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**IN THE MATTER OF** an application submitted by the Fire 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 32-02 Queens Boulevard (Block 249, p/o Lot 1004) for use as a backup radio transmitter in Community District 2, Borough of Queens.

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This application (C 110229 PCQ) was filed on February 18, 2011 by the Fire Department of New York (FDNY) and the Department of Citywide Administrative Services (DCAS) for site selection and acquisition of a portion of a privately-owned property located at 32-02 Queens Boulevard (Block 249, p/o Lot 1004), Community District 2, Borough of Queens.

#### **BACKGROUND**

The Fire Department and the Department of Citywide Administrative Services are proposing to acquire a portion of the roof of an eight-story building located at 32-02 Queens Boulevard (Block 249, p/o Lot 1004) to allow for the continued operation of the FDNY's Back-up Manhattan Transmitter. The building is occupied by a mix of commercial and light industrial uses. The transmitter has been operating at this location under a license agreement for approximately 30 years. Because of the height of many buildings in Manhattan, the FDNY operates the primary Manhattan transmitter and the back-up Manhattan transmitter in Queens. Manhattan is the only borough that has both a primary transmitter and a backup transmitter for emergency notifications.

The red- and white-painted transmitter is 125 feet in height and its legs are approximately seven feet by eight feet. The base on which it sits ("roof dunnage") measures 19-feet wide by 27-feet long. The antenna has one safety light at its top. The FDNY is proposing to renovate the tower to improve its structural and functional capabilities. While the overall size and color of the transmitter will not change, six 12-foot antennas and two, three-foot diameter dishes will be added to the transmitter to carry the city's new interoperability channel (Channel 16). The transmitter is not staffed but it is inspected every four months.

The site is zoned M1-4 (2.0 FAR) and is located in an industrial precinct of Long Island City known as Sunnyside Yards East. Radio towers are not allowed as-of-right in M1-4 districts. They are instead allowed through a Board of Standards and Appeals special permit pursuant to Zoning Resolution Section 42-31. In this instance, the City is exercising its option not to be subject to its zoning requirements when performing a governmental function.

Adjacent blocks to the east and south are industrial in character; blocks to the west are occupied by LaGuardia Community College and the Queensboro Correctional Facility. The elevated #7 tracks separate the site from the north side of Queens Boulevard, which is occupied by a mix of light industrial uses and recreational uses. The site is located within the Long Island City Industrial Business Zone.

### **ENVIRONMENTAL REVIEW**

This application (C 110229 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 11FDO002Q. The lead is the Fire Department of New York.

After a study of the potential impacts of the proposed action, a Negative Declaration was issued on August 2, 2010.

### **UNIFORM LAND USE REVIEW**

This application (C 110229 PCQ) was certified as complete by the Department of City Planning on February 28, 2011 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 on April 7, 2011 and on that date, by a vote of 38 in favor, 0 opposed, and 0 abstentions, recommended approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation on May 6, 2011 approving the application.

### **City Planning Commission Public Hearing**

On May 11, 2011 (Calendar No. 8), the City Planning Commission scheduled May 25, 2011 for a public hearing on this application (C 110229 PCQ). The hearing was duly held on May 25, 2011 (Calendar No. 21). A representative of the FDNY appeared in favor of the application. There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the application by the Fire Department and Department of Citywide Administrative Services for the site selection and acquisition of a portion of a property located at 32-02 Queens Boulevard (Block 249, p/o Lot 1004) is appropriate.

The City Planning Commission believes that the proposed back-up Manhattan transmitter, which has been operating without problems at the current location for approximately 30 years, is compatible with the surrounding industrial and community facility uses. The Commission further believes that the back-up Manhattan transmitter is critical to the FDNY's communication network. The Commission believes that the transmitter's location along the rear of the eight-story building's roof, approximately 200-feet south of Queens Boulevard and 50-feet from each of the side streets, minimizes its visibility from the street.

The Commission notes that the need for the proposed facility was not noted in the Citywide Statement of Needs; however a letter pursuant to Section 204-g of the New York City Charter was sent to the Queens Borough President and Queens Community Board 2 on December 15, 2009. Approval of this application recognizes the City's option not to be subject its zoning requirements when performing a governmental function.

