Boulevard between Lax Avenue and Van Wyck Expressway within DSNY's current budget constraints. Such evaluation will include the frequency of cleaning along current "No Parking" and "No Standing" areas as well as the potential to add new parking restrictions in metered and non-metered areas to allow for street sweeping to take place"*;

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- College Point Boulevard has experienced significant development in the last two decades which has significantly increased foot and vehicular traffic on the once underutilized street. There have also been extensive reorganizations of the Downtown Flushing street network that has redirected traffic from Main Street onto nearby streets including College Point Boulevard. DSNY should increase street cleaning on College Point Boulevard particularly the busiest portions of the heavily utilized thoroughfare north (through to the College Point commercial corridor) and south (Roosevelt Avenue);
- The proposed parking lot on 31st Avenue and the nearby DSNY CD 7 Garage are located in close proximity to the College Point Corporate Park. DSNY must make all efforts to maintain and keep the streets around their facilities free and clear of vehicles or other equipment.


PRESIDENT, BOROUGH OF QUEENS

12/14/2020
DATE