



IN THE MATTER OF an application submitted by the Queens Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 31-32 Union Street (Block 4414, Lots 1333-1339) for continued use as a library, Borough of Queens, Community District 7.

This application for the acquisition of property was filed by Queens Public Library (QPL) and the Department of Citywide Administrative Services (DCAS) on March 22, 2016 to facilitate the continued operation of the Mitchell-Linden branch of the Queens Public Library located at 31-32 Union Street (Block 4414, Lots 1333-1339) in Flushing, Queens Community District 7.

BACKGROUND

The Queens Public Library (QPL), in conjunction with the Department of Citywide Administrative Services (DCAS), seeks to acquire seven condominium units within a building located at 31-32 Union Street (Block 4414, Lots 1333-1339), in the Flushing neighborhood. The Mitchell-Linden branch of QPL has operated at the site since 2012. Prior to that, the library occupied rental space at 29-42 Union Street, two blocks north of its current location. QPL decided to purchase space at 31-32 Union Street in 2011 due to the poor condition of the building they were in and the landlord's intent to redevelop the property.

City ownership of the libraries complies with a 1907 agreement between QPL and the City, which explicitly provides that the title to the library property in Queens that is a part of the free library system shall remain in the City, with QPL agreeing to administer the libraries in Queens and the City agreeing to pay for the maintenance and support of the libraries. The City's acquisition of this property would move the Mitchell-Linden branch into this longstanding agreed-upon model

of library ownership, as well as help reduce the operating costs of the library and enhance the efficiency of obtaining capital funds from the City for renovations, maintenance, and improvements.

The Mitchell-Linden Library hosts approximately 150,000 visitors a year. The library lends books, videos, and technology devices such as Google tablets to library card holders. Public access computers are available along with free wireless internet access. More than 12,000 people attend free library programs at that location annually. Programs include early literacy and after-school programs, general education and culture programs, community health programs, and job readiness skills programs. The library is open from 12pm to 8pm on Mondays and Thursdays, from 1pm to 6pm on Tuesdays, from 10am to 6pm on Wednesdays and Fridays, and from 10am to 5pm on Saturdays. Library materials may be returned 24/7 by way of an external self-service check-in kiosk.

The subject site (Block 4414, Lots 1333 through 1339) consists of 7 condominium units which occupy 8,800 square feet on the ground floor of a 5-story, mixed-use residential building with community facility and retail uses on the ground floor. The condominium building, known as Sunrise Terrace Condominium, is located at the northwest corner of Union Street and 32nd Avenue in an R5D zoning district.

Land uses surrounding the project site consist primarily of residential uses, with community facilities located north and east of the site and commercial uses located north of the site along Union Street. The area's built character along Union Street consists of a mix of residential,

commercial and community facility uses. Public School 214 and a playground are located immediately north of the site on 31st Drive in an R5 zoning district. Properties east of the site across Union Street, are zoned R2 and R2A and are developed primarily with single family detached homes. Properties west of 140th Street are zoned R6 and developed with larger multi-family elevator buildings.

Union Street is a major north-south thoroughfare. 32nd Avenue is a major thoroughfare providing east-west access to the site. The Whitestone Expressway is located over a quarter mile north of the site and Northern Boulevard is located over a quarter mile to the south. The majority of the surrounding road networks consist of two-way, 75-foot wide streets, allowing access to the site from all directions. There are no subway lines near the site, but the Q16, Q20, Q34 and Q44 buses have stops along Union Street at 33rd and Bayside Avenues.

ENVIRONMENTAL REVIEW

This application (C 160247 PQQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and 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 lead agency is the Queens Public Library.

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

UNIFORM LAND USE REVIEW

This application (C 160247 PQQ) was certified as complete by the Department of City Planning on March 28, 2016 and was duly referred to Community Board 7 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 7 did not submit a recommendation on this application.

Borough President Recommendation

This application (C 160247 PQQ) was considered by the Borough President, who issued a recommendation approving the application on June 28, 2016.

City Planning Commission Public Hearing

On June 22, 2016 (Calendar No. 7), the City Planning Commission scheduled July 13, 2016 for a public hearing on this application (C 160247 PQQ). The hearing was held on July 13, 2016 (Calendar No. 16). There were two speakers, who spoke in support of the application, and none in opposition.

The General Counsel for QPL, speaking in favor of the application, described the background for the proposed acquisition, stating that the Mitchell-Linden Library had been at its current location since 2012. He explained that the library's former location had been in extremely poor condition and that the landlord had given the library notice of his intention to demolish the building and redevelop the property.

