



CITY PLANNING COMMISSION

June 17, 2009 Calendar No. 23

C 090320 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of nine (9) city-owned properties in the College Point Corporate Park, pursuant to zoning, Community District 7, Borough of Queens.

The application (C 090320 PPQ) was filed on February 11, 2009 by the Department of Citywide Administrative Services (DCAS) for disposition of nine city-owned properties located in College Point (Block 4317, p/o Lot 1, p/o Lot 8900, Lot 20; Block 4356, p/o Lot 30; Block 4357, p/o Lot 1; Block 4358, p/o Lot 1; Block 4359, p/o Lot 1; Block 4206, Lot 100; Block 4207, p/o Lot 1), Community District 7, Borough of Queens.

BACKGROUND

The Department of Citywide Administrative Services (DCAS) proposes the disposition of nine city-owned properties in Queens Community District 7, pursuant to zoning. DCAS intends to dispose of the subject properties to the Economic Development Corporation (EDC). EDC intends to dispose of the properties to various industrial users.

The nine properties are located within the College Point Corporate Park. The College Point Corporate Park was established by the City through the creation of the College Point II Industrial Urban Renewal Plan (URP), which expired on April 24, 2009. The URP was created to encourage and retain high performance manufacturing establishments in New York City, and to create an optimum business environment to attract future industrial tenants, and complement the surrounding College Point community. Though most of the properties in the corresponding College Point II Urban Renewal Area were disposed for redevelopment during the forty-year duration of the URP, some property - including the nine properties currently proposed for disposition- has remained city-owned.

The nine properties are grouped so as to create three disposition sites (Sites A, B, and C).

Site A is an approximately 28,550 square-foot site, located on three properties (Block 4317 Lot 20 and parts of lots 1 and 8900), generally bounded by 120th Street to the west, 29th Avenue to the south, 122nd Street to the east, and 28th Avenue to the north. The site is currently leased and operated by an asphalt manufacturing plant, Cofire Paving, which has been in operation at the project site since the 1950's, employing fifteen people and primarily serving City agencies. EDC intends to dispose of the site to Cofire Paving for the continuation of their asphalt manufacturing business. Cofire Paving intends to upgrade its aging equipment and physical plant upon the approval of disposition. These improvements will enable the business to operate more efficiently and to maintain eligibility requirements as an asphalt supplier to the City.

The site is located within an M1-1 zoning district, allowing a maximum FAR of 1.0. Surrounding uses are primarily light industrial uses, including storage and distribution. There are also residential uses to the north of the site, directly across 28th Avenue and approximately 250 feet to the west, on the west side of 120th Street.

Site B is an approximately 239,500 square-foot (5.5 acres) site, located on four properties (Block 4356 part of Lot 30, Block 4357 part of Lot 1, Block 4358 part of Lot 1, and Block 4359 part of Lot 1), generally bounded by College Point Boulevard to the west, 31st Avenue to the south, a drainage ditch to the east, and the New York Police Department (NYPD) Vehicle Storage Facility to the north. The majority of the site is currently occupied by the NYPD Vehicle Storage Facility, which extends north of the site to 28th Avenue. It is anticipated that the Vehicle Storage Facility

will be relocated to a site in Springfield Gardens, Queens adjacent to Kennedy Airport. Once relocated, the City has proposed to develop a new NYPD police academy in the area to the north of the project site, and an application for site selection (C 090403 PSQ) for this proposal is currently under public review. EDC intends to dispose of Site B to three industrial businesses that are to be relocated from the Willets Point redevelopment area. The businesses expected to relocate to the site include an auto parts distributor, an iron fabricator, and a plumbing supply distributor.

The site is located within an M3-1 zoning district, which allows a maximum FAR of 2.0. The surrounding area primarily consists of light manufacturing uses and parking and vehicle storage. Approximately 240 feet to the east of the site there is an approximately 132,500 square foot, nine-story Korea World Mission Center, which also houses the Full Gospel Christian School. The area to the south is occupied by the Crystal Window and Door Systems manufacturers. To the west of the site is a ConEdison facility and to the southwest of the site are two printing facilities under construction - Ares Printing and Packaging and the Graphic Communication Center. There are a mix of commercial uses to the north of the site, along College Point Boulevard, including a hotel, Corona Auto, and United Rentals, which leases tools.

Site C is an approximately 45,000 square-foot site, located on two properties (Block 4206 Lot 100 and Block 4207 part of Lot 1), generally bounded by 130th Street to the west, industrial uses to the north and south, and the former Flushing Airport to the east. The site is currently vacant. EDC intends to dispose of the site to two industrial businesses to be relocated from the Willets

Point redevelopment area. The businesses expected to relocate to the site include an industrial recycling, wholesale and distribution operation, and an auto-related use.

