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**IN THE MATTER OF** an application, submitted by 219-25 LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of North Conduit Avenue between Springfield Boulevard and 144<sup>th</sup> Avenue;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in in the Borough of Queens, Community District 13, in accordance with Map No. 5025 dated May 12, 2017 and signed by the Borough President.

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This application for an amendment to the City Map was filed by 219-25 LLC on November 20, 2013. The proposed City Map amendment would facilitate permanent off-street accessory parking for the applicant's adjacent commercial development in the Laurelton neighborhood of Queens, Community District 13.

### **BACKGROUND**

The subject portion of North Conduit Avenue is an 18,656-square-foot mapped, but unbuilt area, 15,357 square feet of which is contiguous to the south side of the applicant's commercial development. This portion of the street is City-owned, but has been leased to the applicant by the Department of Citywide Administrative Services (DCAS) since 2012 for use as accessory parking. The initial lease expired in 2014 and the applicant is currently leasing the property from DCAS on a month-to-month basis, terminable at will. The remaining portion of the unbuilt street (3,299 square feet) is unimproved and currently under the jurisdiction of the Department of Transportation (DOT). It is triangular-shaped and abuts the east side of the applicant's development.

The applicant's property (Block 13085 Lots 4, 10 and 20) comprises an 18,476-square-foot triangular-shaped block located on the north and west sides of the subject street. The property is improved with three, one-story commercial buildings built in 2013 and an approximately 25-foot-wide accessory parking lot, abutting the leased area. The leased area provides approximately 42 additional parking spaces, which are accessible from North Conduit Avenue by four 10-foot-

wide curb cuts. Prior to the disposition of the subject portion of North Conduit Avenue, the applicant has agreed to replace the existing curb cuts with a single curb cut on North Conduit Avenue and construct a new curb cut on 144th Avenue, both located at least 50 feet away from any intersecting street. The applicant has also agreed to install pedestrian ramps and a guardrail along the new North Conduit Avenue property line.

The site is located in an R3X zoning district with a C1-3 overlay, near the southwestern edge of the Laurelton neighborhood. Commercial uses are permitted within the C1-3 overlay district. Laurelton is a low-density residential neighborhood mapped almost exclusively with residential districts (R2 and R3 districts) with a few isolated commercial overlays, including the C1-3 overlay on the project site and on a block bounded by 141st Street and 224th Street, seven blocks from the project area. Nearby zoning districts include an irregularly shaped R3-2 district along the west side of Springfield Boulevard north of Edgewood Avenue. Immediately adjacent to the west of the development site is a large R3A district, which contains a C2-2 overlay directly across from the project site, on the west side of Springfield Boulevard between North Conduit Avenue and 144th Avenue.

The Belt Parkway is immediately adjacent to the project site on the south side of North Conduit Avenue. Within 600 feet of the project area is Springfield Gardens High School, adjacent to the site on the northwest corner of Springfield Boulevard and 144th Avenue. There are no subway stations in Laurelton. The Long Island Rail Road's Laurelton station on its Far Rockaway branch is located at 224th Street and Prospect Court, less than a half-mile from the project site. Bus routes serving the Laurelton neighborhood include the Q-77 and the Q-85, each with stops on the corner of 144th Avenue and Springfield Boulevard, across from the project site.

Affected agencies and utilities were polled by email on August 1, 2014 regarding the proposed amendment to the City Map. Currently, no city agencies have any objections to the proposal.

### **ENVIRONMENTAL REVIEW**

This application (C 140187 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 lead agency is the City Planning Commission. The designated CEQR number is 15DCP020Q.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on January 16, 2017.

### **UNIFORM LAND USE REVIEW**

This application (C 140187 MMQ) was certified as complete by the Department of City Planning on January 16, 2018 and was duly referred to Queens Community Board 13 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 13 held a public hearing on this action on March 20, 2018 and on March 26, 2018, by a vote of 35 in favor, none opposed, and none abstaining, the Board adopted a resolution recommending approval of the application with the following conditions:

- One additional handicapped parking spot should be provided.
- Separate curb cuts for entry and exit should be provided on North Conduit Avenue.
- Restrict truck deliveries to early or late hours.
- Consider retaining a parking manager if necessary.

### **Borough President Recommendation**

This application (C 140187 MMQ) was considered by the Queens Borough President, who on April 23, 2018 issued a recommendation of approval of the application with the following modifications:

- The applicant should consult with the Department of Transportation to determine the safest and most appropriate locations for the curb cuts.

- The parking lot and landscaping should be kept well maintained and free of debris at all times.
- Truck deliveries should be restricted and scheduled to lessen impacts on traffic and neighbors.

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

On May 9, 2018 (Calendar No. 7), the City Planning Commission scheduled May 23, 2018, for a public hearing on this application (C 140187 MMQ). The hearing was duly held on May 23, 2018 (Calendar No. 19). One speaker testified in favor of the application and none in opposition.

A representative of the applicant described the application and explained that the amendment was needed to provide permanent parking for the applicant's development.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this amendment to the City Map (C 140187 MMQ) is appropriate.

