



CITY PLANNING COMMISSION

March 22, 2006/Calendar No. 17

C 050363 MMQ

IN THE MATTER OF an application, submitted by the Department of Transportation (DOT) and the Department of Citywide Administrative Services (DCAS), pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Linden Boulevard between Pitkin Avenue and Spritz Road;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

Community District 10, Borough of Queens, in accordance with Map No. 4986 dated September 9, 2005 and signed by the Borough President.

The application (C 050363 MMQ) for an amendment to the City Map was filed by the Department of Transportation (DOT) and the Department of Citywide Administrative Services (DCAS), pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code on March 11, 2005. It involves: the elimination, discontinuance and closing of a portion of Linden Boulevard between Pitkin Avenue and Spritz Road; the adjustment of grades necessitated thereby; and any acquisition or disposition of real property related thereto.

RELATED ACTIONS

In addition to the amendment to the City Map which is the subject of this report, implementation of the applicant's proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 050364 PSQ Site selection for DOT maintenance facility.

BACKGROUND

The change in the City Map involves the elimination, discontinuance and closing of a portion of Linden Boulevard between Pitkin Avenue and Spritz Road to facilitate the construction of an approximately 24,153 square foot maintenance facility to replace the dilapidated buildings of the

existing Sunrise Yards facility. This segment of Linden Boulevard has been closed to the public and used by the existing DOT maintenance facility since 1939.

Linden Boulevard, at this location; it is mapped to an 80-foot width, is unimproved and city-owned. The portion of street proposed to be eliminated, discontinued and closed is located between properties under the jurisdiction of DOT. The closed-off portion of Linden Boulevard currently contains a trailer with field administrative offices and a parking area for DOT road maintenance crew.

A full background discussion and project description appears in the report on the related application for site selection (C 050364 PSQ).

ENVIRONMENTAL REVIEW

This application (C 050363 MMQ), in conjunction with the application for the related action (C 050364 PSQ), 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 No. is 05DOT008Q. The lead agency is the Department of Transportation.

A full background discussion and project description appears in the report on the related application for site selection (C 050364 PSQ).

UNIFORM LAND USE REVIEW

This application (C 050363 MMQ), in conjunction with the application for the related action (C 050364 PSQ), was certified as complete by the Department of City Planning on November 14, 2005, and was duly referred to Community Board 10 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 10 held a public hearing on this application (C 050363 MMQ) on January 5, 2006, and on that day, by a vote of 28 to 0, with 1 abstention, adopted a resolution recommending approval of the application.

A full background discussion and project description appears in the report on the related application for site selection (C 050364 PSQ).

Borough President Recommendation

This application (C 050363 MMQ) was considered by the Borough President of Queens who issued a recommendation approving the application on January 18, 2006.

A full background discussion and project description appears in the report on the related application for site selection (C 050364 PSQ).

City Planning Commission Public Hearing

On February 8, 2006 (Calendar No. 7), the City Planning Commission scheduled February 22, 2006 for a public hearing on this application (C 050363 MMQ). The hearing was duly held on February 22, 2006 (Calendar No. 33) in conjunction with the hearing on the related action (C 050364 PSQ).

There were a number of appearances, as described in the report on the related application for site selection (C 050364 PSQ), and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this amendment to the City Map is appropriate.

A full background discussion and project description appears in the report on the related application for site selection (C 050364 PSQ).

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City map and any related acquisition or disposition to be appropriate, adopts the following 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 Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 050363 MMQ) for the amendment to the City Map involving: the elimination, discontinuance and closing of a portion of Linden Boulevard between Pitkin Avenue and Spritz Road; the adjustment of grades necessitated thereby; and any acquisition or disposition of real property related thereto, in Community District 10, Borough of Queens, in accordance with Map No. 4986 dated September 9, 2005 and signed by the Borough President, is approved; and be it further

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts three (3) counterparts of Map No. 4986, dated September 9, 2005 providing for the discontinuance and closing of a portion of Linden Boulevard between Pitkin Avenue and Spritz Road, more particularly described as follows:

DISCONTINUANCE AND CLOSING OF A PORTION OF LINDEN BOULEVARD BETWEEN PITKIN AVENUE AND SPRITZ ROAD:

BEGINNING at a point formed by the intersection of the northerly line of Spritz Road and the

northeasterly line of 88th Street, as said streets are shown on Alteration Map No. 4986 dated September 9, 2005;

1. Running thence northwesterly along the northeasterly line of 88th Street, for 1.73 feet to the former northwesterly line of Linden Boulevard, discontinued and closed;
2. Thence northeasterly along the former northwesterly line of Linden Boulevard, discontinued and closed, forming an interior angle of 107 degrees 51 minutes 00 seconds with the last mentioned course, for 312.34 feet to the southerly line of Pitkin Avenue;
3. Thence easterly along the southerly prolongation line of Pitkin Avenue, forming an interior angle of 141 degrees 47 minutes 00 seconds with the last mentioned course, for 33.75 feet to a point;
4. Thence southerly along a line, forming an interior angle of 90 degrees with the last mentioned course, for 75.25 feet to the southeasterly line of Linden Boulevard;
5. Thence southwesterly along the former southeasterly line of Linden Boulevard, discontinued and closed, forming an interior angle of 128 degrees 13 minutes 00 seconds with the last mentioned course, for 193.32 feet to the northerly line of Spritz Road;
6. Thence westerly along the northerly prolongation line of Spritz Road, forming an interior angle of 141 degrees 47 minutes 00 seconds with the last mentioned course, for 126.66 feet to the northeasterly line of 88th Street, the point or place of **BEGINNING**.

and be it further

RESOLVED that, all such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 4986 are filed with the appropriate

agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and

- b. The subject streets to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution, duly adopted by the City Planning Commission on March 22, 2006 (Calendar No. 17), 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 Chair

IRWIN G. CANTOR, P.E.

ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III,

RICHARD W. EADDY, JANE D. GOL,

LISA A. GOMEZ, CHRISTOPHER KUI,

JOHN MEROLO, DOLLY WILLIAMS, Commissioners

KAREN A. PHILLIPS, Commissioner, Voting No

Community/Borough Board
Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 22 at the above address.

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 050363 MMQ

DOCKET DESCRIPTION

IN THE MATTER OF an application, submitted by the Department of Transportation (DOT) and the Department of Citywide Administrative Services (DCAS), pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Linden Boulevard between Pitkin Avenue and Spritz Road;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

Community District 10, Borough of Queens, in accordance with Map No. 4986 dated September 9, 2005 and signed by the Borough President.

COMMUNITY BOARD NO. 10

BOROUGH Queens

BOROUGH BOARD Queens

DATE OF PUBLIC HEARING January 5, 2006

LOCATION 135-45 Lefferts Blvd.

WAS QUORUM PRESENT? YES NO

S. Ozone Park, NY 11420
(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE January 5, 2006

LOCATION 135-45 Lefferts Blvd.

RECOMMENDATION

APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS
 DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

VOTING :

IN FAVOR 28 AGAINST 0 ABSTAINING 1

TOTAL MEMBERS APPOINTED TO BOARD 37

January 6, 2006

DATE

Elizabeth Braton

COMMUNITY/BOROUGH BOARD OFFICER

Chairperson

TITLE

Queens Borough President Recommendation

APPLICATION: ULURP #050363 MMQ

COMMUNITY BOARD: Q10

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Sections 197-c and 199 of the NYC Charter and Section 5-430 *et seq.* of the NYC Administrative Code, for an amendment to the City Map allowing the elimination, discontinuance and closing of a portion of Linden Boulevard between Pitkin Avenue and Spritz Road, the adjustment of grades and any acquisition or disposition of real property related thereto, in an R4 district located at **Linden Boulevard between Spritz Road and Pitkin Avenue**, Zoning Map 18a, Ozone Park, Borough of Queens. (Related application: ULURP #050364 PSQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, January 12, 2006, 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 speakers on 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:

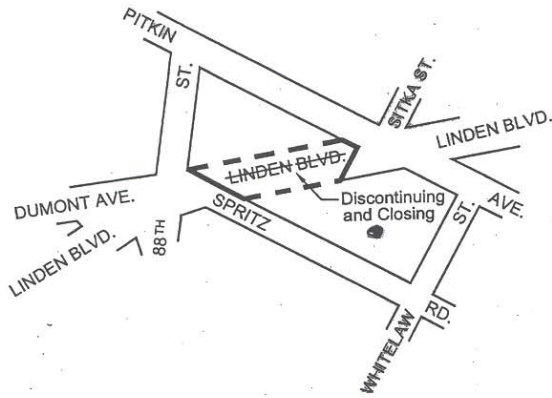
- o The applicant is seeking an amendment to the City Map for the elimination, discontinuance and closing of an unused portion of Linden Boulevard between Pitkin Avenue and Spritz Road. The mapping action includes a related application (# 050364 PSQ) for the site selection and acquisition of property in the bed of Linden Boulevard between Pitkin Avenue and Spritz Road;
- o "The applicant, the New York City Department of Transportation (NYCDOT), plans to demolish two existing buildings at the site. Each block and lot contains one building. One building on Block 11368, Lot 20 is currently vacant. The second building on Block 11401 Lot 19 is partially used by NYCDOT road maintenance crews. The demolition of the two facilities will facilitate the construction of one-new 24,153-sf replacement facility;
- o The site has been in use as a DOT storage yard 1939. The applicant's Facilities Maintenance Operation, currently based at their Glendale Yards facility in Forest Hills, will be relocated in the new facility. The new facility will be responsible for the painting, carpentry, plumbing and locksmithing for all DOT facilities. The new facility will operate from 7:00 AM to 4:00 PM, Monday through Friday. A total of eleven (11) workers will be based on-site and twenty-one (21) offsite. A total of thirty (30) on-site accessory parking spaces will be provided for DOT employees and vehicles;
- o The project site is bounded by Pitkin Avenue to the North; Spritz Road to the South; Whitelaw Street to the East; and 88th Street to the West. The site is abutted by two-story residences (R4 district) with frontages on 88th Street and Spritz Road. The applicant has indicated that the main ingress and egress to the new facility will be located at Pitkin Avenue and Sitka Street to the North. A cars-only employee exit will be provided at Spritz Road;
- o Community Board 10 approved the application by a vote of twenty-eight (28) in favor none (0) opposed and one (1) abstaining at a public hearing held on January 5, 2006.

RECOMMENDATION

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


PRESIDENT, BOROUGH OF QUEENS


DATE



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP
18a
BOROUGH OF
QUEENS

Ernie Sadko, PE
Chief Engineer

New York, Certification Date
November 14, 2005



- NOTE:
- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - - - Indicates line of street proposed to be eliminated.
(Discontinuing and Closing is shown on Alt. Map No. 4986).

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.