The site is located within an M1-1 zoning district, which allows a maximum FAR of 1.0. There are a number of storage, distribution, and light manufacturing uses in the area. To the south is an industrial warehouse, and to the north is an undeveloped lot being used for parking of trucks and other large vehicles. To the east is the former Flushing Airport site, a large area containing wetlands. Beginning several blocks to the west, there are also residential uses.

ENVIRONMENTAL REVIEW

This application (C 090320 PPQ) 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 09DME007Q. The lead is the Office of the Deputy Mayor for Economic Development.

After a study of the potential environmental impacts of the proposed action, a negative declaration was issued on February 3, 2009. A corrected negative declaration was issued on June 10, 2009.

UNIFORM LAND USE REVIEW

This application (C 090320 PPQ) was certified as complete by the Department of City Planning on February 17, 2009 and was duly referred to Community Board 7 and the Queens 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 7 held a public hearing on this application (C 090320 PPQ) on April 27, 2009, and on that date, by a vote of 35 in favor, 0 opposed and 0 abstaining, adopted a resolution recommending approval of the application with conditions. The conditions pertained to the future intended disposition of the subject properties by EDC to various industrial users and, as well as the future use of the former Flushing Airport site. The complete Community Board 7 recommendation is attached to this report.

Borough President Recommendation

This application (C 090320 PPQ) was considered by the Queens Borough President, who issued a recommendation approving the application on May 15, 2009 subject to the following conditions:

- EDC must monitor for compliance of all applicable regulations of the proposed College Point Special District upon approval and work closely with the regulatory agencies to assure the enforcement of these regulations
- EDC should work with the Department of Transportation to make sure that all the traffic signage are appropriately posted and replaced when necessary “No Standing Anytime” signs on 31st Avenue from Whitestone Expressway to College point Boulevard
- All business sites including those on corner lots should provide 15-foot landscaped front yards and should be kept well maintained
- The Flushing Airport feasibility study should be completed by December 31, 2009 as promised and CB 7 and all affected elected officials including the Borough President’s Office should be engaged in the study and review process.
- EDC has been in contact with the NYS Department of Environmental Conservation regarding the identification and allowable use of wetlands surrounding the former Flushing Airport site. ... The study should be completed and reviewed by EDC, CB 7 and the

elected officials including the Borough President's Office before any actions on these sites are taken

- As identified by EDC and amended by DCP the College Point Special District text should be amended requiring advisory review by CB 7 and the Borough President's Office prior to City Planning Commission issuance of certifications to previously prohibited uses in the College Point Urban Renewal Plan.

City Planning Commission Public Hearing

On May 6, 2009 (Calendar No. 9), the City Planning Commission scheduled May 20, 2009 for a public hearing on this application (C 090302 PPQ). The hearing was duly held on May 20, 2009 (Calendar No. 28). There were three speakers in favor of the application and none opposed. Two representatives from the Economic Development Corporation spoke in favor of the application. One representative from CoFire Paving also spoke in favor of the application, stating that the disposition would allow his business to make much-needed upgrades.

There were no other speakers, and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York 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 09-007. This action was determined to be consistent with the policies of the New York City Waterfront.

CONSIDERATION

The City Planning Commission believes that this application by DCAS for the disposition of nine city-owned properties is appropriate.

The Commission notes that the disposition will support the development of high performance light industrial businesses in the College Point Corporate Park as managed by the New York City Economic Development Corporation. In particular, the Commission notes that these disposition sites will allow for the relocation of five businesses displaced from the Willets Point Redevelopment Area.

The Commission notes that the conditions of the Community Board and the Borough President are beyond the scope of this application. The Commission particularly notes that when it approved the proposed Special College Point District (N 090318 ZRQ) on June 3, 2009, it modified the zoning text to include the Borough President's recommendation about requiring both Community Board and Borough President reviews for certification of uses that were prohibited under the former Urban Renewal Plan, and that the modified text is now under review by the City Council.

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 described in this report, the application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of nine (9) city-owned properties located in College Point, Community District 7, Borough of Queens is approved.

The above resolution (C 09320 PPQ), duly adopted by the City Planning Commission on June 17, 2009 (Calendar No. 23), 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
KENNETH J. KNUCKLES, ESQ., Vice Chairman
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,
KAREN A. PHILLIPS, Commissioners

RAYANN BESSER, Commissioner, Abstained