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**IN THE MATTER OF** an application submitted by the Department of Transportation and the Department of Design and Construction, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of Almeda Avenue between Barbadoes Drive and the United States Pierhead and Bulkhead Line;
- the delineation of a sewer easement; and
- the extinguishment of a portion of record street,

including authorization for any acquisition or disposition of real property related thereto, in Community District 14, Borough of Queens, in accordance with Map No. 5006, dated June 15, 2010 and signed by the Borough President.

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The application (C 080440 MMQ) for an amendment to the City Map involving the establishment of Almeda Avenue between Barbadoes Drive and the United States Pierhead and Bulkhead Line; the delineation of a sewer easement; and the extinguishment of a portion of record street, including authorization for any acquisition or disposition of real property related thereto, was filed by the Department of Transportation and the Department of Design and Construction on May 17, 2008 to facilitate the installation of a new storm sewer system.

### **BACKGROUND**

The Department of Transportation and the Department of Design and Construction are requesting a change to the City Map by establishing Almeda Avenue west of Barbadoes Drive and delineating a sewer easement east of the U.S. Pierhead and Bulkhead line, in order to facilitate the installation of a storm sewer outfall as part of a Capital Improvement Project in the Somerville neighborhood of southern coastal Queens.

This dead-end portion of Almeda Avenue is 50 feet wide by approximately 300 feet long, mostly improved, and is open to two-way traffic. The street was dedicated by way of a Corporation Counsel Opinion; however, the street was never officially established on the City Map and the City never acquired title to the street bed. In order for the City to make capital improvements in a public street, such streets must be formally acquired by the City.

The Somerville peninsula is a low-lying coastal area located near the easterly end of the Rockaway Peninsula's north coast. Almeda Avenue, for instance, is less than four feet above mean sea level in Queens. Currently, Somerville does not have a storm sewer system, and is drained only by seepage catch basins which will be replaced with storm drains as part of this project. The proposed outfall will be located at the Bulkhead, about 40 feet west of Almeda Avenue's westerly dead-end-street-line, and will be maintained by the Department of Environmental Protection. The outfall's opening will be 5 feet high by 15 feet wide, and will drain the western half of the peninsula into the Vernam Basin. A second and separate outfall that has already been built will drain the eastern half of the peninsula into the Somerville Basin. The entire area to be drained by these two outfalls is approximately 123 acres in size. Various improvements will be made to Almeda Avenue as part of this project, including resurfacing of pavement and adding curbed sidewalks. Additional changes to the City Map involving other streets in the project area will be made under a separate application at a later date, in order to facilitate Phase 2 of the project which involves installing the actual storm sewer system that will connect to the two outfalls.

The northern half of the subject portion of Almeda Avenue lies within an R4-1 zoning district and the southern half lies within a C-3 zoning district. To the east of Barbadoes Drive the remainder of the peninsula lies within either an R4A or an R4-1 zoning district. The lots to the north of this portion of Almeda Avenue are improved by several detached and semi-detached two-story homes, and a boating marina along the waterfront. The lots on the south side of the street are vacant except for one two-story home.

An interagency conference on this application was held on June 27, 2008. No agency or utility had any objections to the proposal.

### **ENVIRONMENTAL REVIEW**

This application (C 080440 MMQ) 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 10DOT004Q. The lead agency is the Department of Transportation. After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on May 28, 2010.

#### **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW**

This application (C 080440 MMQ) 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 13, 1999 and by the New York State Department of State on May 28, 2002, 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 10-093. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

#### **UNIFORM LAND USE REVIEW**

This application (C 080440 MMQ) was certified as complete by the Department of City Planning on January 24, 2011, and was duly referred to Community Board 14 and the Borough President of Queens in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

#### **COMMUNITY BOARD PUBLIC HEARING**

Community Board 14 held a public hearing on this application (C 080440 MMQ) on March 8, 2011, and on that day, by a vote of 41 to 0, with 0 abstentions, adopted a resolution recommending approval of the application.

#### **BOROUGH PRESIDENT RECOMMENDATION**

The Borough President did not issue a recommendation on this application (C 080440 MMQ).

#### **CITY PLANNING COMMISSION PUBLIC HEARING**

On April 13, 2011 (Calendar No. 4) the City Planning Commission scheduled April 27, 2011 for a public hearing on this application (C 080440 MMQ). The hearing was duly held on April 27, 2011 (Calendar No. 7).

There were two speakers in favor of the application and none opposed. The applicant's consulting engineer described the application and the Deputy Director of the Department of Design and Construction's Infrastructure/Engineering Support Unit described the environmental aspects of the project. There were no other speakers and the hearing was closed.

### **CONSIDERATION**

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

The City Planning Commission notes that Somerville does not currently have a storm sewer system, and is drained only by seepage catch basins which will be replaced with storm drains as part of this project.

The City Planning Commission further notes that the proposed mapping action is necessary to facilitate the installation of the proposed storm sewer system and the related improvements to the street.

The City Planning Commission believes that the proposed Capital Improvement Plan, which will provide Somerville with its first storm sewer system, will greatly benefit the peninsula by helping to prevent flooding in this low-lying coastal area and by providing the infrastructure needed for future development of the peninsula's vacant land.

### **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**, that the City Planning Commission, in its capacity as the City Coastal

Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; 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 080440 MMQ) for the amendment to the City Map involving:

- the establishment of Almeda Avenue between Barbadoes Drive and the United States Pierhead and Bulkhead Line;
- the delineation of a sewer easement; and
- the extinguishment of a portion of record street,


including authorization for any acquisition or disposition of real property related thereto, in Community District 14, Borough of Queens, in accordance with Map No. 5006, dated June 15, 2010 and signed by the Borough President, is approved; and be it further

All such approvals being subject to the following condition:

The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 5006 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.

