



April 10<sup>th</sup>, 2019 / Calendar No. 7

C 190212 PQK  
CORRECTED <sup>1</sup>

---

**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 acquisition of property located at 145 Randolph Street (Block 2976, Lot 45) for continued use as a parking lot in the Borough of Brooklyn, Community District 1.

---

The application (C 190212 PQK) was filed on November 27, 2018 by the Department of Sanitation (DSNY) and the Department of Citywide Administrative Services (DCAS) to acquire a privately-owned property at 145 Randolph Street (Block 2976, Lot 45) for the continued use of the site as a DSNY parking lot, Borough of Brooklyn, Community District (CD) 1.

## **BACKGROUND**

DSNY and DCAS are seeking the acquisition of the property at 145 Randolph Street for continued use as the CD 3 parking lot accessory to the DSNY CD 3 garage at 525 Johnson Avenue. This application for the continued use of the parking lot at 145 Randolph Street is considered in conjunction with a separate application (C 190211 PQK) for the acquisition of a one-story garage building across the street at 525 Johnson Avenue.

DSNY has used the building at 525 Johnson Avenue as a sanitation garage since 1954 and the associated parking lot at 145 Randolph Street since 1987, first serving as the CD 4 sanitation garage, and from 2008, serving as the CD 3 sanitation garage. The building at 525 Johnson Avenue and the parking lot at 145 Randolph Street support cleaning and collection services for adjoining CD 3 in Brooklyn.

---

<sup>1</sup> The report (C 190212 PQK) has been administratively corrected on May 17, 2019. The original report inadvertently omitted the phrase “is approved” from the 2<sup>nd</sup> paragraph of the resolution.

In 2010 DSNY filed a ULURP application (C 100264 POK) for the continued use of this site as a parking lot for the CD 3 sanitation garage. However, the application was withdrawn by DSNY due to objections raised by Community Board 1 over the delays in the relocation of the CD 3 sanitation garage from CD 1 to CD 3.

DSNY has been working since the late 1990's to acquire a site and build a new sanitation garage in CD 3. In 2001, DSNY acquired (C 000648 PCK) a site at 60 Nostrand Avenue in CD 3 for the future site of the CD 3 sanitation garage. The financial crisis of 2008 caused significant shortfalls in the City's resources and the CD 3 sanitation garage lost its funding along with other capital projects. In 2016, the City restored funding for the CD 3 sanitation garage, and since then the site has been prepared for construction and the construction contracts have been awarded. The construction of the new garage is expected to begin this year and completed by 2022.

The open parking lot at 145 Randolph Street is 39,800 square feet in area, and is located at the intersection of Randolph Street and Stewart Avenue. DSNY's collection trucks and mechanical brooms are kept in the parking lot, which is fenced, paved, and well-lit with a security gate on Randolph Street. There are 54 parking spaces for collection trucks and snow removal equipment.

The CD 3 sanitation garage is staffed with 119 personnel who work three shifts. The three work shifts are from 6:00 AM to 4:00 PM, 4:00 PM to 12:00 AM, and 12:00 AM to 8:00 AM. In the peak morning shift approximately 74 workers report for duty.

A total of 80 pieces of equipment are stored within the building at 525 Johnson Avenue and the parking lot at 145 Randolph Street. The equipment includes 38 collection trucks, four recycling dual bin trucks, 11 brooms, four spreaders, one haulster, five front end loaders, one wrecker, one fork lift, three passenger cars, one house truck, two pickup vans, and one transport van. The collection trucks and mechanical brooms are parked outside in the parking lot at 145 Randolph Street. During peak shift hours of 6:00 AM to 2:00 PM, 35 trucks leave the facility for trash collection and street cleaning. Flushing Avenue, a truck route, is used as the main access route from the site to CD 3.

The 525 Johnson Avenue sanitation garage and the associated parking lot at 145 Randolph Street are located within an M3-1 heavy manufacturing district. The surrounding area is developed with large food distributors, warehouses, private recycling centers, and municipal sanitation facilities, such as the Varick Street salt site and the Brooklyn CD 1 and CD 4 sanitation garages. The area is located in the North Brooklyn Industrial Business Zone. The Department of City Planning has recently issued the North Brooklyn Industry and Innovation Plan, the goals of which are to retain certain sites for truck intensive industrial uses while allowing for growth of businesses near transit.

The area is well served by the L train via Jefferson Street subway station and two bus lines, B57 and B60.

