



**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services and the New York City Police Department, pursuant to Section 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section Nos. 19b and 19d, establishing within an existing R3-2 District a C1-3 District bounded by:

1. a line perpendicular to the southerly street line of North Conduit Avenue distant 230 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of North Conduit Avenue and the northeasterly street line of Francis Lewis Boulevard;
2. North Conduit Avenue;
3. a line 750 feet easterly of the first-named course; and
4. the centerline of the Long Island Railroad right-of-way (Montauk Division);

Borough of Queens, Community District 13, as shown on a diagram (for illustrative purposes only) dated January 16, 2018.

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This application (C 180209 ZMQ) for a zoning map amendment was filed by the New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS) on January 4, 2018. Along with the related action, it would facilitate the construction of a new police precinct stationhouse in the Rosedale neighborhood of southeastern Queens, Community District 13.

## **RELATED ACTION**

In addition to the proposed zoning map amendment that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 180210 PSQ      Site selection of property for use as a police precinct stationhouse.

## **BACKGROUND**

A full background discussion and description of this application appears in the report for the related site selection action (C 180210 PSQ).

## **ENVIRONMENTAL REVIEW**

This application (C 180209 ZMQ), in conjunction with the related application for a site selection (C 180210 PSQ), 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 18NYP0002Q. The lead agency is the NYPD.

After a study of the potential impacts of the proposed actions in the Environmental Assessment Statement, a Negative Declaration was issued on January 12, 2018.

## **UNIFORM LAND USE REVIEW**

On January 16, 2018, this application (C 180209 ZMQ) was certified as complete by the Department of City Planning, and was duly referred to Queens Community Board 13 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a site selection (C 180210 PSQ).

### **Community Board Public Hearing**

Queens Community Board 13 held a public hearing on this application (C 180209 ZMQ) on January 22, 2018, and on that date, by a vote of 34 in favor, one opposed, and with no abstentions adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application (C 180209 ZMQ) was considered by the Queens Borough President, who issued a recommendation to approve the application on February 5, 2018.

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

On February 14, 2018 (Calendar No. 3), the City Planning Commission scheduled February 28, 2018, for a public hearing on this application (C 180209 ZMQ), and the application for the related action (C 180210 PSQ). The hearing was duly held on February 28, 2018 (Calendar No. 27), in conjunction with the public hearing on the application (C 180210 PSQ) for the related action. One speaker testified in favor of the application, as described in the report for the related action (C 180210 PSQ), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the proposed Zoning Map amendment (C 180209 ZMQ), in conjunction with the related application for site selection (C 180210 PSQ), is appropriate. A full consideration and analysis of the issues, and the reasons for approving this application, appears in the report on the related application for a site selection (C 180210 PSQ).

### **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment.

**RESOLVED**, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is hereby amended by changing the Zoning Map, Sections No. 19b and 19d, establishing within an existing R3-2 District a C1-3 District bounded by:

1. a line perpendicular to the southerly street line of North Conduit Avenue distant 230 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of North Conduit Avenue and the northeasterly street line of Francis Lewis Boulevard;
2. North Conduit Avenue;
3. a line 750 feet easterly of the first-named course; and
4. the centerline of the Long Island Railroad right of way (Montauk Division);