The above resolution (C 080440 MMQ), duly adopted by the City Planning Commission on May 25, 2011 (Calendar No. 6), 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  
**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,**  
**ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,**  
**RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN,**  
**SHIRLEY A. MCRAE, KAREN A. PHILLIPS**, Commissioners

 <b>Community/Borough Board Recommendation</b> Pursuant to the Uniform Land Use Review Procedure	
Application #: <b>C 080440 MMQ</b>  CEQR Number: <b>10DOT004Q</b>	Project Name: <b>Almeda Ave. I City Map Change</b>  Borough: <b>Queens</b> Community District Number: <b>14</b>
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](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (5-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 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 Transportation and the Department of Design and Construction, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

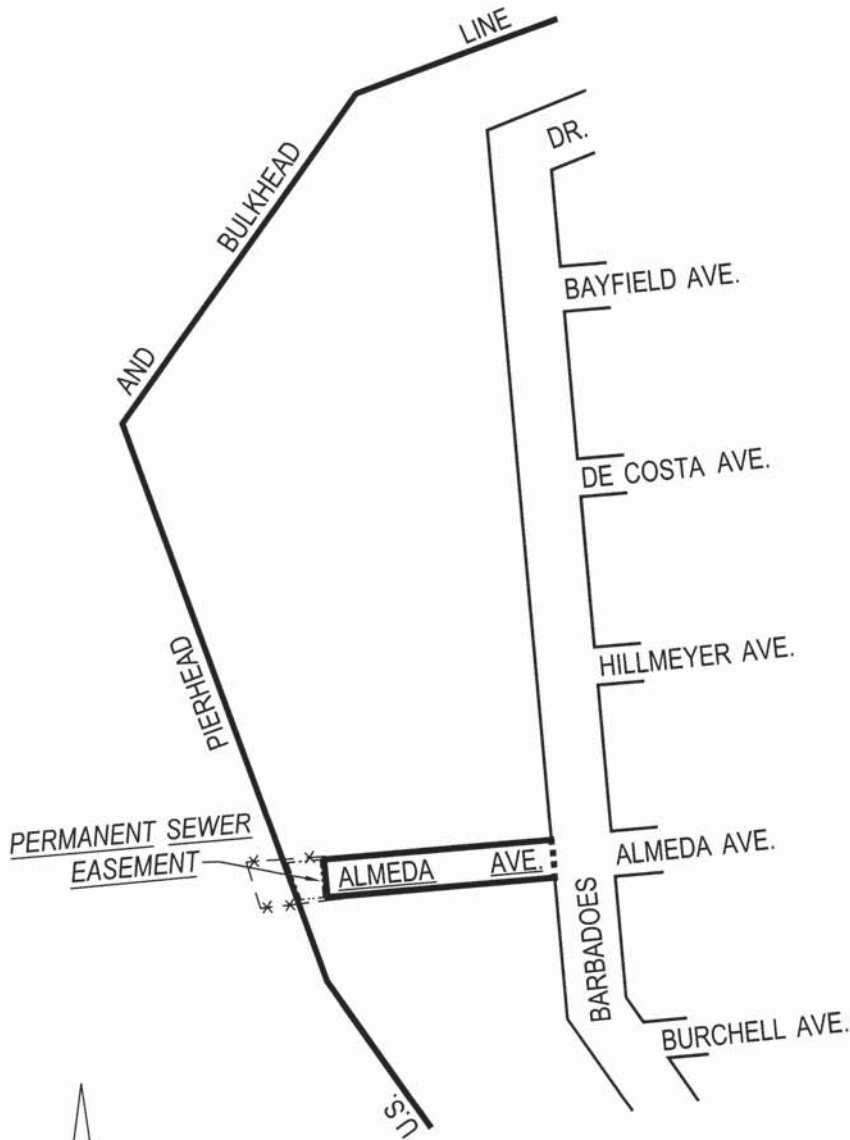
- the establishment of Almeda Avenue between Barbadoes Drive and the United States Pierhead and Bulkhead Line;
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including authorization for any acquisition or disposition of real property related thereto, in Community District 14, Borough of Queens, in accordance with Map No. 5006, dated June 15, 2010 and signed by the Borough President.

<b>Applicant(s):</b> Department of Transportation: 55 Water Street, New York, NY 10041 Department of Design and Construction: 30-30 Thomson Ave, LIC, NY 11101, (718) 391-1286		<b>Applicant's Representative:</b> AKRF Engineering, 440 Park Ave South, 7th Floor New York, NY 10016 (212) 696-0670	
<b>Recommendation submitted by:</b> Queens Community Board 14			
Date of public hearing: <b>3/8/2011</b>		Location: <b>333 Beach 90st</b>	
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: <b>3/8/2011</b>		Location: <b>333 Beach 90st Rockaway Beach NY 11693</b>	
<b>RECOMMENDATION</b>			
<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: <b>41-0</b>		Total members appointed to the board: <b>49</b>	
# In Favor: <b>41</b>		# Against: <b>0</b> # Abstaining: <b>0</b>	
Name: <b>Jonathan Gaska</b>		Title: <b>District Mgt</b>	
Date: <b>3/8/2011</b>			

For Your Information  
 Jonathan Gaska  
 Community Board 14





New York, Certification Date  
JANUARY 24, 2011

CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**MAP CHANGE**  
ON SECTIONAL MAP  
**30c**  
BOROUGH OF  
**QUEENS**

*I. Sadko, P.E.*  
I. Sadko, P.E.  
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
  - Indicates line of street proposed to be established.
  - - - - Indicates line of street proposed to be eliminated.
  - \* - \* - Indicates line of record street proposed to be extinguished.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.