



## **CITY PLANNING COMMISSION**

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April 25, 2012/Calendar No. 7

C 120131 PCQ

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**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 the site selection and acquisition of property located at 52-07 59<sup>th</sup> Street (Block 2352, Lot 22) for use as a vehicle storage facility in Community District 2, Borough of Queens.

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This application (C 120131 PCQ) was filed on December 6, 2011 by the Department of Sanitation (DSNY) and the Department of Citywide Administrative Services (DCAS) for site selection and acquisition of a privately-owned property located at 52-07 59<sup>th</sup> Street (Block 2352, Lot 22), Community District 2, Borough of Queens.

### **BACKGROUND**

The Department of Sanitation and the Department of Citywide Administrative Services are proposing to acquire an approximately 36,000-square-foot property located at 52-07 59<sup>th</sup> Street (Block 2352, Lot 22) in Queens. The Department of Sanitation has been using the space as a vehicle storage facility for its Central Repair Facility, located across the street, and DSNY would continue using the site as a vehicle storage facility. The Department of Sanitation has been operating the facility since 2005 under a license agreement that expires in 2013.

The Vehicle Storage Facility is proposed to prevent on-street traffic congestion caused by parked sanitation trucks and other large DSNY vehicles awaiting repair by the Bureau of Motor Equipment. The Bureau of Motor Equipment is located within DSNY's Central Repair Facility, an approximately 772,000-square-foot facility located across 59th Street from the Vehicle Storage Facility. The Vehicle Storage Facility would also be used to store small city vehicles associated with DSNY's Bureau of Building Management, also housed within the Central Repair Facility building.

The site proposed for acquisition and site selection is a full block site located between 52nd Avenue on the north, 59th Place on the east, 52nd Road on the south, and 59th Street on the west and zoned M1-1 (1.0 FAR). Vehicles enter and exit the facility through a 31-foot wide curb cut

on 52nd Road or an approximately 20-foot wide curb cut along 59th Street. Both are two-way curb cuts. The site is completely paved and is fenced with chain link.

The site is located within a small industrial precinct bounded by Mount Zion Cemetery on the east and south, the Brooklyn-Queens Expressway and Tyler Avenue on the north, and 58th Street on the west. In addition to DSNY's Central Repair Facility, land uses on nearby blocks are heavily industrial in character. Business types include distributors, contractors, and light manufacturers. The Maspeth residential neighborhood is located across Tyler Avenue and the BQE.

### **ENVIRONMENTAL REVIEW**

This application (C 120131 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 10DOS004Q. The lead is the Department of Sanitation.

This application was determined to be a Type II action which requires no further environmental review.

### **UNIFORM LAND USE REVIEW**

This application (C 120131 PCQ) was certified as complete by the Department of City Planning on December 12, 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 February 2, 2012 and on that date, by a vote of 30 in favor, 0 opposed, and 0 abstentions, recommended approval of the application with the condition that, "...DSNY regularly educates and provides notice to all DSNY truck drivers of New York City approved truck routes and that DSNY take corrective

action for those DSNY employees that do not adhere to New York City Truck Routes to and from the facility.”

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation on March 20, 2012 approving the application.

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

On March 14, 2012 (Calendar No. 3), the City Planning Commission scheduled March 28, 2012 for a public hearing on this application (C 120131 PCQ). The hearing was duly held on March 28, 2012 (Calendar No. 21). A representative of the DSNY appeared in favor of the application. There were no other speakers, and the hearing was closed.

### **CONSIDERATION**

The City Planning Commission believes that the application by the DSNY and DCAS for the site selection and acquisition of an approximately 36,000-square-foot, privately-owned property located at 52-07 59<sup>th</sup> Street (Block 2352, Lot 22), is appropriate.

The Commission notes that the DSNY Vehicle Storage Facility is located in an M1-1 zoning district, which allows the proposed use as-of-right, and also notes that the facility has operated from this location since 2005. Vehicles to be stored at the facility are generally awaiting repair at DSNY’s Central Repair Facility, which is located across the street from the subject facility. The Commission believes that the facility is compatible with adjacent industrial uses and serves its intended purpose of preventing traffic congestion on local streets by keeping DSNY vehicles in a secure off-street storage facility while awaiting repair.

### **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 Sanitation Department and Department of Citywide Administrative Services for the site selection and acquisition of property located at 52-07 59<sup>th</sup> Street (Block 2352, Lot 22), Community District 2, Borough of Queens, for use as a vehicle storage facility, is approved.

The above resolution (C 120131 PCQ), duly adopted by the City Planning Commission on April 25, 2011 (Calendar No. 7), 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, MICHELLE R. DE LA UZ,**

**MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,**

**ORLANDO MARIN, SHIRLEY A. MCRAE**, *Commissioners*



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*Joseph Conley*

*Chairman*

February 10, 2012

*Debra Markell Kleinert*

*District Manager*

Department of City Planning Calendar Office  
City Planning Commission  
Room 2E  
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New York, NY 10007-1216

RE: **DSNY CRS VEHICLE STORAGE FACILITY (C 120131 PCO)**  
**CB 2 Recommendation**  
**Corrected Copy**

Community Board 2 held a public hearing on February 2, 2012 regarding the New York City Department of Sanitation's (DSNY) proposal to acquire and operate an existing vehicle storage facility at 52-07 59<sup>th</sup> Street as a part of an expansion of Central Repair Shop (CRS).

Following the public hearing at the regular monthly meeting of Community Board 2 a motion was made and seconded to approve the application with the stipulation that DSNY regularly educates and provides notice to all DSNY truck drivers of New York City approved truck routes and that DSNY take corrective action for those DSNY employees that do not adhere to New York City Truck Routes to and from the facility.

The vote was as follows:

In favor: 30                      Opposed: 0                      Abstentions: 0

With the Chairman of Community Board 2 present and not voting.

If you have any questions, please contact CB 2 at (718) 533-8773.

Sincerely,

Joseph Conley

Chairman, Community Board 2

# Queens Borough President Recommendation

DEPARTMENT OF CITY PLANNING

APPLICATION: ULURP #120131 PCQ

MAR 21 2012

COMMUNITY BOARD: Q02

## DOCKET DESCRIPTION

QUEENS OFFICE

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 in an M1-1 district at 52-07 59th Street, Block 2352, Lot 22, Zoning Map 13c, Woodside, Borough of Queens.

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, March 1, 2012 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

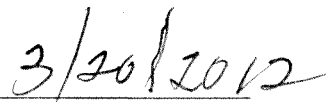
Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Department of Sanitation is proposing to acquire an existing vehicle storage facility (52-07 59<sup>th</sup> Street) as part of an expansion of its Central Repair Shop (52-35 58<sup>th</sup> Street) across the street.;
- The Central Repair Shop is used to store the equipment and vehicles needed to provide sanitation service for Community Boards 2, 3, 4 & 6. The site is also used to house the Bureaus of Motor Equipment and Building Maintenance. The Central Repair Shop has been operated by the Department of Sanitation at 52-35 58<sup>th</sup> Street for over forty-five years.;
- The proposed facility would be used to store vehicles and equipment awaiting repairs and to provide off shift parking for the Bureau of Building Maintenance. There is space to park forty-four (44) vehicles at the proposed site.
- The site is located in an M1-1 district and is surrounded by industrial and institutional uses. Mt. Zion Cemetery is located one-block to the east of the proposed site.;
- Community Board 2 approved this application by a vote of thirty (30) in favor with none (0) against or abstaining at a public hearing held on February 2, 2012.

## RECOMMENDATION

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

  
PRESIDENT, BOROUGH OF QUEENS

  
DATE