### **ENVIRONMENTAL REVIEW**

This application (C 190212 PQK) 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. This application was determined to be a Type II action, which requires no further environmental review.

### **UNIFORM LAND USE REVIEW**

This application (C 190212 PQK) was certified as complete by the Department of City Planning on December 3, 2018 and was duly referred to Brooklyn Community Board 1 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Brooklyn Community Board 1 held a public hearing on this application (C 190212 PQK) on January 8, 2019, and on that date, by a vote of 30 in favor, 6 opposed, and none abstaining, adopted a resolution recommending disapproval of the application. The Community Board's resolution noted the following concerns:

- “The truck routes in CB # 1 are already seriously overloaded, especially Flushing Avenue corridor,
- The DSNY trucks and vehicles for the BK3 Sanitation Garage would be traveling through CB#1 on this already overcrowded Flushing Avenue corridor,
- The high truck volume has negative impacts on the community,
- There is complete lack of good faith to relocate these operations to be within the confines of CB#3 proper,
- There remains unresolved inequity in waste management for CB#1;
- There are unrelenting burdens experienced by community [i.e. – Results of additional truck traffic adversely affecting the health and welfare of the community],
- There is a lack of DSNY’s and DCAS’s timely realization of a “new” BK3 facility specifically within that (CB#3) district’s confines.”

### **Borough President Recommendation**

On January 23, 2019, the Brooklyn Borough President held a public hearing on this application (C 190212 PQK) and on February 28, 2019 issued a recommendation to approve the application with the following conditions:

1. “Seek to achieve timely completion of its Brooklyn Community District 3 (CD3) facility at 60 Nostrand Avenue, by adhering to the New York City Department of Design and Construction (DDC) strategy, thereby ensuring that the facility is operational by 2022
2. That as part of its Builders Pavement Plan:
  - a. Coordinate with New York City Department of Environmental Protection (DEP), the New York Department of Parks and Recreation (Parks), and the New York City Department of Transportation (DOT) to construct rain gardens with the integration of street trees, in consultation with Brooklyn Community Board (CB 3) and local elected officials
  - b. Coordinate with DEP and DOT, to construct curb extensions, and/where technically infeasible, coordinate with DOT to provide protected painted

sidewalk extensions, with the understanding that both solutions be advanced subsequent to consultation with CB 3 and local elected officials.”

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

On February 27, 2019 (Calendar No. 3), the Commission scheduled March 13, 2019 for a public hearing on this application (C 190212 PQQ). The hearing was duly held on March 13, 2019 (Calendar No. 34). Three speakers representing DSNY and one speaker representing DCAS testified in favor of the application and provided an overview of the facility, its operations and site conditions. They gave the Commission updates on the construction details and schedule of the new CD 3 sanitation garage in CD 3. They also testified that after the relocation of this garage to CD 3 they will not reuse this site. A representative of DCAS spoke about the length of the lease.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the acquisition of the privately-owned parking lot located at 145 Randolph Street (Block 2976, Lot 45), in CD 1, Brooklyn for continued use as part of the CD 3 sanitation garage is appropriate.

The parking lot is in an M3-1 zoning district, which permits its current use, and has been used by DSNY since 1987. The Commission believes that the use is compatible with the surrounding area, which is characterized by a mix of industrial and commercial uses, including other public and private waste management businesses.

The Commission notes that the acquisition of this parking lot would allow DSNY to continue to provide sanitation services to CD 3 until its new facility at 60 Nostrand Avenue in CD 3 is completed by 2022. The Commission further notes that DSNY, in its

testimony to the Commission, stated that after the relocation of the CD 3 garage to CD 3, DSNY will not reuse this site.

Regarding Community Board 1 recommendations, DSNY stated in its public testimony that the CD 3 sanitation garage would be relocated to its new location in CD 3. The relocation of the CD 3 garage will reduce the truck traffic along Flushing Avenue caused by the DSNY facility.

Regarding the Borough President's recommendation, the Commission notes that the representatives of DSNY stated that they have reached out to the NYC Department of Transportation (DOT) and were informed by them that Warsoff Place is only 23.5 feet wide and should not be narrowed further with painted curb extensions. However, DSNY will continue to consult DOT, the NYC Department of Environmental Protection, the Department of Parks and Recreation, and local elected officials to implement as many recommendations as feasible given the site conditions.

