



CITY PLANNING COMMISSION

September 9, 2009 Calendar No. 21

C 090470 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located on Block 4208, p/o Lot 1 in the College Point Corporate Park, Borough of Queens, Community District 7, pursuant to zoning.

The application (C 090470 PPQ) was filed on June 2, 2009 by the Department of Citywide Administrative Services (DCAS) for disposition of one (1) city-owned property located in College Point (Block 4208, p/o Lot 1), Community District 7, Borough of Queens.

BACKGROUND

The Department of Citywide Administrative Services (DCAS) proposes the disposition of one (1) city-owned property, in Community District 7, pursuant to zoning. The property was inadvertently excluded from an earlier disposition application (C 090320 PPQ) for nine city-owned properties that was approved by the City Council July 29, 2009. Once disposition is approved, DCAS intends to dispose of the subject property to the New York City Economic Development Corporation (EDC) which intends to dispose of the property to an industrial user.

The vacant property measures approximately 4,800 square feet and is bounded to the west by vacant land, to the north and south by light manufacturing uses and the former Flushing Airport to the east. The eastern boundary of the site is 132nd Street which is mapped but currently unimproved. When built, it will provide additional access to the property.

The subject property is located within the College Point Corporate Park and zoned M2-1 which permits industrial uses that meet a medium level of performance standards as well as commercial and community facility uses (UG 6 – 14, 16 and 17). The parcel is also located within the Special College Point District (SCPD) that was adopted by the City Council on July 29, 2009 (N 090318 ZRQ). The SCPD was established to maintain the high quality business campus environment of the College Point Corporate Park subsequent to the April 24, 2009 expiration of the College Point II Industrial Urban Renewal Plan which established the corporate park. The SCPD regulations supersede the M2-1 zoning district regulations and require that

M1 bulk regulations and performance standards apply to any development within the SCPD. Any development within the SCPD would also be subject to special landscaping, signage and parking provisions. Therefore, the maximum floor area ratio (FAR) on the parcel would be limited to 1.0 FAR with a maximum base height of 30 feet; a 15-foot minimum planted front yard would be required, and any open accessory storage area would need to be screened.

Under the proposed disposition, DCAS intends to dispose of the property to EDC, which manages the Corporate Park. The parcel which is the subject of this disposition application will become part of a disposition site known as Site C which totals approximately 45,000 square feet when combined with the properties from the previously-approved disposition application (C 090320 PPQ). EDC intends to dispose of the entire Site C (Block 4206, Lot 100, Block 4207, p/o Lot 1 and Block 4208, p/o Lot 1) to two industrial businesses to be relocated from the Willets Point redevelopment area. The businesses expected to relocate to the site include an industrial recycling, wholesale and distribution operation, and an auto-related use.

ENVIRONMENTAL REVIEW

This application (C 090470 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 and Executive Order No. 91 of 1977. The designated CEQR number is 09DME007Q. The lead is the Office of the Deputy Mayor for Economic Development.

The site was inadvertently excluded from an earlier disposition application (C 090320 PPQ) for which a Negative Declaration was issued on February 3, 2009. That omission is corrected under the current application and, after a study of the potential impacts of the proposed action, a corrected Negative Declaration was issued on June 10, 2009.

UNIFORM LAND USE REVIEW

This application (C 090470 PPQ) was certified as complete by the Department of City Planning on June 15, 2009 and was duly referred to Community Board 7 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

Community Board 7 held a public hearing on this application (C 090470 PPQ) on June 29, 2009, and on that date, by a vote of 29 in favor, 1 opposed and 0 abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 090470 PPQ) was considered by the Queens Borough President, who issued a recommendation approving the application on July 21, 2009.

City Planning Commission Public Hearing

On August 5, 2009 (Calendar No. 7), the City Planning Commission scheduled August 19, 2009 for a public hearing on this application (C 090470 PPQ). The hearing was duly held on August 19, 2009 (Calendar No. 36). A representative from EDC spoke in favor of the application, describing the omission of this property from a list of properties previously submitted under application C 090320 PPQ. The representative testified that the action would remedy a discrepancy in survey work and is necessary to allow the envisioned light industrial development on the parcel.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application 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 09-007. This action was determined to be consistent with the policies of the New York City Waterfront.

CONSIDERATION

The City Planning Commission believes that this application (C 090470 PPQ) for the disposition of one city-owned property is appropriate.

The Commission notes that the subject property was omitted from an original list of properties submitted under application C 090320 PPQ and that this action will facilitate development of a currently vacant portion of the College Point Corporate Park to be occupied by two light industrial businesses. The Commission further notes that this prospective development will be subject to the recently enacted Special College Point District intended to provide an attractive, well-landscaped business environment.

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 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 Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of for the disposition of one (1) city-owned property (Block 4208, p/o Lot 1), Community District 7, Borough of Queens is approved.

The above resolution(C 09470 PPQ), duly adopted by the City Planning Commission on September 9, 2009 (Calendar No. 21), 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.,

BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,

NATHAN LEVENTHAL, KAREN A. PHILLIPS, Commissioners

ANNA HAYES LEVIN, Commissioner, **Abstaining**