



CITY PLANNING COMMISSION

July 2, 2008 / Calendar No. 16

C 080013 PCQ

IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of property located at 49-21 and 48-23 Metropolitan Avenue (Block 2611, lots 460, 470, and p/o lots 452, 454, 1001, and 1002) for use as a vehicle maintenance facility, Borough of Queens, Community District 5.

This application for site selection (C 080013 PCQ) was filed by the New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS) on July 19, 2007, for the site selection and acquisition of private property located at 49-21 and 48-23 Metropolitan Avenue (Block 2611, lots 460, 470, and p/o lots 452, 454, 1001, and 1002) for use as a vehicle maintenance facility, in Maspeth, Queens Community District 5.

BACKGROUND

The NYPD and DCAS are seeking a site selection and acquisition of private property to accommodate NYPD's Fleet Services Division's (FSD) need for additional vehicle maintenance, repair and storage space. The facility is needed to relieve overcrowding at the nearby Central Repair Shop, and to replace capacity lost by the closure of similar facilities on Randalls Island and at Manhattan Pier 76. NYPD intends to use a 22,245 square feet, 1 1/2 story building and 150 vehicle parking area that was formerly occupied by an automobile service facility located at 49-21 and 48-23 Metropolitan Avenue, Ridgewood, Queens (Block 2611, Lots 460 & 470). Also to be acquired is an access easement through private property that serves as a driveway providing access to the site

from Metropolitan Avenue (Block 2611, part of lots 452, 454, 1001 & 1002). The site is located in an M3-1 zoning district. Adjacent properties are predominately storage and manufacturing related uses that operate seven days a week.

ENVIRONMENTAL REVIEW

This application (C 080013 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the New York City Police Department. The designated CEQR number is 07NYP005Q.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on July 31, 2007.

UNIFORM LAND USE REVIEW

This application (C 080013 PCQ) was certified as complete by the Department of City Planning on February 11, 2008 and was duly referred to Community Board 5 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

Community Board 5 held a public hearing on this application on March 12, 2008, and on that date, by a vote of 37 to 2 with no abstentions, adopted a resolution recommending approval of the application, with the following conditions:

1. That there be no overflow of vehicles associated with this NYPD Vehicle Maintenance Facility onto Metropolitan Avenue; and
2. That vehicles are not parked on the easement leading into the facility.

Borough President Recommendation

This application was considered by the Queens Borough President who issued a recommendation on May 29, 2008 approving the application..

City Planning Commission Public Hearing

On May 21, 2008, (Calendar No. 4) the Commission scheduled June 4, 2008 for a public hearing on this application (C 080013 PCQ). The hearing was duly held on June 4, 2008 (Calendar No. 11). There three speakers in favor of the application and none in opposition.

A representative of the State Senator from the 15th district spoke in favor. The project manager and the Director of the Fleet Services Division from the Police Department also appeared in favor of the application.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application for site selection and acquisition of property for use as an NYPD fleet service and vehicles maintenance facility located at 49-21 and 48-23 Metropolitan Avenue, is appropriate.

These actions would enable the NYPD to continue its fleet maintenance operations which require relocation, and would relieve the overcrowded conditions at the NYPD Central Repair Shop at 53-15 58th Street. The proposed site is located in an M3-1 manufacturing district which permits the proposed use and is surrounded by predominately storage and manufacturing related uses.

In response to the conditions of the Community Board, NYPD, in a letter dated June 3, 2008 stated that:

...vehicles being serviced at this location have been, and will continue to be, parked on site in designated parking areas and never on either Metropolitan Avenue or on the easement between Metropolitan Avenue and the repair facility.

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 the consideration described in this report, the application (C 080013 PCQ) submitted by the New York City Police Department and the Department of Citywide Administrative Services for site

selection and acquisition of property located at 49-21 and 49-23 Metropolitan Avenue (Block 2611, Lots 460, 470, and p/o lots 452, 454, 1001, and 1002) for use as a vehicle maintenance facility, Community District 5, Borough of Queens, is approved.

The above resolution (C 080013 PCQ), duly adopted by the City Planning Commission on July 2 (Calendar No. 16), 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
KENNETH J. KNUCKLES, ESQ., Vice Chairman
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SHIRLEY A. MCRAE, JOHN MEROLO, KAREN A. PHILLIPS, Commissioners