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the quality of the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that this application submitted by the Department of Sanitation and the Department of Citywide Administrative Services for the acquisition of property located at 145 Randolph Street (Block 2976, Lot 45) for the continued use of the property as a parking lot for CD 3 sanitation garage, is approved.

The above resolution (C 190212PQK), duly adopted by the City Planning Commission on April 10, 2019 (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.

**MARISA LAGO**, *Chair*

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

**DAVID BURNEY**, **ALLEN P. CAPELLI**, *Esq.*, **ALFRED C. CERULLO, III**,

**MICHELLE de la UZ**, **JOSEPH DOUEK**, **RICHARD W. EADDY**,

**HOPE KNIGHT**, **ANNA HAYES LEVIN**, **ORLANDO MARIN**,

**LARISA ORTIZ**, **RAJ RAMPERSHAD**, *Commissioners*



Project Name: **DSNY BK Dist. 3 Garage Parking Lot**

**Borough(s):** Brooklyn  
**Community District Number(s):** 1

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

1. 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 + (8-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"

2. 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.

**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 acquisition of property located at 145 Randolph Street (Block 2976, Lot 45) for continued use as a parking lot.

<b>Applicant(s):</b> Department of Sanitation 1125 Worth Street, Room 710, NY, NY 10013  Dept. of Citywide Administrative Services 1 Centre Street, 20th floor, NY, NY 10007		<b>Applicant's Representative:</b> Robert Orlin (DSNY - 646-885-5006 Chris Grove (DCAS) - 212-386-0613	
<b>Recommendation submitted by:</b> Brooklyn Community Board No. 1			
<b>Date of public hearing:</b> 1-8-19		<b>Location:</b> 211 Ainslie Street Brooklyn, NY 11211	
<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>	
<b>Date of Vote:</b> 1-8-19		<b>Location:</b> 211 Ainslie Street Brooklyn, NY 11211	
<b>RECOMMENDATION</b>			
<input type="checkbox"/> Approve		<input type="checkbox"/> Approve With Modifications/Conditions	
<input checked="" type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
<u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u>			SEE ATTACHED
<b>Voting</b> # In Favor: 30    # Against: 6    # Abstaining: 0    Total members appointed to the board: 50			
<b>Name of CB/BB officer completing this form</b> Dealice Fuller		<b>Title</b> Chair	<b>Date</b> 1/29/19





**COMMUNITY BOARD NO. 1**  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
PHONE: (718) 389-0009  
FAX: (718) 389-0098  
Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISSER  
FIRST VICE-CHAIRMAN  
DEL TRAGUE  
SECOND VICE-CHAIRPERSON  
STEPHEN J. WEIDBERG  
THIRD VICE-CHAIRMAN  
MARIA VIEIRA  
FINANCIAL SECRETARY  
SONIA IGLESIAS  
RECORDING SECRETARY  
PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON  
GERALD A. ESPOSITO  
DISTRICT MANAGER

HON. STEPHEN T. LEVIN  
COUNCILMEMBER, 33<sup>rd</sup> CD  
HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

## **BROOKLYN COMMUNITY BOARD NO.1**

### **RESOLUTION REGARDING**

### **DSNY BK 3 DISTRICT GARAGE FACILITIES IN CB #1**

**NYC DEPT. OF CITY PLANNING RE: DSNY BK District 3 Garage Parking Lot, Application # C190212 POK** – 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 acquisition of property located at 145 Randolph Street (Block 2976, Lot 45) for continued use as a parking lot.

-and-

**NYC DEPT. OF CITY PLANNING RE: DSNY BK DIST. 3 GARAGE APPLICATION # C190211 POK** – 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 acquisition of property located at 525 Johnson Avenue (Block 2987, Lot 16) for continued use as a sanitation garage.

**WHEREAS** these two Land Use applications were presented to Community Board No. 1 at a most pivotal time. The City publicly announced that it was undertaking a sweeping reform to transform both the carting industry and the way that the City handles equity of waste management.

