



CITY PLANNING COMMISSION

August 23, 2006/Calendar No.6

C 060256 PCK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 2731 West 12th St. (Block 7247, Lots 13, 106, 218), Brooklyn, for use as a garage.

This application (C 060256 PCK) was filed on December 13, 2005, by the Department of Sanitation (DOS) and the Department of Citywide Administrative Services (DCAS), for site selection and acquisition of privately-owned property located at 2731 West 12th St. (Block 7247, Lots 13, 106, 218), to construct a replacement garage for Brooklyn Community Districts 13 & 15.

BACKGROUND

DOS and DCAS seek site selection and acquisition of property located on Block 7247, Lots 13, 106, and 218, in Community District 13, Coney Island, Brooklyn. The Department of Sanitation proposes the construction of a replacement garage and salt storage facility that would serve Community Districts 13 and 15. The new facility would also house the DOS Environmental Police for the Borough of Brooklyn.

The existing DOS Brooklyn 13 Garage is located in a leased building at 2012 Neptune Avenue. Equipment which cannot be accommodated at the garage is currently stored in a city-owned lot at 2824 West 21st Street. The DOS Brooklyn CD 15 Garage is located within a leased facility at 1750 East 49th Street in Community District 18 with additional vehicles stored at 2501 Knapp

Street, a city-owned lot in CD 15. The Environmental Police Unit, is currently housed within the DOS Brooklyn CD 11 Garage at 1824 Shore Parkway

The construction of the proposed project requires the acquisition of three lots, 13, 106 and 218 Block 7247. The 17.6 acre site, zoned M3-1, is bounded on the north by Shore Parkway, on the east by Shell Road and the elevated “F” train, on the south by Coney Island Creek and on the west by the elevated “D” train. Lots 13 and 218 are owned by the Metropolitan Transit Authority and Lot 106 is owned by KeySpan.

DOS proposes to construct a 247,497 square-foot garage which would provide storage and maintenance facilities for personnel and equipment providing sanitation services to Brooklyn Community Districts 13 and 15. The garage would provide parking for 108 large DOS vehicles, 20 mechanical brooms and 20 Bureau of Building Maintenance vehicles. Two wash/lube/ plow stations and two vehicle repair stations, each with eight bays, would also be located within the garage. Two three-story sections would be reserved for personnel areas and office space along the eastern and western sides of the garage and would also house the Environmental Police Unit

Also proposed to be developed on the subject property are a 6,500 square-foot covered fueling station for DSNY vehicles a 23,400 square-foot enclosed salt storage facility, and a 1,500 square-foot utility storage shed. In addition to these structures on-site parking for 285 vehicles would be provided for employees’ personal vehicles and small DSNY vehicles.

All access to the site would be via Shell Road. Vehicles would turn under the elevated Shore Parkway onto the Shore Parkway Service Road from Shell Road. There would be no access from Stillwell Avenue, west of the site, to the service road.

DOS and DCAS previously received ULURP approval (C 831103 PSK) to acquire Block 7247, p/o Lot 106 (then Lot 1) in 1984. Subsequent discovery of soil contamination on the site and budget constraints precluded the City from proceeding with the acquisition at that time.

Lot 106 was formerly owned and used by Brooklyn Borough Gas Works in the operation of its manufactured gas plant, prior to its transfer to Brooklyn Union Gas in 1954. The site is now owned by KeySpan. As a result of the site having been contaminated during the time it was used as a manufactured gas plant, New York State Department of Environmental Conservation (NYSDEC) designated the site as a Class 2 Inactive Hazardous Waste Disposal Site having determined that the site was contaminated with heavy metals.

As part of the DEC mandated site cleanup the north bank of Coney Island Creek would be stabilized and restored and include a 50-foot wide buffer of indigenous vegetation to enhance stormwater runoff, erosion control and to increase local terrestrial habitat. Venting, vapor control and monitoring well systems would be provided. Institutional controls to ensure the maintenance of remediation components e.g. the 50 foot buffer and the water treatment system as well as to ensure use of the site only for industrial and commercial purposes would be implemented.

ENVIRONMENTAL REVIEW

This application (C 060256 PCK) 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 02DOS009K. The lead agency is the Department of Sanitation.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on August 18, 2005.

UNIFORM LAND USE REVIEW

This application (C 060256 PCK) was certified as complete by the Department of City Planning on April 24, 2006, and was duly referred to Community Board 13 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 1 held a public hearing on this application on May 24, 2006, and on June 21, 2006, by a vote of 40 to 3 with 0 abstentions, adopted a resolution recommending approval of the application with the following comments:

- 1) Stillwell Avenue be studied as a preferred entranceway to the garage in lieu of Shell Road.
- 2) C.B. #13 representation shall be involved in the input of the new Sanitation Garage design process.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving on July 24, 2006 application with the following condition:

the intersection of Shell Road and Shore Parkway be realigned in order to facilitate an easy flow of traffic for trucks of the Department of Sanitation to and from the site.

City Planning Commission Public Hearing

On July 12, 2006 (Calendar No. 4), the City Planning Commission scheduled July 26, 2006 for a public hearing on this application (C 060256 PCK). The hearing was duly held on July 26, 2006 (Calendar No. 10). There was one speaker in favor of the application and none in opposition.

The Director of Real Estate appeared in favor and responded to the concerns of the Community Board, Borough President and the Commission.

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

Waterfront Revitalization Program Consistency Review and Findings

This application (C 060256 PCK) 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 06-015.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program

CONSIDERATION

The Commission believes that the application submitted by the Department of Sanitation (DOS) and the Department of Citywide Administrative Services (DCAS), for site selection and acquisition of privately-owned property located at 2731 West 12th St. (Block 7247, Lots 13, 106, 218), to construct a replacement garage for Brooklyn Community Districts 13 & 15 is appropriate.

Approval of this application would facilitate the consolidation of garages on one site, improve service delivery and result in decontaminating the site. The vacated garages will be able to return to private use and the vacated city-owned lots would be available for other uses such as housing. The proposed facility would be state-of-the-art and have sufficient parking and storage capacity both for Sanitation Department vehicles and employee's personal vehicles. The surrounding neighborhoods would be shielded from noise and odors often associated Sanitation Department facilities because of the size and isolation of the site.

In response to the Community Board comment that Stillwell Avenue be made into the entrance to the proposed garage, the Commission notes that this is a physical impossibility due to the presence of an MTA right-of-way and privately owned land between Stillwell Avenue and the site. The Commission further notes that DOS stated at the Commission hearing that it would work with the Community Board as the design of the garage proceeds.

The Commission also notes that in response to the Borough President's recommendation that the intersection of Shell Road and the Shore Parkway be realigned, DOS testified that it intends to work with the Department of Transportation to address this issue.

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 of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the application submitted by the Department of Sanitation and the Department of Citywide Administrative Services for site selection and acquisition of property located at 2731 West 12th St. (Block 7247, Lots 13, 106, 218), Brooklyn, for use as a garage is approved.

The above resolution (C 060256 PCK), duly adopted by the City Planning Commission on August 23, 2006 (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.

KENNETH J. KNUCKLES, Esq., Vice Chair
IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, JANE D. GOL, LISA A. GOMEZ,
JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners