



CITY PLANNING COMMISSION

March 22, 2006/Calendar No.18

C 050364 PSQ

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection of the bed of Linden Boulevard between Spritz Road and Pitkin Avenue, for use as a maintenance facility, Borough of Queens, Community District 10.

The application for site selection was filed by New York City Department of Transportation (DOT) and the Department of Citywide Administrative Services (DCAS) on March 11, 2005, in order to facilitate construction of a DOT maintenance facility at 88-20 Pitkin Avenue, in Queens, Community District 10.

RELATED ACTION

In addition to the site selection, which 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 050363 MMQ: The elimination, discontinuance and closing of a portion of
Linden Boulevard between Spritz Road and Pitkin Avenue.

BACKGROUND

The NYC Department of Transportation (DOT) and the Department of Citywide Administrative Services (DCAS) request site selection and the elimination, discontinuance and closing of Linden Boulevard between Spritz Road and Pitkin Avenue to facilitate the replacement of an existing DOT maintenance facility built in 1939, with a new DOT Department of Facilities Maintenance building. The site is located in Community District 10, Ozone Park, at 88-20 Pitkin Avenue. The site and

surrounding area is zoned R4, and the surrounding area is predominantly developed with one- and two-family residential and multi-family walk-up buildings. The facility is a Use Group 16, which is not allowed in an R4 district. DOT received a zoning override from the Office of the Mayor on February 1, 2005 to allow a Use-Group 16 in an R4 zoning district.

The site, currently occupied by the DOT maintenance facility is composed of two city-owned parcels (Block 11368, Lot 20 and Block 11401, Lot 19) and a portion of Linden Boulevard that is mapped, but has not been open to the public since 1939, when the facility was built. The demapping of a portion of Linden Boulevard and the site selection would give DOT, in total, a 46,812 square foot site on which to build the new maintenance facility.

The existing facility consists of two, one-story brick buildings and two metal trailers. The facility currently houses DOT road maintenance crews and DOT and Department of Design and Construction field administration offices and support facilities. The buildings are dilapidated. All existing structures would be razed.

The proposed facility would be 24,153 square feet in size and would serve as the operations base for the NYC DOT Department of Facilities Maintenance, which currently operates out of the Glendale Yards Facility. Facility maintenance operations generally encompass those processes which are needed for the maintenance of NYC DOT buildings, such as painting, carpentry, plumbing and locksmithing. The facility would operate Monday thru Friday from 7:00am to 4:00pm, and during these times 11 workers would be on-site and 21 would be off-site. Thirty on-site parking spaces would be provided, and the fleet of vehicles stationed at the facility (ten vans and pick-up trucks,

eight cars and three bucket trucks) would be off-site during the workday, and parked at the facility after hours.

ENVIRONMENTAL REVIEW

This application (C 050364 PSQ), in conjunction with the related action (C 050363 MMQ), 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 05DOT003Q. The lead agency is the New York City Department of Transportation.

After a study of the potential environmental impact of the proposed action, a Revised Negative Declaration was issued on November 23, 2004.

UNIFORM LAND USE REVIEW

This application (C 050364 PSQ), in conjunction with the related action (C 050363 MMQ), was certified as complete by the Department of City Planning on November 14, 2005, and was duly referred to Community Board 10 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 10 held a public hearing on this application on January 5, 2006, and on that date, by a vote of 28 to 0 with one abstention, adopted a resolution recommending approval of the

application with no conditions. The community board did issue the following comment:

Although the following is not a modification or condition of our approval, Community Board 10 wishes to bring the following to your attention. Among the concerns expressed when reviewed, was that every effort be made by the Department of Transportation to minimize any use of the facility for trucking movement on or off the property during evening hours. This concern was predicated by statements that at times emergencies occur that require use of the facility during evening hours.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation on January 18, 2006 approving the application with no conditions.

City Planning Commission Public Hearing

On February 8, 2006 (Calendar No. 8), the City Planning Commission scheduled February 22, 2006, for a public hearing on this application (C 050364 PSQ). The hearing was duly held on February 22, 2006 (Calendar No. 34) in conjunction with the hearing on the related action (C 050363 MMQ).

There were two speakers in favor of the application and none in opposition. The project architect briefly reviewed the site plan and building materials for the proposed DOT maintenance facility and answered questions related to the form of the building and landscaping of the site. A second project architect made himself available to answer questions about the proposed facility.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for site selection of the bed of Linden Boulevard between Spritz Road and Pitkin Avenue, in conjunction with the related action, is appropriate.

These actions would facilitate the development of a Department of Transportation maintenance facility.

The proposed facility would replace an existing, obsolete and dilapidated DOT structure with a structure that includes green components and an art component. DOT listened to community concerns and has proposed a facility that would provide adequate buffers between the facility and the surrounding residential buildings to minimize the invasiveness of noise, light and truck traffic on the neighborhood. The proposed facility would also consolidate the DOT Department of Facilities Maintenance to one site.