**WHEREAS** despite the overwhelming call for reform, the unfair burdens of the NYC's trash management continue to rage wildly in CB #1 and our burdens remain unchanged in any meaningful way as the following transfer stations facilities are still operating in CB#1 with a high concentration in the East Williamsburg section of the district. The following listing was provided by DSNY that relates the following waste facilities were in CB #1:

**Putrescible**

GPB Waste NY, LLC d/b/a CitiGreen Organics HI-TECH RESOURCE  
RECOVERY  
WASTE MANAGEMENT OF NEW YORK, LLC WASTE MANAGEMENT OF  
NEW YORK, LLC

**C&D**

EMPIRE RECYCLING SERVICES LLC CITY RECYCLING, INC.  
COOPER TANK  
GADS INC  
BROOKLYN C & D, LLC  
POINT RECYCLING  
COOPER RECYCLING LLC  
WASTE MANAGEMENT OF NEW YORK, LLC

**Fill Material**

ALLOCCO  
KEYSPAN

**WHEREAS** CB #1 continues to have a DSNY Marine Transfer Station [at the end of North Henry Street] and an Electronic/"E" Waste Facility at [459 North Henry Street] operating within its confines, and

**WHEREAS** the foci of CB #1's East Williamsburg neighborhood is where much of waste processing operations takes place. This same area is documented [in DSNY's own report dated Dec. 30, 2014] as having the highest percentage (16% or more) of existing lawfully operating transfer stations. This same area currently hosts a colossal municipal waste handling facility as a combined sanitation garage for both Brooklyn's CB #1 and CB #4 districts, with a giant salt depot directly adjacent to it.

**WHEREAS** this same segment hosts a myriad number other private facilities that collect and process private trade wastes of all kinds: i.e. - recycling of municipal waste products (i.e. plastics, electronics), recycling putrescible/organic waste to energy slurry, or provide industry related services such truck weighing stations, and

**WHEREAS** added to this already heavy burden are two facilities which serve Brooklyn CB #3. These operations were promised to be relocated within that district's specific confines, and this has never happened, and

**WHEREAS** Community Board No. 1 has had to unfairly shoulder these other community district's facilities. Despite CB #1's strong opposition during the previous ULURP processes, the two facilities were stayed in Williamsburg "temporarily" at 525 Johnson Avenue and 145 Randolph Street, and

**WHEREAS** another site in CB #3 at 60 Nostrand Avenue for a new facility was to be secured. However, this new garage project never happened as it moved along at such a snail's slow pace. It was recently related by DSNY that the approved location has undergone the ULURP process and that construction is planned to begin in 2019 and completed in 3-4 years.

**WHEREAS** the DSNY and DCAS is now presenting another ULURP action in an effort to have CB #1 continue hosting CB#3's facilities, and

**WHEREAS** these two CB #3's facilities contain the following personnel – 102 Sanitation Workers, 13 Supervisors, a District Superintendent; and Equipment - 28 Rear Loader Collection Trucks, 6 Dual Bin Recycling Trucks, 12 Mechanical Sweepers; 5 Front End Loaders, 7 Salt Spreaders, 10 Passenger Vehicles, and 1 Wrecker/Tow Truck [however in the handout from the January 8, 2019 public hearing on the matter DSNY provided the following information – Current staff and Personnel at BK3: 119 employees working 24 hours and/6 days per week, peak traffic between 6AM and 2PM, 35 truck departures during peak hours for trash collection and street cleaning, current operations report an average of 143 vehicle trips per day, 80 total pieces of equipment: 38 collection trucks 4 dual bin, 1 cut down, 11 brooms, 4 spreaders, 1 Haulsters, 5 Front End Loaders, 1 Flow and Dump, 1 Wrecker, 1 Forklift, 3 Passenger Cars, 1 Transport Van, 1 Skid Loader Carrier, 1 Skid Steer, 1 4x4 Supervisor, 2 Utility Trucks 1 Pressure Washer (total of 80 pieces of equipment). These later figures are even higher than the ones we had initially obtained]

**WHEREAS** the Combined Garage (BK1 & BK4) at 161 Varick Avenue has: BK1 – Personnel 124 - Sanitation Workers; 13 – Supervisors; 1 - District Superintendent; Equipment 49 - Rear Loader Collection Trucks; 4 - Dual Bin Recycling Trucks; 12 - Mechanical Sweepers; 5 - Front End Loaders; 12 - Salt Spreaders; 8 - Passenger Vehicles; 1 - Wrecker/Tow Truck; and for BK4 – Personnel - 87 Sanitation Workers; 12 – Supervisors; 1 - District Superintendent; Equipment - 19 - Rear Loader Collection Trucks; 5 - Dual Bin Recycling Trucks; 7 - EZ pack Trucks (front loading container trucks); 12 - Mechanical Sweepers; 4 - Front End Loaders; 6 - Salt Spreaders and 8 - Passenger Vehicles; and

