



IN THE MATTER OF an application submitted by the NYC Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 59-64 and 59-66 54th Avenue (Block 2656, Lots 75 and 80) for use as a vehicle storage facility, Borough of Queens, Community District 2.

This application (C 160249 PCQ) for the site selection and acquisition of property located at 59-64 and 59-66 54th Avenue (Block 2656, Lots 75 and 80) for use as a vehicle storage facility was filed by the NYC Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS) on March 22, 2016.

BACKGROUND

The NYC Police Department (NYPD) seeks the acquisition and site selection of two contiguous parcels of privately-owned property (Block 2656, Lots 75 and 80) located in Maspeth Queens, Community District 2. These parcels are presently used by the NYPD for vehicle storage under license agreements from 2011 and 2013. The proposed acquisition and site selection would accommodate the continued storage of various NYPD vehicles, with no changes proposed on-site.

The project site (Block 2656, Lots 75 and 80) consists of two contiguous lots fronting on the south side of 54th Avenue immediately south of Mount Zion Cemetery, between Maurice Avenue and the intersection of 54th Avenue and Borden Avenue in an M1-1 zoning district. Nearby properties east, west and south of the site located within the M1-1 district include automobile and truck repair centers, a car wash and a wreckage facility and several large warehouses with multiple loading berths. Residential properties are located further to the east, across Maurice Avenue in an R4 zoning district and are predominantly developed with 1- and 2- family residences. An active public

park, Frank Principe Park, is located east of the project site and south of 54th Avenue. The site has good vehicular transportation access, and is in close proximity to the Long Island Expressway. It is well-served by public transportation, which includes the Q67 bus routes along Maurice Avenue to the east and the Q39 and Q67 bus routes which run along 58th Street to the west.

M1 districts permit manufacturing, commercial and certain community facility uses. (Use Groups 4 through 14, 16 and 17). Typical land uses include light industrial uses, however, all industrial uses are allowed in M1 districts if they meet the stringent M1 performance standards. The vehicle storage facility is listed under Use Group 16.

The proposed site selection and acquisition would permit the NYPD to establish a long-term lease on the project site to store salvage vehicles prior to auction, as well as NYPD vehicles awaiting repair. The project site is currently used by the NYPD for vehicular storage under license agreements executed in 2011 for Lot 75, and in 2013 for Lot 80. While the lots are contiguous, each serves separate functions. Lot 75 is used as temporary storage for a variety of salvaged Police Department vehicles prior to auction. Lot 80 is used by the Fleet Services Division for the temporary storage of Police Department vehicles awaiting repair at the central repair facility, located approximately a quarter mile northwest of the site. Salvaged vehicles that are awaiting auction are generally not stored at Lot 80, although some integration of the two lots occurs as needed, based on space availability. No vehicle stripping or mechanical repairs occur at the project site location. A combined total of approximately 200 Police Department vehicles are currently stored across Lots 75 and 80, including cars, vans and tow trucks.

No permanent employees are based on the project site. Department personnel travel to the site to drop off or retrieve vehicles on an as-needed basis. These employees are on-site for short periods of time, and park on-site. In the event that on-site parking is unavailable, the employees park on 54th Avenue in close proximity to the facility. Security measures, including security cameras and an on-site security guard have been implemented to ensure the site's security.

The proposed project was not listed in the Citywide Statement of Needs. Pursuant to City Charter Section 204(g), the Police Department sent a letter to the Queens Borough President and Queens Community Board 2 on January 4, 2016.

ENVIRONMENTAL REVIEW

This application (C 160249 PCQ) 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 New York City Police Department.

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

UNIFORM LAND USE REVIEW

This application (C 160249 PCQ) was certified as complete by the Department of City Planning on March 28, 2016 and was duly referred to Community Board 2 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 2 held a public hearing on this application (C 160249 PCQ) on June 2, 2016, and, on that date, by a vote of 40 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 160249 PCQ) was considered by the Queens Borough President, who issued a recommendation approving the application on July 21, 2016.

City Planning Commission Public Hearing

On June 22, 2016 (Calendar No. 9), the City Planning Commission scheduled July 13, 2016 for a public hearing on this application (C 160249 PCQ). The hearing was held on July 13, 2016 (Calendar No. 18). There were two speakers, who spoke in support of the application, and none in opposition.

A spokesman for the NYPD described the vehicle storage facility operations and the surrounding land uses. He stated that the facility's function was to stage vehicles while awaiting repair at the

central repair shop, or awaiting auction. He noted that the NYPD vehicle storage facility use was consistent with other nearby land uses.

The second speaker, representing DCAS, noted that the NYPD had been operating from the project site since 2011 and 2013. She explained that after ULURP approval, the NYPD intends to exercise the lease option for a ten year transaction with renewal options and the standard cancellation options. She explained that there were no plans for further improvements because improvements were already completed under the license agreement when the NYPD took possession of the lots.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application (C 160248 PQQ) for the acquisition and site selection of property for use as a vehicle storage facility is appropriate.

The Commission believes that use of the project site for vehicle storage conforms with zoning regulations governing M1-1 zoning districts and the Commission believes the NYPD vehicle storage facility will be compatible with the manufacturing, storage and auto-related uses that exist in the immediate vicinity of the project site.

The Commission believes that approval of the proposed acquisition and site selection would permit the NYPD to establish a long-term lease for use as a vehicle storage facility at a location from which the facility has operated since 2011 and 2013 through lease agreements. The Commission

further believes that the facility is well-located as it has good highway access and is in close proximity to the NYPD's central repair shop, thereby increasing the operation's efficiency.

