



February 17, 2021 / Calendar No. 18

C 130254 MMQ

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

- the elimination of the northerly 15 feet of 44th Avenue between Junction Boulevard and National Street;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 4, Borough of Queens in accordance with Map No. 5022 dated May 26, 2015 and signed by the Borough President.

This application (C 130254 MMQ) for an amendment to the City Map was filed by the New York City School Construction Authority (SCA) on April 12, 2013. The proposed amendment to the City Map is a follow-up corrective action related to the construction of two public schools that serve Community School District 24 in Queens.

BACKGROUND

The proposed amendment to the City Map is a follow-up corrective action related to two public schools that serve Community School District 24 in Queens. PS 315, The Tiffany School, is an 870-seat intermediate school that initially opened to students in September 2015. IS 311, the Gabriela Mistral Campus, is an 1,050-seat elementary school building that opened to students in September 2016. Both schools are partially built in a mapped but unbuilt portion of 44th Avenue. The proposed amendment would also remove the encumbrance caused by the mapped street over seven private property owners.

The construction of the schools was intended to address the need for additional public school capacity in the area, as identified in the Department of Education's five year capital plan for

fiscal years 2010-2014. According to the plan almost 5,000 additional seats at the primary and intermediate level were needed in School District 24.

The subject portion of 44th Avenue is mapped to a width of 45 feet and is partially owned by the City and adjacent private property owners. It is open to one-way west bound traffic with curbside parking on the north side of the street. The 45-foot mapped width of 44th Avenue between Junction Boulevard and National Street would be narrowed to 30 feet. There were no changes to the 44th Avenue travel way as a result of the school construction.

ENVIRONMENTAL REVIEW

This application (C 130254 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 numbers are 12-003 and 12-004. The lead agency is SCA.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on July 20, 2011.

UNIFORM LAND USE REVIEW

This application (C 130254 MMQ) was certified as complete by the Department of City Planning on October 5, 2020 and was duly referred to Queens Community Board 4, 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 4 held a public hearing on this application (C 130254 MMQ), on December 8, 2020 and on January 12, 2021, by a vote of 20 in favor, seven opposed and none

abstaining, adopted a resolution recommending approval of the application.

Queens Borough President Recommendation

This application (C 130254 MMQ) was considered by the Queens Borough President, who held a public hearing on this application on December 17, 2020, and on January 6, 2021, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On January 6, 2021 (Calendar No. 14), the City Planning Commission scheduled January 20, 2021 for a public hearing on this application (C 130254 MMQ). The hearing was duly held on January 20, 2021 (Calendar No. 37). One speaker testified in favor of the application and none in opposition.

A representative from the SCA testified in support of the application, describing the details of the demapping proposal.

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

CONSIDERATION

The Commission believes that this application for a City Map amendment (C 130254 MMQ) is appropriate.

The Commission acknowledges that the City Map amendment is a follow up corrective action related to the construction of portions of two public schools in a mapped but un-built portion of 44th Avenue.

The Commission notes that school seats were needed in Queens Community School District 24 and supports the construction of the two schools.

The Commission further notes that no changes were made to the travel way of 44th Avenue as a

result of the construction of the two schools and the City Map amendment would allow the City Map to now reflect the built condition of 44th Avenue.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and 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 Section 197-c and 199 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 130254 MMQ), for an amendment to the City Map involving:

- the elimination of the northerly 15 feet of 44th Avenue between Junction Boulevard and National Street;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 4, Borough of Queens in accordance with Map No. 5022 dated May 26, 2015 and signed by the Borough President.

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. 5022 dated May 26, 2015 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.

The above resolution (C 130254 MMQ), duly adopted by the City Planning Commission on February 17, 2021 (Calendar No. 18), 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*