**WHEREAS:**

- The truck routes in CB #1 are already seriously overloaded, especially the Flushing Avenue corridor,
- The DSNY trucks and vehicles for the BK3 Sanitation Garage would be traveling through CB#1 on this already overburdened Flushing Avenue corridor,
- This high truck volume has negative impacts on the community,
- There is complete lack of good faith to relocate these operations to be within the confines of CB #3 proper,
- There remains unresolved inequity in waste management for CB #1;
- There are unrelenting burdens experienced by the community [i.e. – Results of additional truck traffic adversely affecting the health and welfare of the community],
- There is a lack of DSNY's & DCAS's timely realization of a "new" BK3 facility specifically within that (CB#3) district's confines,

**BE IT RESOLVED** that at the regular meeting of Brooklyn Community Board No. 1 held on January 8, 2019 the board members voted "NO" on these two applications and **THEREFORE PRESENTS ITS POSITION TO REJECT THESE ACTIONS.** Community Board No. 1 encourages the Brooklyn Borough President, and the NYC City Council, to do likewise and vote to deny these two applications, as we strongly desire to garner their support for our position to deny these applications with a coveted "Triple No".

The vote was as follows:

"30" YES; 6 "NO"; 0 "ABSTENTIONS; 0 "RECUSALS".

**Brooklyn Borough President Recommendation**

CITY PLANNING COMMISSION

120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271

[CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov)



**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 one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

**APPLICATION#:** DSNY BROOKLYN DISTRICT 3 GARAGE + PARKING LOT – 190211 PQK, 190212 PQK

Applications submitted by the New York City Department of Sanitation (DSNY) and the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the acquisition of a 35,828 square foot (sq. ft.), privately-owned property located at 525 Johnson Avenue, and a 39,828 sq. ft. privately-owned property located at 145 Randolph Street in Brooklyn Community District 1 (CD 1). Such actions would facilitate continued use as the Brooklyn Community District 3 (CD 3) sanitation garage and parking lot, respectively, during the construction of the new CD 3 garage at 60 Nostrand Avenue.

COMMUNITY DISTRICT NO. 1

BOROUGH OF BROOKLYN

**RECOMMENDATION**

☒ APPROVE  
☐ APPROVE WITH  
MODIFICATIONS/CONDITIONS

☐ DISAPPROVE  
☐ DISAPPROVE WITH  
MODIFICATIONS/CONDITIONS

SEE ATTACHED



February 28, 2019



**RECOMMENDATION FOR: DSNY BROOKLYN DISTRICT 3 GARAGE + PARKING LOT – 190211 PQK, 190212 POK**

The New York City Department of Sanitation (DSNY) and the New York City Department of Citywide Administrative Services (DCAS) submitted applications pursuant to Section 197-c of the New York City Charter for the acquisition of a 35,828 square foot (sq. ft.), privately-owned property located at 525 Johnson Avenue, and a 39,828 sq. ft. privately-owned property located at 145 Randolph Street in Brooklyn Community District 1 (CD 1). Such actions would facilitate continued use as the Brooklyn Community District 3 (CD 3) sanitation garage and vehicular storage lot, respectively, during the construction of the new CD 3 garage at 60 Nostrand Avenue.

On January 23, 2019, Brooklyn Borough President Eric L. Adams held a public hearing on this zoning text amendment and special permits. There were no speakers on the item.

Borough President Adams noted that Brooklyn Community Board 1 (CB 1) has for many years sought to have the DSNY facility removed from CD 1. In response to Borough President Adams' inquiry regarding the status of the new facility, the DSNY representative expressed that the agency hopes to begin construction on 60 Nostrand Avenue in 2019.

Borough President Adams noted that while the new CD 3 facility was not the subject of this hearing, its 2001 approval predates much consideration for advancing resilient and sustainable development policies. In response to Borough President Adams' inquiry regarding the incorporation of design features such as blue and/or green roofs, solar panels, and urban farms, as well as rain gardens in the adjacent right of ways, the DSNY representative stated that the facility would have a one-acre green roof that will function as a water filtration and retention system. The reclaimed water would be used to wash the DSNY trucks at the site. The facility would also include features designed to reduce energy consumption, such as electric vehicle charging stations, extensive fenestration, and a photovoltaic array.

