



## CITY PLANNING COMMISSION

January 8, 2003/Calendar No. 20

C 030029 PCK

**IN THE MATTER OF** an application submitted by the Department of Homeless Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 10110 Foster Avenue (Block 8149, p/o lot 1), Borough of Brooklyn, Community District 18, for use as a warehouse and maintenance facility.

This application (C 030029 PCK) was filed on July 22, 2002 by the Department of Homeless Services (DHS) and the Department of Citywide Administrative Services (DCAS) for site selection and acquisition of property located at 10110 Foster Avenue, Community District 18, Borough of Brooklyn, for use as a warehouse and central maintenance facility.

### **BACKGROUND**

The Department of Homeless Services (DHS) proposes the site selection and acquisition of privately-owned property located at 10110 Foster Avenue (Block 8149, p/o lot 1), for use as a warehouse and central maintenance facility. The site is occupied by a 348, 144 square foot single-story warehouse building. DHS proposes to occupy 79,861 square feet of vacant space. There are currently two commercial uses and one manufacturing use occupying the warehouse building.

The proposed facility will consolidate three DHS storage facilities currently located at 260 11<sup>th</sup> Avenue and 78 Catherine Street in Manhattan, and at 1122 Franklin Avenue in The Bronx, into one central warehouse and repair facility, with office space. The facility will service and support the Facility Maintenance and Development, Adult Services, Family Services, and Information Technology Divisions of DHS. The major activities at the facility will include warehousing of materials associated with shelter maintenance and shelter residents' care; offices and support services for employees and field personnel, as well as a back-up system for the department's computer network; and maintenance shops.

The site is located on the east side of East 99<sup>th</sup> Street, between Foster Avenue and Farragut Road, within a M1-1 zoning district that permits the use. The surrounding neighborhood consists of light

manufacturing along Foster Avenue to the north and east of the site; commercial, residential and transit uses to the south; and two-family residential uses across East 99<sup>th</sup> Street to the east.

The DHS facility's entrance and existing loading docks for the entire building are on Farragut Road, a dead-end street. DHS' facility vehicles will use East 99<sup>th</sup> Street to access its entrance on Farragut Road. The facility will operate 6:30 a.m. to 7:00 p.m. weekdays and there will be approximately 93 employees on site and 60 field personnel who will report to the facility for job assignments off-site. There will be 27 parking spaces and four outdoor loading berths for use by DHS. Approximately six cargo vans will be entering and leaving the site once a day, and once a week the facility will receive deliveries of large items and/or bulk quantities of supplies.

The site is served by the L train, which stops at the East 105<sup>th</sup> Street and Canarsie Rockaway Parkway stops. The B6, B17, B60, and B82 buses are within several blocks of the site.

#### **ENVIRONMENTAL REVIEW**

This application (C 030029 PCK) 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 02DHS001K. The lead agency is the Department of Homeless Services.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on August 20, 2002.

#### **UNIFORM LAND USE REVIEW**

This application (C 030029 PCK) was certified as complete by the Department of City Planning on September 3, 2002, and was duly referred to Community Board 18 and the Borough President of Brooklyn, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 18 held a public hearing on this application (C 030029 PCK) on October 16, 2002, and on that day, by a vote of 26 to 0 with 3 abstentions, adopted a resolution recommending approval of the application with the following condition, " that the facility shall not now or ever be used as a homeless shelter."

### **Borough President Recommendation**

This application (C 030029 PCK) was considered by the Borough President, who issued a recommendation on November 19, 2002 , approving the application.

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

On November 20, 2002, (Calendar No. 5), the City Planning Commission scheduled December 4, 2002, for a public hearing on this application. The hearing was duly held on December 4, 2002 (Calendar No. 11 ). There were two speakers in favor of the application and none opposed.