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 site selection and acquisition of property located at 59-64 and 59-66 54th Avenue (Block 2656, Lots 75 and 80) for use as a vehicle storage facility, Borough of Queens, Community District 2, in an application submitted by the NYC Police Department and the Department of Citywide Administrative Services, dated March 22, 2016, is approved.

The above resolution (C 160249 PCQ), duly adopted by the City Planning Commission on August 10, 2016 (Calendar No. 32), 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**,

JOSEPH I. DOUEK, **CHERYL COHEN EFFRON**, **HOPE KNIGHT**,

ANNA HAYES LEVIN, **ORLANDO MARIN**, **LARISA ORTIZ**,

Commissioners

Application #: C160249PCQ	Project Name: NYPD Vehicle Storage Facility
CEQR Number:	Borough(s): Queens Community District Number(s): 2
<i>Please use the above application number on all correspondence concerning this application</i>	

RECEIVED
MAY 26 2016
COMMUNITY BOARD 2Q

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 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, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 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 NYC Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 59-64 and 59-66 54th Avenue (Block 2656, Lots 75 and 80) for use as a vehicle storage facility .

Applicant(s): NYPD 1 Police Plaza NY NY 10007 Department of Citywide Administrative Services 1 Centre Street 20th floor South NY, NY 10007	Applicant's Representative: Dennis DeQuatro 646-610-7645 Randy Fong 212-386-0618
Recommendation submitted by: <p style="font-size: 1.2em; color: blue;"><i>Community Board 2, Queens</i></p>	
Date of public hearing: <i>6/2/2016</i> Location: <i>43-31 39th Street, Sunnyside, NY 11104</i>	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>	
Date of Vote: <i>6/2/2016</i> Location: <i>Sunnyside Community Services</i>	
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting # In Favor: <i>40</i> # Against: <i>0</i> # Abstaining: <i>0</i> Total members appointed to the board: <i>49</i>	
Name of CB/BB officer completing this form <p style="font-size: 1.5em; color: blue;"><i>[Signature]</i></p>	Title <p style="font-size: 1.5em; color: blue;"><i>District Manager</i></p>
Date <p style="font-size: 1.5em; color: blue;"><i>6/3/16</i></p>	

Application #: C160249PCQ	Project Name: NYPD Vehicle Storage Facility
CEQR Number:	Borough(s): Queens Community District Number(s): 2

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

SUBMISSION INSTRUCTIONS

- Return this completed page at least fourteen (14) days before the scheduled hearing date by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include in the subject line: (CB or BB) Public Hearing Notice + (6-digit application number), e.g., "CB Public Hearing Notice #C100000ZSQ"
 - MAIL:** Calendar Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** to (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy to the applicant's representative at the address listed below at least (10) days before the scheduled hearing date.

Docket Description:

IN THE MATTER OF an application submitted by the NYC Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 59-64 and 59-66 54th Avenue (Block 2656, Lots 75 and 80) for use as a vehicle storage facility .

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COMMUNITY BOARD 2Q

Applicant(s): NYPD 1 Police Plaza NY NY 10007 Department of Citywide Administrative Services 1 Centre Street 20th floor South NY, NY 10007	Applicant's Representative: Dennis DeQuatro 646-610-7645 Randal Fong 212-386-0618
Contact: Address questions about this application to the following DCP office DEPARTMENT OF CITY PLANNING Queens Office Address: 120-55 Queens Blvd., Room 201, Kew Gardens NY 11424 Phone: 718-286-3170 Fax: 718-286-3183	
Notification submitted by:	
Date of Public Hearing: 6/2/16	Time: 7:00
Hearing Location: 43-31 39th Street, Longmead 11104	
Name of CB/BB officer completing this form <i>[Signature]</i>	Title District Mgr
Date 6/3/16	

Queens Borough President Recommendation

APPLICATION: ULURP #160249 PCQ

COMMUNITY BOARD: Q02

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by NYC Police Department and the Department of Citywide Administrative Services, Pursuant to Section 197-c of the NYC Charter, for the site selection and acquisition of property located at 59-64 and 59-66 54th Avenue (Block 2656, Lots 75 and 80) for use as a vehicle storage facility, Zoning Map no. 13c, Maspeth, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 14, 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. The hearing was closed.


CONSIDERATION

Subsequent to a 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 to acquire (long term lease) the privately-owned property for continued operations as vehicle storage facility for New York Police Department (NYPD) vehicles;
- o NYPD has been on the site by license agreement since 2011 (Block 2656 Lot 75) and 2013 (Block 2656 Lot 80). The facility is for approximately 200 vehicles either awaiting repairs at the nearby Central Repair Facility or other vehicles that are being prepared for auction. There will be no repairs or car stripping done at the storage facility. Storage of vehicles at this site alleviates the need for street parking at the Central Repair Facility. There will be limited vehicular traffic in and out of the facility on a daily basis. NYPD personnel will access the site on an as needed basis;
- o The site is located in an M1-1 district between the Mt. Zion Cemetery north across 54th Avenue and the Long Island Expressway to the south. The other parcels in the general vicinity of the site are developed or in use for industrial or transportation purposes;
- o The proposed lease is for a ten (10) year period with two five (5) year renewal options. Per the NYPD the property owner is not interested to sell the property;
- o Community Board 2 approved this application by a vote of forty (40) in favor with none (0) against or abstaining at a public hearing held on June 2, 2016.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application for a long term lease of the site for continued as a vehicle storage facility.



PRESIDENT, BOROUGH OF QUEENS

7/21/16

DATE