In response to Borough President Adams' inquiry regarding the construction of sidewalk curb extensions at the intersections of Park Avenue with Nostrand Avenue and Warsoff Place to improve pedestrian safety, the DSNY representative stated the agency would replace all sidewalks surrounding the site, and install new trees and tree pits, particularly on Nostrand Avenue which borders a residential area. The representative would consult with the New York City Department of Transportation (DOT) regarding the provision of curb extensions.

Subsequent to the hearing, a DSNY representative submitted a letter to Borough President Adams, dated February 21, 2019, with regard to the agency having follow up contact with DOT.

**Consideration**

CB 1 disapproved these applications on January 8, 2019. In its resolutions, the board noted that existing truck routes in the district are overloaded, which has negative impacts on the health and welfare of the community. The board expressed particular concern about the overburdened Flushing Avenue corridor, which is used by DSNY vehicles that service the CD 3 garage. Finally, CB 1 cited DCAS and DSNY's lack of progress in relocating the facility within the confines of CD 3, which has contributed to unresolved waste equity issues in CD 1.

The proposed acquisition would allow DSNY to retain the current CD 3 garage and vehicular storage lot as an interim measure, until the new facility is built in Bedford-Stuyvesant. The one-story property at 525 Johnson Street has served as the CD 3 sanitation garage since 1987. In the 1990s, DSNY also filed three ULURP applications for the vehicular storage lot at 145 Randolph Street. In 1998,



the City Council approved an initial application for the building's continued use as a sanitation garage, but limited the term of acquisition to seven years, with the stipulation that DSNY report on its efforts to acquire a new site for the CD 3 facility.

The selection and acquisition of 60 Nostrand Avenue was approved in 2001. However, the construction of the CD 3 garage has been delayed since 2008 due to financial constraints. In 2016, the City Council restored capital funding for the new facility, and DSNY is now seeking to fulfill its commitment to CD 1, to relocate the garage to 60 Nostrand Avenue.

The current garage operates 24 hours a day, six days a week, with 119 personnel and 80 pieces of equipment. It is used for storage, truck washing, and vehicle maintenance. The vehicular storage lot provides 54 spaces for collection trucks and snow removal equipment. During peak hours, the facility sends out 35 trucks for street cleaning and trash collection, with a daily total of 143 inbound and outbound vehicle trips. The trucks travel primarily along the Flushing Avenue corridor to reach the adjacent CD 3.

The garage and vehicle storage lot are located in an M3-1 zoning district, within the North Brooklyn Industrial Business Zone (IBZ). The surrounding context is highly industrial with a significant concentration of manufacturing facilities, private recycling centers, and warehouses. This area is included in the New York City Department of City Planning (DCP)'s recent North Brooklyn Industry and Innovation Plan, which seeks to preserve manufacturing land for critical industrial uses, while promoting job creation in proximity to public transportation.

The current site allows DSNY to provide for the delivery of refuse and recycling collection, street cleaning, and winter emergency services while the anticipated new facility at 60 Nostrand Avenue would be constructed. The new facility would facilitate consolidation of these operations within CD 3, and is expected to be complete in 2022. The new garage will occupy approximately 200,000 sq. ft. on a block of Park Avenue between Nostrand Avenue and Warsoff Place. It is intended as a fully-enclosed, state-of-the-art facility that will not require vehicle parking on local streets.

The new site is located in an M1-2 zone, on the border with an R6 district, and is directly across from the Marcy Houses, a large New York City Housing Authority (NYCHA) complex, with more than 4,000 residents. In a December 2018 letter to Mayor Bill de Blasio, Borough President Adams called for updated environmental and traffic studies to ensure that the new facility does not exacerbate existing adverse impacts in this area of CD 3. In January 2019, Borough President Adams received a written response from the DSNY commissioner stating that the agency is conducting an updated environmental review for the project, and will work closely with the community and elected officials to address any traffic impacts.

The new facility's extensive proof presents a range of possibilities with regard to energy generation, stormwater retention, and urban agriculture. It is Borough President Adams' sustainable energy policy to promote opportunities that utilize blue/green/white roofs, solar panels, and/or wind turbines, as well as passive house construction. Such elements tend to increase energy efficiency and reduce a development's carbon footprint.

As noted during the hearing, DSNY's new CD 3 facility would incorporate a range of sustainability measures, including a green roof and solar panels while repurposing collected rain water to wash its fleet. This is consistent with the policies of Borough President Adams as well as sustainability goals articulated in "OneNYC: The Plan for a Strong and Just City."

