



CITY PLANNING COMMISSION

October 7, 2008/Calendar No. 15

C 080392 PCK

IN THE MATTER OF an application submitted by the Board of Elections 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 5112 2nd Avenue (Block 796, Lot 24) for use as a warehouse facility, Community District 7, Borough of Brooklyn.

The application (C 080392 PCK) was filed on April 16, 2008 by the Board of Elections (BOE) and the Department of Citywide Administrative Services (DCAS) for site selection and acquisition of property located at 5112 2nd Avenue (Block 796, Lot 24) for use as a warehouse facility, Community District 7, Borough of Brooklyn.

BACKGROUND

The BOE and DCAS propose the site selection and acquisition of privately-owned property located at 5112 2nd Avenue (Block 796, Lot 24) for use as a warehouse facility. The site is bounded by Second Avenue to the east, 51st Street to the north and 52nd Street to the south.

The BOE proposes to occupy the entire existing three-story, 170,000 square-foot building, which is currently vacant. The BOE facility would be used to store and maintain voting machines as well as voter registration forms, archived voting records and other miscellaneous election materials. The space would be used to accommodate the approximately 1,800 new voting machines used in Brooklyn, Primary, General and Special elections. The new voting machines have been purchased to comply with the Help America Vote Act. It is estimated that the BOE will employ 25 voting machine technicians at this location. The hours are anticipated to be 9:00AM to 5:00PM every business day. The proposed BOE space would be most active during the three to four days before and after an election day. During these periods, the voting machines would be moved to between this location to various polling locations in Brooklyn during the hours of 8:00 AM and 9:00 PM.

The site is located in an M3-1 zoning district which allows 2.0 FAR and would permit the proposed use. Land uses surrounding the building consists of a mix of uses including manufacturing, commercial and institutional. The southern portion of the Bush Terminal

industrial complex and a Department of Sanitation garage lie to the west of 1st Avenue. Lutheran Medical Center is three blocks south of the site, and the blocks just east of Second Avenue are zoned M1-2D, which permits a mix of light industrial and limited residential uses.

ENVIRONMENTAL REVIEW

This application (C 080392 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 08BOE001B. The lead agency is the BOE.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on March 13, 2008.

UNIFORM LAND USE REVIEW

This application (C 080392 PCK) was certified as complete by the Department of City Planning on May 19, 2008, and was duly referred to Community Board 7 and the Brooklyn 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 080392 PCK) on June 18, 2008, and on that date, by a vote of 33 to 0, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 080392 PCK) was considered by the Brooklyn Borough President, who issued a recommendation approving the application on August 5, 2008.

City Planning Commission Public Hearing

On August 27, 2008 (Calendar No. 9), the City Planning Commission scheduled September 10, 2008 for a public hearing on this application (C 080392 PCK). The hearing was duly held on September 10, 2008 (Calendar No. 18). A representative of the Board of Elections appeared in favor. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application by the BOE and the DCAS for the site selection and acquisition of property located at 5112 2nd Avenue (Block 796, Lot 24) is appropriate. BOE will be receiving 1800 new voting machines, and requires a location that is adequate to accommodate its expanded needs. The need for the proposed facility was not noted in the Citywide Statement of Needs; however a letter pursuant to Section 204g of the New York City Charter was sent to the Brooklyn Borough President on February 12, 2008.

The proposed site is located in close proximity to major modes of public transportation as well as major Brooklyn thoroughfares such as the Brooklyn-Queens Expressway. The BOE would be the only tenant at the proposed site, which has adequate loading facilities including large elevators and large uninterrupted floor spaces. Additionally, the building is secure and is fully air-conditioned, which is necessary to meet the technology requirements of the new machines.

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 of the Board of Elections and the Department of Citywide Administrative Services for site selection and acquisition of property located at 5112 2nd Avenue (Block 796, Lot 24), Community District 7, Borough of Brooklyn, for use as a warehouse facility, is approved.

The above resolution (C 080392 PCK), duly adopted by the City Planning Commission on October 7, 2008 (Calendar No. 15), 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

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NATHAN LEVENTHAL, SHIRLEY A. MCRAE, JOHN MEROLO, Commissioners**