



## **CITY PLANNING COMMISSION**

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February 25, 2004/Calendar No.16

C 040019 PPQ

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**IN THE MATTER OF** an application submitted by the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at John F. Kennedy International Airport (Block 14260 part of Lot 1), located near the intersection of North Hangar Road and North Boundary Road, restricted to airport uses and ancillary uses thereto, Community Districts 10, 12, 13 and 14, Borough of Queens.

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The application for disposition of city-owned property was filed by the Department of Small Business Services (DSBS) on July 14, 2003, to dispose of one (1) city-owned property located at John F. Kennedy (JFK) International Airport (Block 14260, part of lot 1), Borough of Queens, to be restricted to airport uses and uses ancillary thereto.

### **BACKGROUND**

The Trammell Crow Company, Inc. (TCC) intends to lease from the Port Authority (PA) approximately 27 acres of land at JFK, located near the intersection of Hangar Road and North Boundary Road. The site is currently occupied by Hangars 3, 4 and 5. TCC plans to demolish the existing hangars and construct a cargo building with aircraft apron parking positions, auto parking and a truck staging area. The facility will be leased to airline carriers for cargo operations that now take place at other JFK locations.

The project will cost approximately \$60 million, financed through Industrial Development Agency (IDA) bonds. TCC has requested that the City enter a lease agreement that will become effective in the event the City's existing lease for JFK with the PA is not extended beyond the current expiration date in 2015. This disposition will facilitate any necessary lease agreement between the City and Trammell Crow. Disposition will be restricted to airport uses and uses ancillary thereto.

## **ENVIRONMENTAL REVIEW**

This application (C 040019 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 set forth in Executive Order No. 91 of 1977. The lead agency is the New York City Industrial Development Agency.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on September 30, 2003.

## **UNIFORM LAND USE REVIEW**

This application (C 040019 PPQ) was certified as complete by the Department of City Planning on October 7, 2003, and was duly referred to Queens Community Boards 10, 12, 13, 14, the Queens Borough Board and the Queens Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 10 held a public hearing on this application on November 6, 2003, and on that date, by a vote of 27 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Community Board 12 held a public hearing on this application on November 19, 2003, and on that date, by a vote of 30 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Community Board 13 held a public hearing on this application on November 24, 2003, and on that date, by a vote of 26 to 1 with 0 abstentions, adopted a resolution recommending approval of

the application.

Community Board 14 held a public hearing on this application on November 12, 2003, and on that date, by a vote of 29 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough Board Recommendation**

The Queens Borough Board considered the application on December 15, 2003 and issued a recommendation approving the application on January 8, 2004.

### **Borough President Recommendation**

The Queens Borough President considered the application December 4, 2003 and issued a recommendation approving the application on January 8, 2004.

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

On January 7, 2004 (Calendar No. 3), the City Planning Commission scheduled January 28, 2004, for a public hearing on this application (C 040019 PPQ). The hearing was duly held on January 28, 2004 (Calendar No. 6). There was one speaker in favor and none in opposition to the application. A representative from the Economic Development Corporation was present to answer questions from the Commissioners. 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), adopted by the Board of Estimate on September 30, 1982 (Calendar No. 17), 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 WRP #03-049.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

## **CONSIDERATION**

The Commission believes that the application submitted by the Department of Small Business Services for the disposition of one (1) city-owned property located at John F. Kennedy International Airport (Block 14260, part of lot 1), restricted to airport uses and uses ancillary thereto, is appropriate.

The subject property, approximately 27 acres located near the intersection of Hangar Road and North Boundary Road, will be leased by the Port Authority to the Trammell Crow Company, Inc. which plans to construct an air cargo building with accessory parking and aircraft and truck staging areas. The facility will be leased to airline carriers for cargo operations that now take place at other JFK locations. The project will cost approximately \$60 million and will be financed through thirty-year IDA bonds. This application would allow the city to enter into an agreement that would go into effect if the City's lease with the Port Authority is terminated after 2015, the expiration date of the current lease. Uses on the subject property would be restricted to airport-related uses. The Commission believes that this application would facilitate the construction of an important improvement to JFK Airport.

## **RESOLUTION**

**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 Section 197-c of the New York City Charter, that the disposition of one (1) city-owned property located at John F. Kennedy International Airport (Block 14260 part of Lot 1), located near the intersection of North Hangar Road and North Boundary Road, restricted to airport uses and ancillary uses thereto, in the Borough of Queens,

Community Districts 10, 12, 13 and 14, proposed in an application by the Department of Small Business Services, dated July 14, 2003, is approved.

The above resolution (C 040019 PPQ), duly adopted by the City Planning Commission on February 25, 2004 (Calendar No. 16), is filed with the Office of the Speaker, City Council, and the Queens 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., RICHARD W. EADDY,**  
**ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI,**  
**JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, COMMISSIONERS**