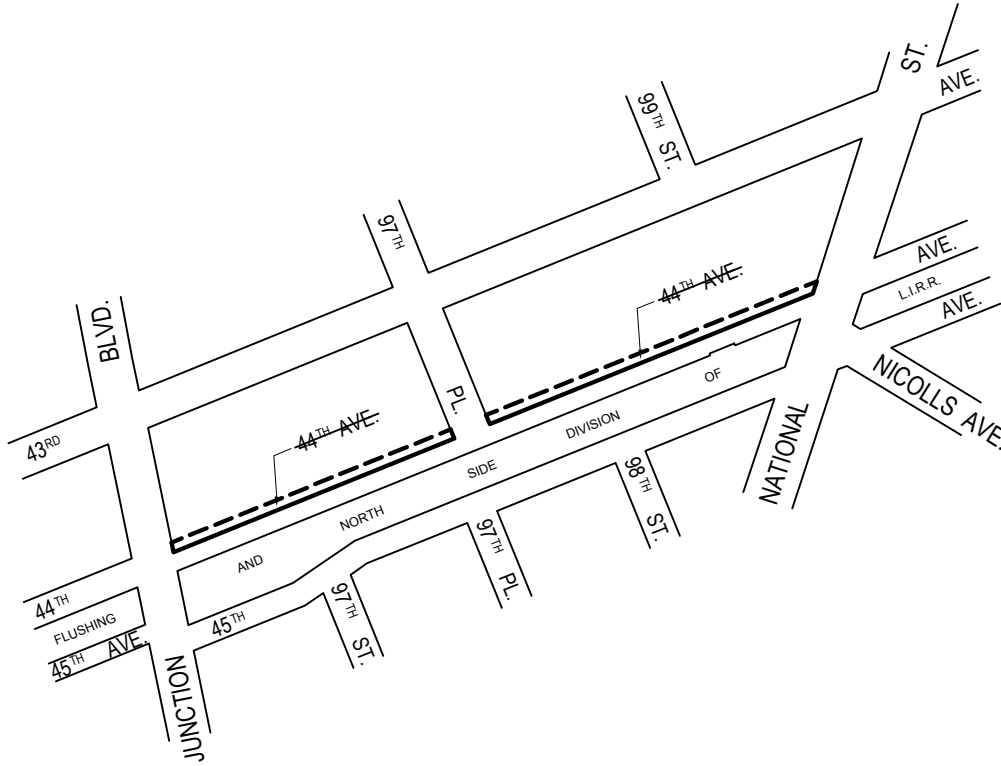
KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO III

JOSEPH I. DOUEK, HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*

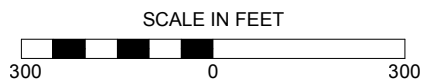
RICHARD W. EADDY, *Commissioner recused*



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP
10
BOROUGH OF
QUEENS

New York, Certification
Date October 5, 2020

P. Montgomery, 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.



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 44th Avenue Demapping			
Applicant:	NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY (NYCSCA)	Applicant's Primary Contact:	NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY (NYCSCA)
Application #	130254MMQ	Borough:	
CEQR Number:		Validated Community Districts:	Q04

Docket Description:

IN THE MATTER OF an application submitted by The New York City School Construction Authority pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

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Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 20	# Against: 7	# Abstaining: 0	Total members appointed to the board: 27
Date of Vote: 1/12/2021 12:00 AM		Vote Location: Online via Webex	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing:	
Was a quorum present? No	<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>
Public Hearing Location:	

CONSIDERATION: By a majority vote of the Board Members present at the January 12, 2021 Community Board meeting, the demapping of a portion of 44th Avenue between Junction Blvd. and National Street was approved.

Recommendation submitted by	QN CB4	Date: 1/22/2021 4:12 PM
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Queens Borough President Recommendation

APPLICATION: ULURP #130254 MMQ

COMMUNITY BOARD: Q04

DOCKET DESCRIPTION

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

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PUBLIC HEARING

A Public Hearing was held by the Queens Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, December 17, 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:

- o The School Construction Authority is proposing to demap the 15 feet northerly portion of 44th Avenue between Junction Boulevard and National Street. This demapping will not result in any development;
- o Two schools were built on this portion of 44th Avenue which is located in School District 24 to help meet the dire need for school seats and relieve overcrowding at other district schools. The schools have been in operation since 2015;
- o The proposed street demapping would not affect vehicular or pedestrian circulation on the existing 18 feet roadway or 5- and 10-foot sidewalks along the two blocks. The existing roadway and sidewalk has existed and has been operating as currently configured since 2015;
- o 44th Avenue between Junction Boulevard and National Street is currently mapped at a width of 45 feet. The active roadway is 18 feet wide with a 2 feet sidewalk abutting the retaining wall for the Long Island Rail Road track on the south side of 44th Avenue. The area affected would be the mapped sidewalk on the north side of 44th Avenue that would be reduced by 15 feet to a width of 10 feet. The existing sidewalk is 10 feet wide adjacent to the schools and 5 feet on the rest of those blocks;
- o The two schools are P.S. 315 (The Tiffany School) 43-18 97th Place (Block 1613, lot 17) has 1,050 seats with an enrollment of 932 students (89% utilization) in pre-K to 5th Grade and District 75 and, I.S. 311 (The Gabriela Mistral Campus) 98-11 44th Avenue (Block 1628, Lot 21) has 870 seats with an enrollment of 824 students (95% utilization) in 6th to 8th Grades and District 75;
- o Community Board 4 held a public hearing on this application at the December 8, 2020 monthly meeting. A vote was not taken because a quorum was not present.

RECOMMENDATION

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


PRESIDENT, BOROUGH OF QUEENS

1/6/2021
DATE