A representative from DCAS, also speaking in favor, clarified that the proposed acquisition would be similar to other acquisitions where the City is acquiring private property for city use. He explained that there would be an appraisal, and after that, negotiation with the owner for fair market value.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application (C 160247 PQQ) for the acquisition of property for the continued use as a library, is appropriate.

The Commission believes that the proposed acquisition would help reduce the operating costs of the library and enhance the efficiency of procuring capital funds from the City for future renovations, maintenance and improvements.

The Commission acknowledges that the library has been at the current location since 2012. The Commission believes that the library's current location is well-served by public transportation, and well-located in the Flushing community, providing a broad range of educational, cultural and job readiness programs to a significant number of local residents annually. The Commission also believes that the proposed acquisition will facilitate the continued provision of these much-needed programs to the residents of Flushing.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed 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 the acquisition of property located at 31-32 Union Street (Block 4414, Lots 1333-1339) for continued use as a library, Borough of Queens, Community District 7, in an application submitted by the Queens Public Library and the Department of Citywide Administrative Services, is approved.

The above resolution (C 160247 PQQ), duly adopted by the City Planning Commission on August 10, 2016 (Calendar No. 30), 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.

CARL WEISBROD, *Chairman*

KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman*

RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,

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ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ,

Commissioners



Community Board 7

Borough of Queens

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District Manager

April 6, 2016

TO: Hannah Marcus, Deputy Director of Land Use Reviews
John Young, Director NYC Planning
Irving Poy, Director of Land Use

FROM: Eugene T. Kelty, Chairman
Community Board #7

RE: Mitchell-Linden Library

Community Board Seven has received the paperwork regarding the Mitchell-Linden Library application #C160247PQQ.

Since this application should have been completed back in 2011/2012, and with its purchase I do not see the reason for having a public hearing on the issue at this time.

Therefore, we are waiving the public hearing and do not have a recommendation since the decision has already been made with the purchase of the building.

Queens Borough President Recommendation

APPLICATION: ULURP #C160247 PPQ

COMMUNITY BOARD:Q07

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Queens Borough Public Library in conjunction with the Department of City Wide Administrative Services (DCAS), pursuant to Section 197(c) of the NYC Charter, for the acquisition of seven (7) condominium units within a building for continued use as a library located at **31-32 Union Street** in an R5D District, Block 4414 Lots1333-1339, Zoning Map 10a, Flushing, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on June 2, 2016 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 on this application. The hearing was closed.

CONSIDERATION

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

- o The applicant is proposing DCAS acquisition of property located at 31-32 Union Street to facilitate continued use as a branch of the Queens Borough Public Library (QBPL);
- o The property is located at the northwest corner of Union Street and 32nd Avenue in a 5-story mixed residential and community facility condominium building named the Sunrise Terrace Condominium. QBPL currently owns and occupies 7 ground floor condominium units totaling 8,800 sf for use as the Mitchell-Linden branch. The Mitchell-Linden branch library has been operated at this site since 2012;
- o The Mitchell-Linden branch library had previously operated from a rented space two blocks north of the current site. Due to the poor physical condition of that space and the landlord's desire to redevelop the site, QBPL decided to acquire and relocate into the present site;
- o The Mitchell-Linden branch library is located in a densely populated Flushing neighborhood. The surrounding area consists primarily of low- and middle-rise residential buildings with community facilities located north and east of the site with local commercial uses along Union Street. PS 214 and the Cadwallader Colden Playground are located immediately north of 31st Drive;
- o The Mitchell-Linden branch library serves approximately 150,000 visitors a year. More than 12,000 people attend free library programs at this location annually;
- o City acquisition of this property will help reduce the operating costs of the library and enhance the efficacy of procuring City capital funding for needed renovations, maintenance or improvements. Currently, there are 57 Queens Borough Public Library branches owned by New York City. City ownership of the library branches is consistent with the 1907 agreement which explicitly provides that title to the library properties that are part of the free library system shall be held by New York City while the QBPL is responsible for administration and operation of the Queens libraries with the City paying for maintenance and support of those library branches;
- o CB 7 waived their public hearing and comments on this application.

Recommendation

Acquisition of the properties occupied by the Mitchell-Linden branch library will assure uninterrupted provision of their invaluable services to the community and facilitate funding of needed future capital improvements. Based on the above consideration, I hereby recommend approval of this application.


PRESIDENT, BOROUGH OF QUEENS

6/28/16
DATE