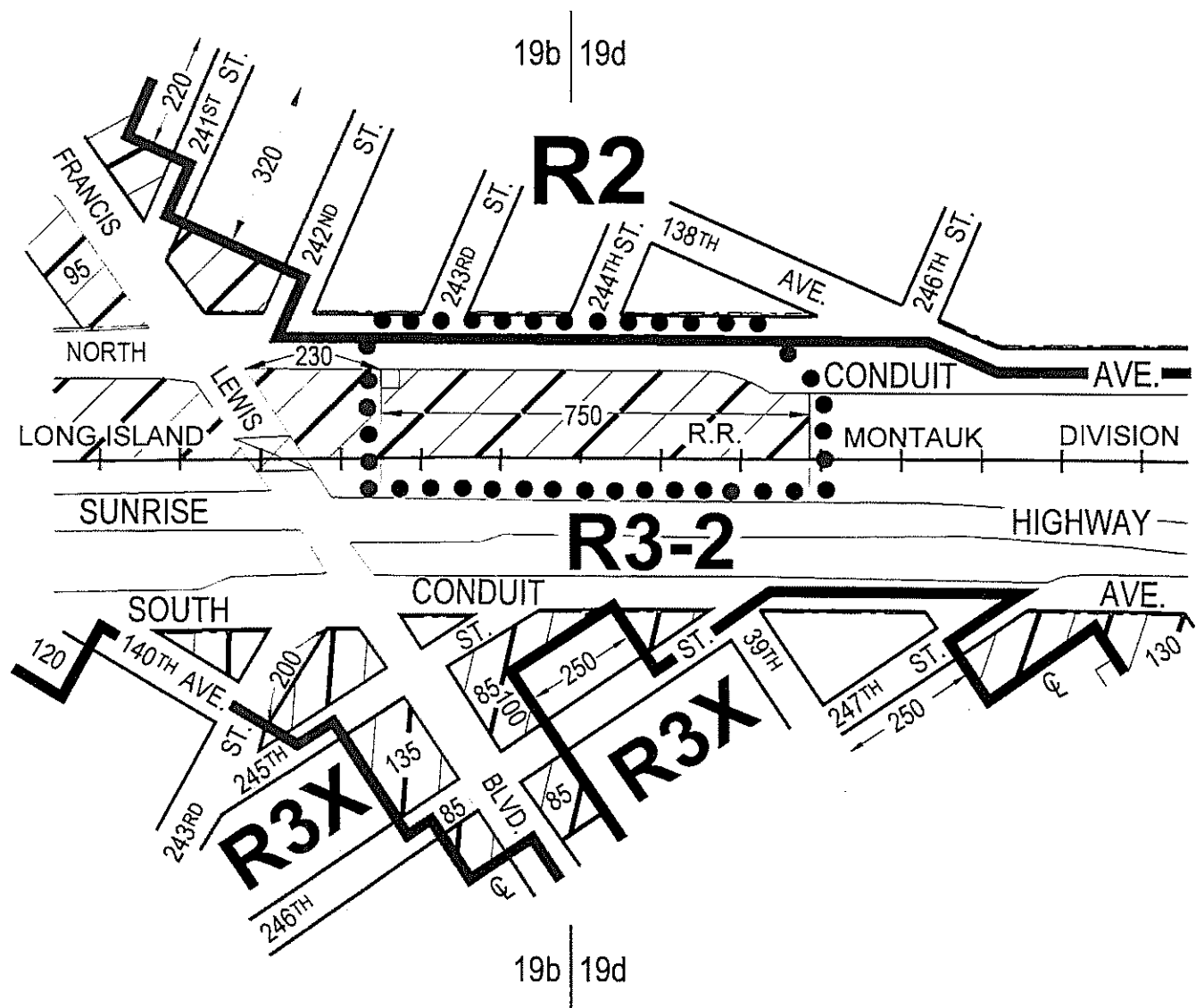
Borough of Queens, Community District 13, as shown on the diagram (for illustrative purposes only) dated January 16, 2018.

The above resolution (C 180209 ZMQ), duly adopted, by the City Planning Commission on March 28, 2018 (Calendar No. 8), 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.

**MARISA LAGO**, *Chair*


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

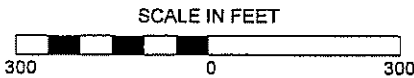
**RAYANN BESSER, MICHELLE DE LA UZ, JOSEPH DOUEK, HOPE KNIGHT,  
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*






CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
ON SECTIONAL MAP  
**19b & 19d**  
BOROUGH OF  
**QUEENS**

New York, Certification Date  
JANUARY 16, 2018

  
S. Lenard, Director  
Technical Review Division



- NOTE:
-  Indicates Zoning District Boundary.
  -  The area enclosed by the dotted line is proposed to be rezoned by establishing a C1-3 District within an existing R3-2 District.
  -  Indicates a C1-3 District.

Application #: **C 180209 ZMQ**

CEQR Number: 18NYP002Q

Project Name: **NYPD 116th Precinct**

Borough(s): Queens

Community District Number(s): 13

Please use the above application number on all correspondence concerning this application

**SUBMISSION INSTRUCTIONS**

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
  - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

*Docket Description:*

**IN THE MATTER OF** an application submitted by the New York City Police Department and the Department of Citywide Administrative Services pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 19b and 19d by establishing within an existing R3-2 District a C1-3 District bounded by:

- a line perpendicular to the southerly street line of North Conduit Avenue distant 230 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of North Conduit Avenue and the northeasterly street line of Francis Lewis Boulevard;
- North Conduit Avenue;
- a line 750 feet easterly of the first-named course; and
- the centerline of the Long Island Railroad right of way (Montauk Division);

Borough of Queens, Community District 13, as shown on a diagram (for illustrative purposes only) dated January 16, 2018.

<b>Applicant(s):</b> New York City Police Department One Police Plaza, New York, NY 10038  Department of Citywide Administrative Services One Center Street, New York, NY 10007	<b>Applicant's Representative:</b> Philip Heller New York City Police Department One Police Plaza New York, NY 10007
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<b>Recommendation submitted by:</b> Queens                      Community Board 13
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<b>Date of public hearing:</b> January 22, 2018	<b>Location:</b> Bellerose Assembly of God, 240-15 Hillside Avenue, Bellerose, NY 11710
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<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>
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<b>Date of Vote:</b> January 22, 2018	<b>Location:</b> Bellerose Assembly of God, 240-15 Hillside Avenue
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<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Disapprove	<input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions
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**Please attach any further explanation of the recommendation on additional sheets, as necessary.**

<b>Voting</b> # In Favor:    34    # Against:    1    # Abstaining:                      Total members appointed to the board:    49
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<b>Name of CB/BB officer completing this form</b> Mark McMillan	<b>Title</b> District Manager	<b>Date</b> 1/25/2018
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# Queens Borough President Recommendation