Borough President Adams understands the need for large, well-configured industrial space to accommodate essential municipal operations. He recognizes that a short-term approval for continued use of the 525 Johnson Avenue garage and 145 Randolph Street parking lot will allow DSNY to



continue serving CD 3 while building out the new facility at 60 Nostrand Avenue. The relocation of the current garage will benefit CD 1 by removing dozens of truck trips from the community, while freeing manufacturing-zoned land for job-producing uses.

Borough President Adams supports the short-term continued use of the current facility, and seeks timely completion of the new CD 3 garage, with the stipulation that it is inclusive of site planning features that advance pedestrian resiliency, safety, and sustainability.

### **Timely Completion of the CD 3 Facility at 60 Nostrand Avenue**

The construction of 60 Nostrand Avenue will entail the involvement of the New York City Department of Design and Construction (DDC), which provides project management services to various city agencies in the development of their municipal facilities. Earlier this year, DDC released "A Strategic Blueprint for Construction Excellence," which identifies common delays and seeks to expedite the completion of civic projects. The plan includes a number of strategies such as improving project controls, streamlining procurement, and strengthening DDC's approach to community outreach.

Given past delays in the relocation of the current CD 3 garage and vehicular storage lot from CD 1, Borough President Adams believes it is essential that the new facility is operational by 2022. Adhering to the stated timeline for the project will reduce DSNY's continued adverse impacts in CD 1, while ensuring the most efficient handling of recycling and refuse collection in CD 3, including mileage reduction for the CD 3 dedicated equipment. He therefore calls on DSNY to achieve timely completion of the new facility at 60 Nostrand Avenue by adhering to the DDC plan, in order to fulfill its commitments to both communities.

### **Advancing Stormwater Management Policies**

It is part of Borough President Adams' flood resiliency policy to encourage developers to introduce best practices to manage stormwater runoff such as incorporating permeable pavers and/or establishing rain gardens that advance the New York City Department of Environmental Protection's (DEP) green infrastructure strategy. Borough President Adams believes that sidewalks with nominal landscaping and/or adjacent roadway surfaces are potential resources that could be transformed through the incorporation of DEP rain gardens, which provide tangible environmental benefits through rainwater collection, improved air quality, and streetscape beautification. Tree plantings can be consolidated with rain gardens as part of a more comprehensive green infrastructure strategy. In addition, blue/green roofs, permeable pavers, and rain gardens would divert stormwater from the City's water pollution control plants.

The future DSNY CD 3 facility offers opportunities to explore resiliency measures. The required Builders Pavement Plan provides an opportunity to incorporate DEP rain gardens along the site's Nostrand Avenue, Park Avenue, and Warsoff Place frontages. Planting street trees, including integrating such plantings in DEP rain gardens, would provide shade on days of excessive heat, as well as other aesthetic, air quality, and enhanced stormwater retention benefits. It should be noted that a rain garden would be expecting to be maintained by on-site DSNY staff. Maintenance includes cleaning out debris and litter that can clog the inlet/outlet and prevent proper water collection, regular inspection to prevent soil erosion, watering during dry and hot periods, and weeding to keep the plants healthy and uncongested for proper water absorption. However, the implementation of rain gardens could help advance DEP green water/stormwater strategies, enhancing the operation of the Newtown Creek Water Pollution Control Plant (WPCP) during wet weather. Such rain gardens have the added benefit of serving as a streetscape improvement.

Borough President Adams believes that DSNY should consult with DEP, DOT, and the New York City Department of Parks and Recreation (NYC Parks) for consideration regarding the implementation of a rain garden with integration of street trees as part of a Builders Pavement Plan. Where the agencies have interest in implementing an enhancement, consultation should be initiated with CB 3 and local elected officials prior to agreeing to take action.



### **Advancing Vision Zero Policies**

Borough President Adams supports Vision Zero policies, including practices that extend sidewalks into the roadway as a means of shortening the path where pedestrians cross in front of traffic lanes. These sidewalk extensions, also known as bulbouts or neckdowns, make drivers more aware of pedestrian crossings and encourage them to slow down.

In 2015, Borough President Adams also launched his own initiative, Connecting Residents on Safe Streets (CROSS) Brooklyn. This program supports the creation of bulbouts or curb extensions at dangerous intersections in Brooklyn. During the program's first year, \$1 million was allocated to fund five dangerous intersections in Brooklyn. Installing more curb extensions will benefit seniors because more of their commute will be spent on sidewalks, while roadway users will experience a safer street.

