



CITY PLANNING COMMISSION

February 4, 2009/Calendar No. 10

C 090135 PCK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 175 Varick Avenue (Block 2962, p/o Lot 11), Community District 1, Borough of Brooklyn, for use as a salt storage facility.

The application (C090135 PCK) for the acquisition of 46,400 square feet of land at 175 Varick Avenue (Block 2962, p/o Lot 11) was filed by the New York City Department of Sanitation and the Department of Citywide Administrative Services on October 6, 2008, for use as a salt storage facility.

BACKGROUND

The Department of Sanitation (DOS) proposes to utilize 46,400 square feet of land at 175 Varick Avenue (Block 2962, p/o Lot 11) to construct and operate a covered salt storage facility. The proposed facility is in an M3-1 district, and would replace an existing open salt storage site, half a mile north of the subject site at 526 Varick Avenue and Cherry Street, also in Community District 1.

The subject site is at the corner of Meadow Street and Varick Avenue, and is located on the eastern portion of a waterfront block on English Kills. The new facility would be used by DOS personnel and equipment assigned to Brooklyn District 1 and 4 Garages at 161 Varick Avenue, which is adjacent and would be connected to this facility with direct vehicular access.

The rectangular site comprises 46,400 square feet of Lot 11, which is approximately 154,339 square feet or 3.5 acres in area. The site is occupied by an existing 10,000 square foot office/warehouse building which would be demolished to make room for the new salt storage facility. The new one-story salt storage facility would be approximately 26,000 square feet in size and approximately 68 feet at its tallest point. The covered facility would store up to 13,000 tons of rock salt.

The proposed facility would serve community district 1 and 4 in Brooklyn. The site for this facility is near major routes including the Brooklyn – Queens Expressway, Flushing Avenue, Metropolitan Avenue, Grand Street and Broadway. The acquisition and construction of the proposed salt facility will provide DOS with the capability to quickly load salt spreaders in advance of approaching winter storms.

The subject site is zoned M3-1 and is located within the North Brooklyn Industrial Business Zone, one of the largest and most active industrial areas in the city. The area surrounding the proposed facility contains a mixture of light industrial, waste management, transportation, and wholesale supply businesses.

All trucks using the new salt storage facility, except for the seasonal delivery of salt, will be stored at the adjacent DOS Brooklyn District 1 & 4 Garage.

ENVIRONMENTAL REVIEW

This application (C 090135 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 06DOS007K. The lead agency is the Department of Sanitation.

After a study of the potential impacts of the proposed action, a Negative Declaration was issued on June 2, 2008.

UNIFORM LAND USE REVIEW

This application (C 090135 PCK) was certified as complete by the Department of City Planning on October 27, 2008, and was duly referred to Community Board 1 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 1 held a public hearing on this application (C 090135 PCK) on November 12, 2008 and on December 2, 2008, by a vote of 39 to 0 in favor, with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 090135 PCK) was considered by the Borough President, who issued a

recommendation approving the application on December 23, 2008.

City Planning Commission Public Hearing

On December 17, 2008, (Calendar No. 1), the City Planning Commission scheduled January 7, 2009, for a public hearing on this application (C 090135 PCK). The hearing was duly held on January 7, 2009 (Calendar No. 29). There was one speaker representing the Department of Sanitation, who described the project and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C090135 PCK), was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended by the 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 08-075.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the application by the DOS and DCAS for the site selection and acquisition of property located at 175 Varick Avenue (Block 2962, p/o Lot 11) is appropriate.

The Commission believes that the location of the proposed salt storage facility adjacent to DOS District 1 & 4 Garage is advantageous. Salt spreaders using the facility are housed at the adjacent District 1 & 4 Garage and would access it without the need to travel on local streets. The proposed salt shed facility is located in a M3-1 zoning district, which permits the proposed use and would be compatible with surrounding uses which include a mixture of waste management facilities, transportation and industrial uses.

The Commission notes that the Citywide Statement of Needs for Fiscal Years 2009-2010 identified the need for this facility.

The Commission believes that the proposed site for the enclosed salt storage facility is appropriately located close to the Brooklyn – Queens Expressway, Long Island Expressway and primary local streets like Flushing Avenue, Metropolitan Avenue, Grand Street and Broadway.

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 and findings described in this report, the application of the Department of Sanitation and the Department of Citywide Administrative Services for the site selection and acquisition of property located at 175 Varick Avenue (Block 2962, p/o Lot 11), Community District 1, Borough of Brooklyn, for use as a salt storage facility is approved.

The above resolution (C 090135 PCK), duly adopted by the City Planning Commission on February 4, 2009, (Calendar No. 10), 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
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, AIA., ALFRED C. CERULLO, III,
BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,
NATHAN LEVENTHAL, SHIRLEY A. McRAE,
JOHN MEROLO, Commissioners