APPLICATION: ULURP # 180209 ZMQ

COMMUNITY BOARD: Q13

## DOCKET DESCRIPTION

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services and the New York City Police Department, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 19b and 19d by establishing an C1-3 overlay within an existing R3-2 District bounded by:

1. a line perpendicular to the southerly street line of North Conduit Avenue distant 230 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of North Conduit Avenue and north easterly street line of Francis Lewis Boulevard;
2. North Conduit Avenue;
3. a line 750 feet easterly of the first-named course; and
4. the centerline of the Long Island Railroad right of way (Montauk Division);

Borough of Queens, Community District 13. (Related: **ULURP #180210 PSQ**)

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, February 1, 2018 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 three speakers in support of the 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:

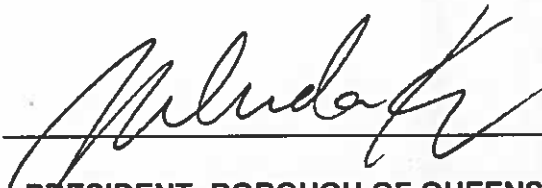
- The application proposes a zoning map amendment to map a C1-3 overlay within an existing R3-2 district to facilitate construction of the 116<sup>th</sup> Precinct station house (Use Group 6D). The proposed C1-3 overlay would extend an existing C1-3 overlay mapped directly to the west of the site. The C1-3 overlay allows Use Groups 5 and 6 that would be needed to facilitate construction of the proposed precinct station house on the site;
- In the related ULURP application, the applicant is proposing site selection of the city-owned property for location of the 116<sup>th</sup> Precinct station house. Additionally, a Board of Standards and Appeals application will be filed for a waiver of General City Law 35 to allow a portion of the proposed building to be built on the bed of mapped unimproved street on the site;
- The site is a 125,909 sf rectangular shaped city-owned parcel. The parcel is located east of Francis Lewis Boulevard between North Conduit Avenue and the Long Island Rail Road track. The western half of the site is partially improved with a 19,024 sf building that houses the 105<sup>th</sup> Precinct satellite office and other NYPD commands that service Queens. There are approximately 150 police personnel deployed in this building. There are currently 150 accessory surface off street parking spaces provided onsite;
- The proposed 116<sup>th</sup> Precinct station house will be a 2-story 33,278 sf built on the existing accessory parking lot of the 105<sup>th</sup> Precinct annex building. The existing 19,024 sf building will remain in use for NYPD borough commands. Combined the total zoning floor area of both buildings on the site would be 52,428 sf (0.42 FAR). The new 116<sup>th</sup> Precinct station house would house approximately 400 staff who would report to the station house during 3 eight-hour shifts. An 800 sf community space will be provided on the first floor of the building which will be made available to community organizations and functions. Mechanical and backup systems will be located on the second floor. The proposed station house is being designed as an energy efficient green building that will meet New York City's 80x50 Initiative to reduce greenhouse gas emissions and achieve LEED Silver status. A total of 163 parking spaces will be provided exceeding the zoning requirement for 66 parking spaces. There will be 90 accessory parking spaces provided onsite and another 73 spaces will be provided on nearby lots under the jurisdiction of and by agreement with the Department of Transportation (DOT). These spaces would be provided on Lot 20 (28 spaces) and 45 spaces in a designated area at the far end of the DOT Rosedale Municipal Parking Field (located west of Francis Lewis Boulevard) for NYPD use. The existing walkway access to the Rosedale Long Island Rail Road station on the site will be redesigned as a new public open space/plaza with new paving and landscaping. The project has been funded in full in the NYC Capital Budget for the NYPD;
- The surrounding area is generally developed with low-density, one and two family residential buildings with commercial use concentrated to the south along south Conduit Avenue and to the west at the intersection of Francis Lewis Boulevard and North Conduit Avenue. There is the elevated Rosedale LIRR station adjacent to the southern boundary of the Project area;
- CB 13 approved this application by a vote of thirty-four (34) in favor with one (1) against and none (0) abstaining at a community board meeting held on January 24, 2018;

- ° At the Borough President Land Use Public Hearing, Council Member Donovan Richards' representative, and two speakers representing the Federated Blocks of Laurelton and Community Board 13 Public Safety Committee spoke in support of the proposed 116<sup>th</sup> Precinct station house;

RECOMMENDATION

Community District 13 covers a large geographic area that is elongated from its northern boundary to its southern boundary and bisected in different areas by arterial highways and railroad track. Community Board 13 and area residents in the southernmost portions of Community District 13 have for nearly 40 years requested a new precinct district to provide a better police presence in the community and faster response times to calls from those areas. The new 116<sup>th</sup> Precinct and the proposed state-of-the-art precinct station house are the result of persistent community activism, the commitment of the elected officials and the Mayor's budget commitment to fund the proposal. The new 116<sup>th</sup> Precinct will provide the long sought localized service and reduced response time for the Southeast Queens neighborhoods including Rosedale, Springfield Gardens, Laurelton, Cambria Heights and Brookville.

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

  
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PRESIDENT, BOROUGH OF QUEENS

2/5/18  
\_\_\_\_\_  
DATE