The portion of North Conduit Avenue to be eliminated from the City map is currently City-owned and since 2012 has been leased to the applicant to provide parking for the applicant's adjacent commercial development. The elimination of this portion of North Conduit Avenue from the City Map and related disposition of the property would allow the applicant to continue providing parking on a permanent basis. The Commission notes that DOT had no objections to the proposal, but did impose requirements for the disposition of the property, including that the existing four curb cuts on North Conduit Avenue be replaced with one curb cut on North Conduit Avenue and one on 144<sup>th</sup> Avenue, and that pedestrian ramps and a guardrail be installed. DOT also required that these requirements be fulfilled prior to the disposition of the property to the applicant.

### **RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property related thereto to be appropriate, adopts the following 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 199 of the New York City Charter, and Section 5-430 et seq. of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 140187 MMQ) for the amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of North Conduit Avenue between Springfield Boulevard and 144<sup>th</sup> Avenue;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in in the Borough of Queens, Community District 13, in accordance with Map No. 5025 dated May 12, 2017 and signed by the Borough President, is approved; and be it further

**RESOLVED** that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

**RESOLVED** that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 5025 dated May 12, 2017 providing for the discontinuance and closing of a portion of North Conduit Avenue between Springfield Boulevard and 144<sup>th</sup> Avenue, said street to be discontinued and closed being more particularly described as follows:

**DISCONTINUANCE AND CLOSING OF A PORTION OF NORTH CONDUIT AVENUE  
BETWEEN SPRINGFIELD BOULEVARD AND 144<sup>TH</sup> AVENUE**

Beginning at a point on the southerly line of 144<sup>th</sup> Avenue, said point being a distance of 283.13 feet from the corner formed by the intersection of the southerly line of 144<sup>th</sup> Avenue and the easterly line of Springfield Boulevard, as said streets are shown on Alteration Map No. 5025 dated May 12, 2017;

- No.1 Running thence easterly along the southerly line of 144<sup>th</sup> Avenue, for a 107.82 feet to a point;
- No. 2 Thence southerly along a line, forming an interior angle of 111 degrees 25 minutes 51 seconds with the last mentioned course, for 11.67 feet to the northwesterly line of North Conduit Avenue;
- No.3 Thence southwesterly along the northwesterly line of North Conduit Avenue, forming an interior angle of 93 degrees 00 minutes 00 seconds with the last mentioned course, for 149.39 feet to an angle point;
- No.4 Thence continuing southwesterly along the northwesterly line of North Conduit Avenue, Forming an interior angle of 178 degrees 08 minutes 58.8 seconds with the last mentioned course, for 218.80 feet to a point;
- No.5 Thence westerly, northwesterly northerly along the easterly Springfield Boulevard, on the arc of a circle, curving to the right, the radius of which is 40.00 feet, the tangent of which forms an angle of 4 degrees 50 minutes 57.3 seconds with the last mentioned course, for 74.23 feet to the former northwesterly line of North Conduit Avenue, discontinued and closed;
- No.6 Thence northeasterly along the former northwesterly line of North Conduit Avenue, discontinued and closed, forming an interior angle of 20 degrees 01 minutes 41.1 seconds with the radius of the last mentioned course, for 302.58 feet to a point;

No.7 Thence northerly along a line, discontinued and closed, forming an interior angle of 270 degrees 00 minutes 00 seconds with the last mentioned course for, 9.65 feet to the southerly line of 144<sup>th</sup> Avenue, the point or place of beginning.

The area described above consists of 18,656 square feet or 0.43 acres and be it further

**RESOLVED** that, pursuant to subdivision 1a of Section 5-433 of the New York City Administrative Code, public utility facilities within the subsurface of the streets cited herein which are to be discontinued and closed by this action, may be maintained in place or relocated within such subsurface by the public utility, so that such maintenance in place or relocation of such facilities is consistent with the proposed use of the closed portion or portions of such subsurface, and the requirements of other facilities located therein;

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 5025 dated May 12, 2017 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and
- b. The subject amendment to the City Map shall not be filed with the appropriate agencies in accordance with condition “a” above until the applicant shall have executed a mapping agreement protecting the city's interest, approved as to form and sufficiency by the Corporation Counsel and accepted by the City Planning Commission (the “Mapping Agreement”). If such agreement is not accepted by the City Planning Commission within two years of the date of this resolution, the approved amendment to the City Map may be returned to the City Planning Commission for rescission; and
- c. The subject street to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (C 140187 MMQ), duly adopted by the City Planning Commission on June 25, 2018 (Calendar No. 14), 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*

**ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,**

**MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,**

**CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,**

**ORLANDO MARIN**, *Commissioners*





CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**MAP CHANGE**

ON SECTIONAL MAP

**19**

BOROUGH OF  
**QUEENS**

New York, Certification Date  
JANUARY 16, 2018

*P.W.*  
P. Montgomery, P.E.  
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
  - Indicates line of street proposed to be established.
  - Indicates line of street proposed to be eliminated.
  - Indicates Park line heretofore established and hereby retained.  
(Discontinuance and Closing is shown on Alt. Map No. 5025).