The Commission acknowledges the community board's concern with regard to the use of the facility outside of business hours and understands that DOT will only use the facility outside of business hours for emergencies, and that they do not occur often. The Commission encourages DOT to minimize the usage of the facility outside of regular business hours.

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 and 200 of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the application (C 050364 PSQ) submitted by the New York City Department of Transportation and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection of the bed of Linden Boulevard between Spritz Road and Pitkin Avenue, for use as a maintenance facility, Borough of Queens, Community District 10, is approved.

The above resolution (C 050364 PSQ), duly adopted by the City Planning Commission on March 22, 2006 (Calendar No. 18), 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, AICP, Chair

KENNETH J. KNUCKLES, ESQ., Vice-Chairman

IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, RA., ALFRED C. CERULLO, III,

RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI,

JOHN MEROLO, DOLLY WILLIAMS, Commissioners

KAREN A. PHILLIPS, Commissioner, Voting No

Community/Borough Board
Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 050364 PSQ

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection of the bed of Linden Boulevard between Spritz Road and Pitkin Avenue, Borough of Queens, for use as a maintenance facility.

COMMUNITY BOARD NO. 10

BOROUGH Queens

BOROUGH BOARD Queens

DATE OF PUBLIC HEARING January 5, 2006

LOCATION 135-45 Lefferts Blvd.

WAS QUORUM PRESENT? YES NO

S. Ozone Park, NY 11420
(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE January 5, 2006

LOCATION 135-45 LEFFERTS BLVD.

RECOMMENDATION

APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS

DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)
Although the following is not a modification or condition of our approval, CB#10 wishes to bring the following to your attention.

Among the concerns expressed when reviewed, was that every effort be made by the Department of Transportation to minimize any use of the facility for trucking movement on or off the property during evening hours. This concern was predicated by statements that at times emergencies occur that require use of the facility during evening hours.

VOTING :

IN FAVOR 28 AGAINST 0

ABSTAINING 1

TOTAL MEMBERS APPOINTED TO BOARD 37

Elizabeth Braton

COMMUNITY/BOROUGH BOARD OFFICER

January 6, 2006

Chairperson

DATE

TITLE

Queens Borough President Recommendation

APPLICATION: ULURP #050364 PSQ
DOCKET DESCRIPTION

COMMUNITY BOARD: Q10

IN THE MATTER of an application submitted by the Department of Transportation (DOT) and the Department of Citywide Administrative Services (DCAS), pursuant to Sections 197-c of the New York City Charter, for the site selection of property for use as a maintenance facility in an R4 district located at **Linden Boulevard between Spritz Road and Pitkin Avenue**, Blocks 11368, Lot 20 and 11401, Lot 19, Zoning Map 18a, Ozone Park, Borough of Queens. (Related application: ULURP #050363 MMQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, January 12, 2006, 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 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 DOT and DCAS are proposing site selection and acquisition of property in an R4 district for the construction of a 24,153-sf replacement facility for DOT. The applicants are also seeking an amendment to the City Map for the elimination, discontinuance and closing of an unused portion of Linden Boulevard between Pitkin Avenue and Spritz Road under a related application (# 050363 MMQ);
- o The applicants are also seeking a Deputy Mayor's zoning override to allow a Use Group 16 facility in an R4 district for relief from rear and side yard requirements, height and setback requirements;
- o The applicant, the New York City Department of Transportation (NYCDOT), plans to demolish two existing buildings at the site. Each block and lot contains one building. One building on Block 11368, Lot 20 is currently vacant. The second building on Block 11401 Lot 19 is partially used by NYCDOT road maintenance crews. The demolition of the two existing buildings will facilitate the construction of a new Facilities Maintenance building;
- o The site has been in use as a DOT storage yard since 1939. The applicant's Facilities Maintenance Operation, currently based at their Glendale Yards facility in Forest Hills, will be relocated to the new facility. The new facility will be responsible for the painting, carpentry, plumbing and locksmithing for all DOT facilities. The new facility will operate from 7:00 AM to 4:00 PM, Monday through Friday. A total of eleven (11) workers will be based on-site and twenty-one (21) offsite. A total of thirty (30) on-site accessory parking spaces will be provided for DOT employees and vehicles;
- o The project site is bounded by Pitkin Avenue to the North; Spritz Road to the South; Whitelaw Street to the East; and 88th Street to the West. The site is abutted by two-story residences (R4 district) with frontages on 88th Street and Spritz Road. The applicant has indicated that the main ingress and egress to the new facility will be located at Pitkin Avenue and Sitka Street to the North. A cars-only employee exit will be provided at Spritz Road;
- o Community Board 10 approved the application by a vote of twenty-eight (28) in favor none (0) opposed and one (1) abstaining at a public hearing held on January 5, 2006. A concern was expressed by the community board that DOT should make every effort to minimize any trucking use at the facility on or off property during the evening hours. This concern was made when DOT officials indicated that emergencies may require use of the facility during evening hours.

RECOMMENDATION

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


PRESIDENT, BOROUGH OF QUEENS


DATE