## **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 considerations and findings described in this report, the application of the Fire Department and Department of Citywide Administrative Services for the site selection and acquisition of property located at 32-02 Queens Boulevard (Block 249, p/o Lot 1004), Community District 2, Borough of Queens, for use as a backup radio transmitter, is approved.

The above resolution (C 110229 PCQ), duly adopted by the City Planning Commission on June 22, 2011 (Calendar No. 25), 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*



## Community Board No. 2

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*Joseph Conley*

*Chairman*

April 11, 2011

*Debra Markell Kleinert*  
*District Manager*

OFFICE OF THE  
CHAIRPERSON

APR 19 2011

Honorable Amanda Burden  
Director  
Department of City Planning  
22 Reade Street, Room 2E  
New York, NY 10007

RE: **NYFD Backup Radio Transmitter**  
**32-02 Queens Boulevard**  
**Application 110229 PCQ/ CEQR Number 11FDO002Q**

Dear Ms. Burden:

On April 7, 2011, Community Board 2 held a public hearing on the noted matter. Following the public hearing, at Board 2's regular monthly meeting of the full Board, a motion was made and seconded to approve the application.

With a quorum present, the motion carried with 38 In favor; 0 Opposed and 0 Abstentions and the Chairman present and not voting.

If you have any questions, please contact Community Board 2

Sincerely,

Debra Markell Kleinert  
District Manager

DMK/mag

cc: Honorable Joseph Crowley, US Congress  
Honorable Carolyn B. Maloney, US Congress  
Honorable Nydia M. Velazquez, US Congress  
Honorable Michael Gianaris, NY State Senate

*"Serving the Communities of Long Island City, Sunnyside, Woodside and Maspeth"*

Honorable Michael DenDekker, NYS Assembly  
Honorable Margaret Markey, NYS Assembly  
Honorable Catherine T. Nolan, NYS Assembly  
Honorable Elizabeth Crowley, NYC Council Member  
Honorable Jimmy Van Bramer NYC Council Member  
Honorable Daniel Dromm, NYC Council Member  
Honorable Helen Marshall, President of the Borough of Queens  
Honorable Barry Grodenchik, Deputy Borough President  
Irving Poy, Queens Borough President's Office  
John Bittner, Queens Borough President's Office  
John Young, Department of City Planning  
Penny Lee, Department of City Planning  
Tom Smith, Department of City Planning  
Joseph Conley, Chairman, Community Board 2  
Lisa Deller, Chair, Land Use Committee CB 2  
David Harney, FDNY  
Randy Fong, DCAS

DCP 32-02 Queens Boulevard

# Queens Borough President Recommendation

APPLICATION: ULURP #110229 PCQ

COMMUNITY BOARD: Q02

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the NYC Charter, for the site selection and acquisition of property located in an M1-4 district, at **32-02 Queens Boulevard**, Block 249, P/O Lot1004, Long Island City, Borough of Queens.

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, April 28, 2011 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.

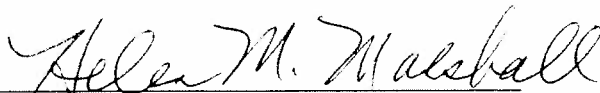
## CONSIDERATION

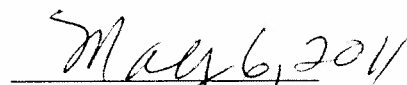
Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant (FDNY) is proposed to continue leasing a portion of this rooftop for use as the location of a back-up transmitter antenna and equipment cabinet.;
- The existing antenna is in poor condition and is operationally obsolete. With an extension of the lease the FDNY would renovate it structurally and modernize the equipment to current standards.;
- The site is located in a manufacturing district on a major thoroughfare. Development in the area is a mix of medium density industrial and retail buildings.;
- Community Board 2 approved this application by a vote of thirty-eight (38) in favor with none (0) against or abstaining at a public hearing held on April 7, 2011.

## RECOMMENDATION

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

  
PRESIDENT, BOROUGH OF QUEENS

  
DATE