



CITY PLANNING COMMISSION

May 22, 2013/Calendar No. 9

C 130159 PPQ

IN THE MATTER OF an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of four (4) city-owned properties located on Block 276, Lot 46, Block 2545, Lot 54, Block 2573, Lot 124 and Block 2575, Lot 244, Borough of Queens, Community District 2, pursuant to zoning.

The application for the disposition of four city-owned properties was filed by the New York City Department of Citywide Administrative Services on January 8, 2013 to allow for the sale of these four properties pursuant to zoning. The affected properties are located within Community District 2, Queens.

BACKGROUND

The New York City Department of Citywide Administrative Services is proposing to dispose of three city-owned properties in Maspeth and one city-owned property in Long Island City, Queens as part of a Mayoral initiative to consolidate city facility space. The largest property, Block 2573, Lot 124, is zoned M1-1 (1.0 FAR) and is located in Maspeth. The lot is approximately 100,000 square feet and is occupied by a full lot coverage, single-story building occupied by the New York City Fire Department's Fleet Maintenance, EMS Pharmacy, and EMS Medical Supply Units divisions. The Fire Department's fleet maintenance division has already moved from 55-30 58th Street (Block 2573, Lot 124) to 30-30 Review Avenue (ULURP No. 990235 PCQ, approved by the City Planning Commission July 26, 2000, Calendar No. 19) and two facilities under management by the Fire Department's Bureau of Technical Services will relocate to 34-24 Hunters Point Avenue (ULURP No. 110228 PCQ, approved by the City Planning Commission June 22, 2011, Calendar No. 24) within the next few months. DCAS intends to dispose of Block 2573, Lot 124 pursuant to zoning. The existing M1-1 District allows manufacturing, office, and most retail uses.

Of the remaining three properties, Block 2545, Lot 54 (M2-1, 2.0 FAR) and Block 2575, Lot 244 (M3-1, 2.0 FAR) are located in Maspeth and Block 276, Lot 46 (M1-4, 2.0 FAR) is located in Long Island City. Each of these three properties is generally triangular-shaped and is less than

300 square feet. The applicable M1, M2, and M3 zoning districts allow manufacturing, office and most retail uses. Small, undevelopable DCAS properties are eligible to be sold to abutting owners per Section 384 of the New York City Charter.

ENVIRONMENTAL REVIEW

This application (C 130159 PPQ) 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 agency is the Department of Citywide Administrative Services. This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 130159 PPQ) was certified as complete by the Department of City Planning on January 22, 2013 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 (C 130159 PPQ) on March 7, 2013 and, on that date by a vote of 34 in favor and 0 opposed, adopted a recommendation in favor of the application.

Borough President Recommendation

This application (C 130159 PPQ) was considered by the Borough President, who issued a recommendation approving the application on March 23, 2012.

City Planning Commission Public Hearing

On April 10, 2013 (Cal. No. 4), the City Planning Commission scheduled April 24, 2013 for a public hearing on this application (C 130159 PPQ). The hearing was duly held on April 24, 2013 (Cal. No. 15). The applicant spoke in favor of the application. There were no other

speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for the disposition of four city-owned properties pursuant to zoning (C 130159 PPQ) is appropriate. The sale of Block 2573, Lot 124, the largest of the four properties at approximately 100,000 square feet, will create an important economic development opportunity within the Maspeth Industrial Business Zone and generate needed tax revenues for the city. The Commission notes that the remaining three properties are less than 300 square feet each and the proposed sale of these properties to the adjacent property owner is consistent with the city's goal of reducing its inventory of city-owned land.

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 based on the environmental determination, and the consideration described in this report, the application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for disposition of four city-owned properties in Community Board 2, Queens, is approved.

The above resolution (C 130159 PPQ), duly adopted by the City Planning Commission on May 22, 2013 (Cal. No. 9), 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*

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E., BETTY Y. CHEN, MICHELLE DE LA UZ, MARIA M. DEL TORO, JOSEPH DOUEK, RICHARD W. EADDY, ANNA HAYES LEVIN, ORLANDO MARIN, *Commissioners*

Queens Borough President Recommendation

APPLICATION: ULURP #130159 PPQ

COMMUNITY BOARD: Q02

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of four (4) city-owned properties located on Block 276, Lot 46, Block 2545, Lot 54, Block 2573, Lot 124, and Block 2575, Lot 244 pursuant to zoning, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, March 14, 2013 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.

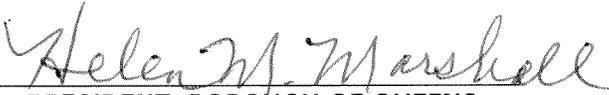
CONSIDERATION

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

- DCAS is proposing the disposition of the following four city-owned properties:
 - Block 276 Lot 46 vacant triangular parcel, approximately 138 square feet, zoned M1-4, Sunnyside
 - Block 2545 Lot 54 vacant triangular parcel, approximately 16 square feet, zoned M2-1, Maspeth
 - Block 2573 Lot 124 approximately 106,500 square feet, developed with one-story NYC Fire Department (FDNY) Fleet Maintenance facility, zoned M1-1, Maspeth.
 - Block 2575 Lot 244 vacant interior parcel approximately 100 feet west of 49th Lane, approximately 275 square feet, zoned M3-1, Maspeth;
- The FDNY will relocate and transfer all the uses housed at this facility on Block 2573 Lot 124 as part of an ongoing citywide fleet consolidation;
- The other three parcels were acquired by New York City through in-rem foreclosure proceedings;
- Community Board approved this application by a vote of thirty-four (34) in favor with none (0) against or abstaining at a public hearing held on March 7, 2013.

RECOMMENDATION

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


PRESIDENT, BOROUGH OF QUEENS


DATE