For the new CD 3 facility at 60 Nostrand Avenue, Borough President Adams seeks the implementation of bulbouts as part of a Builders Pavement Plan or protected painted sidewalk extensions per his CROSS Brooklyn initiative, where Park Avenue intersects Nostrand Avenue and Warsoff Place. This is particularly important given the presence of a major public housing development, and the heavy volume of truck traffic along Park Avenue.

DSNY has initiated consultation with DOT regarding the provision of curb extensions, either built or painted, along Park Avenue. As per the February 21 letter, the Brooklyn Borough President's Office (BBPO) has provided clarifying information to DOT's Brooklyn Borough Commissioner in this regard. Borough President Adams recognizes that the cost associated with the construction of sidewalk extensions can be high based on the need to modify infrastructure and/or utilities. He would therefore urge DOT to explore the implementation of protected painted sidewalk extensions until available capital resources are secured. If the implementation meets DOT's criteria, DCAS and DSNY should consult with CB 3 and local elected officials before undertaking such improvements.

Therefore, prior to granting approval, the City Council should seek a demonstration of the following for the intersection of Park Avenue with Nostrand Avenue and Warsoff Place: Coordination with DOT and a resulting commitment to implement curb extensions as part of a Builders Pavement Plan and/or as protected painted sidewalk extensions, and confirmation from DOT that implementation would not proceed prior to consultation with CB 3 and local elected officials.

### **Recommendation**

Be it resolved that the Brooklyn borough president, pursuant to Sections 197-c and 201 of the New York City Charter, recommends that the City Planning Commission (CPC) and the City Council approve this application.

Be it resolved in that in the future, the New York City Department of Sanitation (DSNY):

1. Seek to achieve timely completion of its Brooklyn Community District 3 (CD 3) facility at 60 Nostrand Avenue, by adhering to the New York City Department of Design and Construction (DDC) strategy, thereby ensuring that the facility is operational by 2022
2. That as part of its Builders Pavement Plan:
  - a. Coordinate with New York City Department of Environmental Protection (DEP), the New York City Department of Parks and Recreation (NYC Parks), and the New York City Department of Transportation (DOT) to construct rain gardens with the integration of

street trees, in consultation with Brooklyn Community Board (CB 3) and local elected officials

- b. Coordinate with DEP and DOT, to construct curb extensions, and/where technically infeasible, coordinate with DOT to provide protected painted sidewalk extensions, with the understanding that both solutions be advanced subsequent to consultation with CB 3 and local elected officials



# sanitation

Kathryn Garcia Commissioner

Andres De Leon III  
Deputy Director  
Department Of Sanitation

125 Worth Street  
Room 808  
New York, NY 10013  
[nyc.gov/sanitation](http://nyc.gov/sanitation)

646.885.4848  
[adeleon@dsny.nyc.gov](mailto:adeleon@dsny.nyc.gov)

February 21, 2019

The Honorable Eric Adams  
Borough President  
Borough of Brooklyn  
209 Joralemon Street  
Brooklyn, NY, 10001

Dear Mr. Borough President:

The Department of Sanitation presented ULURP applications 190211PQK and 190212PQK for the site selection and acquisition of property located at, respectively, 525 Johnson Avenue and 145 Randolph Street in Brooklyn at the Brooklyn Borough President's public hearing on January 23<sup>rd</sup>, 2019. These applications facilitate the lease renewals for the current DSNY Brooklyn Community District 3 Garage. One of the questions raised at the hearing was relevant to the proposed new DSNY BK3 garage located at 559 Park Avenue/60 Nostrand Avenue, slated for construction in 2019. It was requested that we contact the Department of Transportation (DOT) to incorporate pedestrian safety measures (e.g. extension of curbs) at the intersections of Nostrand Ave, Park Place and Warsoff Place, into the Proposed BK 3 Garage construction.

In response to this request, DOT suggested that the BP's Office contact the DOT Brooklyn Borough Commissioner's Office directly to assess possible curb extensions near the garage site. Any curb extensions would be at the expense of DOT.

Sincerely:

Andres Deleon

C: Tonya Cantlo-Cockfeldrums;  
Richard Bearak,  
Mathew Berk  
Marie Jean-Louis;  
Arlana Davis;  
Gregory Anderson