A representative from the Department of Homeless Services and the architect for the project both spoke in favor and described the operations at the proposed facility.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application by the Department of Homeless Services and the Department of Citywide Administrative Services for the site selection and acquisition of property located at 10110 Foster Avenue (Block 8149, p/o lot 1) for use as a warehouse and maintenance facility, is appropriate.

The proposed facility will significantly improve the Department of Homeless Services' ability to more efficiently maintain their warehousing operations by centralizing three separate warehouse

facilities into one. Additionally, the proposed facility would be located in closer proximity to the fourteen shelters to be serviced; half of which are located in Brooklyn. This project was included in the Citywide Statement of Needs for Fiscal Years 2002 - 2003.

## **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 Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Homeless Services and the Department of Citywide Administrative Services for site selection and acquisition of property located at 10110 Foster Avenue (Block 8149, p/o lot 1), Community District 18, Borough of Brooklyn, for use as a warehouse and maintenance facility, is approved.

The above resolution (C 030029 PCK), duly adopted by the City Planning Commission on January 8, 2003 (Calendar No. 20 ), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, AICP, Chair**  
**KENNETH J. KNUCKLES, Esq., Vice Chairman**  
**IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,**  
**RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL,**  
**JOHN MEROLO, KAREN A. PHILLIPS, JOSEPH B. ROSE, DOLLY WILLIAMS,**  
Commissioners

## Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

22 Reade Street, New York, NY 10007

FAX # (212) 720-3356

**INSTRUCTIONS**

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicants representatives as indicated on the Notice of Certification.

APPLICATION            030029 PCK

DESCRIPTION            Department of Homeless Services Central Maintenance Facility

COMMUNITY DISTRICT NO. 18

BOROUGH OF BROOKLYN

**RECOMMENDATION**

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS
- DISAPPROVE
- DISAPPROVE WITH MODIFICATIONS/CONDITIONS

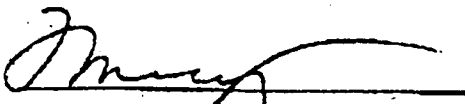
**EXPLANATION OF RECOMMENDATION - MODIFICATIONS/CONDITIONS**

On October 22, 2002, the Borough President held a public hearing on this application. A representative from the Department of Homeless Services (DHS) and an architect representing DHS presented the proposal. There were no other speakers.

The Borough President supports Community Board's 18 recommendation that the agency refrain from using the facility to house the homeless.

- RECOMMENDATION ATTACHED
- RECOMMENDATION TO FOLLOW

CITY PLANNING COMMISSION  
2002 NOV 18 AM 11:51  
DEPT OF CITY PLANNING

  
BOROUGH PRESIDENT

November 19, 2002

DATE

Community/Borough Board  
Recommendation

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

*BAALYAN*

INSTRUCTIONS

- Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
- Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 030029 PCK

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by the Department of Homeless Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 10110 Foster Avenue (Block 8149, part of lot 1), Borough of Brooklyn, Community District 18, for use as a warehouse and maintenance facility.

COMMUNITY BOARD NO. 18

BOROUGH Brooklyn

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING October 16, 2002

LOCATION Kings Plaza Comty. Room Flatbush Ave. & Ave. v Brooklyn, NY 11234

WAS QUORUM PRESENT?  YES  NO

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

VOTE ADOPTING RECOMMENDATION TAKEN

DATE October 16, 2002

LOCATION Same as above

RECOMMENDATION

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)  
Community Board #18 recommends approval of the Application submitted by the Department of Homeless Services and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of 10110 Foster Avenue for use as a warehouse and maintenance facility with the proviso that the facility shall not now or ever be used as a homeless shelter.

VOTING

IN FAVOR 26 AGAINST - 0 - ABSTAINING 3

TOTAL MEMBERS APPOINTED TO BOARD 49

COMMUNITY/BOROUGH BOARD OFFICER

Dorothy Turano  
Dorothy Turano

DATE October 18, 2002

District Manager

TITLE

CITY PLANNING COMMISSION  
2002 OCT 21 PM 2:04  
DEPT OF CITY PLANNING