**Queens Community Board 13**

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Borough President

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Community Boards

**Clive Williams**  
Chairman

**Mark McMillan**  
District Manager

**ULURP #140187MMQ**  
**CEQR #15DCP020Q**  
219-01 to 219-25 North Conduit Avenue

**RESOLUTION**

Adopted March 26, 2018

Queens Community Board 13 at its General Board Meeting of March 26, 2018 voted to approve the subject calendar item by a vote of 35 yes, 0 no and 0 abstentions. A Public Hearing was advertised and conducted at VFW Post 5298 at 7pm on March 20, 2018 regarding the de-mapping of part of North Conduit Avenue from Springfield Blvd. to 144<sup>th</sup> Avenue for the purpose of improving the adjacent shopping strip parking lot.

Whereas, the developer/operator of the adjacent lot has operated a parking lot by leasing the same portion of North Conduit Avenue from New York City and it desires to improve the property; and

Whereas, the subject parking lot does not currently provide a safe, attractive, orderly space for customers, pedestrians or vehicles entering, leaving or passing the property; and

Whereas, New York City has determined that there is no current or future need for the subject property for traffic purposes and the City desires to permanently dispose of the space to developer; and

Whereas, except for parking conditions beyond its control the developer has operated the property in a manner and condition acceptable to the community; and

Whereas, the developer has proposed plans to improve the aesthetics, entry, egress and operation of the parking lot including new curb cuts, marked parking spots, designated handicapped spots and perimeter vegetation; and

Whereas, the developer is willing to accept and incorporate local resident comments including: one additional handicapped spot, separate curb cuts for entry and exit on North Conduit, restrict truck deliveries to early or late hours, consider retaining a parking manager if necessary.

Therefore, Queens Community Board 13 supports the de-mapping of the proscribed portion of North Conduit Avenue between Springfield Boulevard and the intersection on 144<sup>th</sup> Avenue for the purpose of disposal of and acquisition of said property by the developer.

# Queens Borough President Recommendation

APPLICATION: ULURP # C140187 MMQ

COMMUNITY BOARD: Q13

## DOCKET DESCRIPTION

IN THE MATTER OF an application, submitted by 219-25 LLC pursuant to Sections 197-c and 199 of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuation and closing of a portion of North Conduit Avenue between Springfield Boulevard and 144<sup>th</sup> Avenue;
- the adjustment of grades and block dimensions necessitated thereby;

Including authorization of any acquisition or disposition of real property related thereto in Community District 13, Borough of Queens, in accordance with Map No. 5025 dated May 12, 2017 and signed by the Borough President.

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on March 29, 2018 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 review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

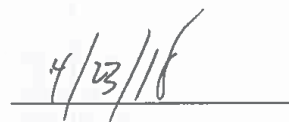
- The applicant is requesting elimination of a portion of North Conduit Avenue and authorization for disposition of city-owned property within the demapped street which is located in the an R3X/C1-3 district;
- The mapped street is located directly south of a triangular block bounded by Springfield Boulevard to the west, 144<sup>th</sup> Avenue to the northeast and North Conduit Avenue to the south. The total area of the mapped unbuild portion of North Conduit Avenue is 18,974 sf. The width of this unbuild portion of North Conduit Avenue is approximately 367 ft. The applicant owns the property directly north of the mapped street which is developed with three one-story commercial buildings built in 2013. The commercial buildings are occupied by a few fast food restaurants, wireless phone store, and a variety of other stores providing goods and local services;
- The Department of Citywide Administrative Services (DCAS) has jurisdiction of 15,375 sf within the area to be demapped and the remaining 3,617 sf triangular-shaped portion is in the jurisdiction of the Department of Transportation. The area in DCAS jurisdiction has been and is currently licensed to the applicant for use as accessory parking for the shopping center located to the north;
- This application would also authorize disposition of the property to the applicant who currently leases it from DCAS for continued use as an accessory parking lot for the commercial buildings. The area will be repaved and have 47 parking spaces and landscaped along the perimeter. The existing four 10' curb cuts along North Conduit Avenue would be removed and replaced with two 22' curb-cuts - one on North Conduit Avenue and the other on 144<sup>th</sup> Avenue;
- CB 13 unanimously approved this application with conditions by a vote of thirty-five (35) in favor with none (0) against or abstaining at a public meeting held on March 26, 2018. CB 13's conditions of approval are: provide one (1) additional handicap parking space; separate curb cuts for entry and exit on North Conduit Avenue; restrict truck delivery to early or late hours; and consider retaining parking manager if necessary.

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- The applicant should consult with the Department of Transportation to determine the safest and most appropriate locations for the curb-cuts;
- The parking lot and landscaping should be kept well maintained and free of debris at all times; and
- Truck deliveries should be restricted and scheduled to lessen impacts on traffic and the neighbors.



PRESIDENT, BOROUGH OF QUEENS



DATE