



## **CITY PLANNING COMMISSION**

October 20, 2004/Calendar No.24

C 040437 PPQ

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**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 240-02 North Conduit Avenue (Block 13264, Lot 18), pursuant to zoning, Community District 13, Borough of Queens.

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The application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services (DCAS) on April 28, 2004.

### **BACKGROUND**

The subject property is a municipal parking lot, located in the Rosedale neighborhood of southeast Queens. It is bounded on the north by North Conduit Avenue, on the east by Francis Lewis Boulevard, on the south by the Long Island Railroad (LIRR) and Sunrise Highway and on the west by Brookville Boulevard and the Laurelton Parkway. The property is zoned R3-2 with a C2-1 commercial overlay district and has an area of approximately 47,108 square feet. It contains forty spaces for commuters with MTA permits who use the Rosedale LIRR station that is located immediately to the southeast. The LIRR tracks are elevated and part of the Montauk Division. There is an easement thirty feet deep along the southern portion of the site, adjacent to the LIRR tracks, used for maintenance access. The easement was originally held by the Department of Water Supply, Gas and Electricity of the City of New York but was given to the LIRR in May, 1964 as part of a mutual transfer of rights and easements.

The area immediately north and east of the subject property is zoned R3-2. There are C1-2 commercial overlay districts on the blockfronts along Francis Lewis Boulevard that are developed predominantly with one- and two-story frame buildings with ground floor commercial uses occupied by local convenience retail uses with residences above. The area north of the Francis Lewis Boulevard commercial strip is zoned R2 and developed with single-family homes.

There is a C2-1 commercial overlay that covers the block east of the subject property across Francis Lewis Boulevard (Block 13265). One small privately-owned lot fronting on Francis Lewis Boulevard (Lot 116) is occupied by a cab service. The remainder of the block, most of which is city-owned, is occupied by a municipal parking field, the Rosedale LIRR station, the Queens South Task Force Police Station, sections of mapped but unimproved North Conduit Avenue and the Sunrise Highway right of way. There are seven residentially-developed lots that are located east of the police station near Hook Creek Boulevard. The city-owned properties in the vicinity of the subject site include Block 13264, Lot 2 and Block 13265, Lots 1, 13, 16, 20, 50, and 70. These lots fall under the jurisdiction of either the New York City Department of General Services or the New York City Department of Transportation. The municipal parking field (Block 13265, Lots 13 and 16) is being used temporarily as a construction equipment staging area during reconstruction of the Rosedale LIRR station which is almost complete.

The Department of Department of Citywide Administrative Services (DCAS) intends to dispose of one city-owned property, located at 240-02 North Conduit Avenue (Block 13264, Lot 18), to the New York City Economic Development Corporation (EDC). Subsequently, EDC intends to sell the subject property to Stone Ridge Homes, Inc., or an affiliate thereof, for development of a 38-unit senior citizen housing project and 16,402 square-foot office development, pursuant to zoning.

## **ENVIRONMENTAL REVIEW**

This application (C 040437 PPQ ) 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 set forth in Executive Order No. 91 of 1977. The lead agency is

the New York City Office of the Deputy Mayor for Economic Development and Rebuilding. The designated CEQR number is 03DME013Q.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on August 22, 2003.

## **UNIFORM LAND USE REVIEW**

This application (C 040437 PPQ) was certified as complete by the Department of City Planning on June 7, 2004, and was duly referred to Queens Community Board 13, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 13 held a public hearing on this application on August 10, 2004 and on that date, by a vote of 18 to 2 with 0 abstention, adopted a resolution to approve the application with the following conditions:

- To commission a thorough traffic study to ensure safe and proper ingress and egress at all times, particularly in light of the recently dedicated police task force building and parking lot and significant traffic volumes on North Conduit and on both cross streets.
- To provide additional parking spaces for residents of the complex and especially more handicap parking spaces. Given the age group beginning at 55 and the present propensity to drive, the allocated 13 spaces is totally inadequate.
- To establish in writing preferential conditions for local residents (within community board 13's district) applying for space
- To maintain adequate green space, not to be turned into additional parking for the complex or the adjacent Long Island Rail Road station.

### **Borough President Recommendation**

The Queens Borough President considered the application on September 9, 2004 and issued a recommendation approving the application on September 13, 2004 with the following conditions:

An arrangement should be made that would assure that senior citizens from Community District 13 have an opportunity to reside in the proposed senior housing;

The site plan should be re-evaluated for opportunities to provide additional parking.

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

On September 8, 2004 (Calendar No. 7), the City Planning Commission scheduled September 22, 2004 for a public hearing on this application (C 040437 PPQ). The hearing was duly held on September 22, 2004 (Calendar No. 8). There were three speakers in favor of the application and none in opposition. A representative from the Economic Development Corporation presented an overview of the proposed development and responded to community concerns relating to parking and noise. The project architect briefly described the development and a representative of Stone Ridge Homes, Inc, the developer,. spoke about project financing.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the application submitted by the Department of Citywide Administrative Services (DCAS) for the disposition of one (1) city-owned property located at 240-02 North Conduit Avenue (Block 13264, Lot 18), pursuant to zoning, is appropriate.

The subject application (C040347 PPQ) would facilitate the disposition of the subject property. DCAS intends to dispose of the property to EDC which intends to dispose of the property to Stone Ridge Homes, Inc. in order to construct a two-story, 38-unit senior citizens housing development with 33,690 square feet and 13 parking spaces and a 16,402 square-foot, three-story office building with 41 accessory parking spaces. The Commission is also aware that the proposed development responds to a Request for

Proposals issued by EDC and would be constructed pursuant to zoning.

The Commission notes that the subject property is an underutilized municipal parking lot for commuters with MTA permits. Currently there are forty cars that are issued commuter permits. The Commission believes that the municipal parking field immediately east of the subject site and currently used by the MTA for construction staging, can accommodate the commuter parking displaced by the proposed development.

In response to the traffic and parking concerns raised by the community board and the Borough President, the Commission notes that the Environmental Assessment Statement prepared for this application indicates no significant adverse traffic impacts are anticipated based on projected volumes generated by the proposed project. The Commission also notes that the proposed development meets the parking requirements specified in the Zoning Resolution.

The Commission recognizes that both the Borough President and Community Board 13 recommended that local residents be given preference in applying for apartments in the new development. This recommendation is outside the purview of the Commission. The Commission, however, encourages EDC and the developer to work closely with the community board to address their concerns.

## **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

disposition of one (1) city-owned property located at 240-02 North Conduit Avenue (Block 13264, Lot 18), pursuant to zoning, in the Borough of Queens, Community District 13, proposed in an application by the Department of Citywide Administrative Services, dated April 28, 2004, is approved.

The above resolution (C 040437 PPQ), duly adopted by the City Planning Commission on October 20, 2004 (Calendar No. 24), is filed with the Office of the Speaker, City Council, and the Queens Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, AICP, Chair**

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

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,**

**RICHARD W. EADDY, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO,**

**KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners**

**ALFRED C. CERULLO, III, Commissioner, Abstaining**