



CITY PLANNING COMMISSION

January 9, 2013/Calendar No. 8

C 130023 PPQ

IN THE MATTER OF an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located in the JFK Industrial Business Zone, on the south side of 146th Avenue, between 153rd Court and 157th Street (Block 14260, p/o Lot 1), pursuant to zoning, Borough of Queens Community District 13.

This application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services (DCAS) on July 23, 2012.

BACKGROUND

DCAS proposes to dispose of a 112,466-square-foot portion of a lot occupied by JFK International Airport (Block 14260, Lot 1) to the New York City Land Development Corporation (NYCLDC). The site is located in an M1-1 zone on the south side of 146th Avenue, between 153rd Court and 157th Street, within the JFK Industrial Business Zone. The New York City Economic Development Corporation (NYCEDC) will manage the acquisition on behalf of NYCLDC. Pursuant to a request for proposals to improve the site, NYCEDC will enter a long-term lease with Prologis, a property owner specializing in air cargo buildings. Prologis was awarded the lease through a competitive request-for-proposals process initiated by NYCEDC in 2010.

Prologis owns a portfolio of approximately 2-million square feet in the vicinity of JFK Airport. Approximately 30 of its tenants currently use the disposition area as off-site accessory parking for approximately 180 cars and 20 trucks. Prologis has leased the disposition area for this use on a month-to-month basis from the City for the last seven years.

The proposed disposition and subsequent long-term lease will allow Prologis to make physical improvements to the parking lot. Under the proposed improvement plan, the site would be divided into three parking lots: a 36-space lot and a 150-space lot for cars; and a 26-space lot for straight trucks and tractor-trailers. The complex would also have 21 bicycle parking spaces, and landscaping and trees at the perimeter and interior of the site.

The area north of the disposition area, across 146th Avenue, is occupied by several large air cargo warehouses, parking lots, a DSNY garage and salt dome, and four hotels. Northeast of the

disposition area between 157th and 159th Streets is a neighborhood of two-story, single-family, attached and semi-detached residential buildings. The site is adjoined on the south by the Nassau Expressway. The site is partially encumbered by a NYS Department of Transportation right-of-way easement associated with this expressway, but the easement does not conflict with the use of the site as a parking lot.

ENVIRONMENTAL REVIEW

This application (C 130023 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the Office of the Deputy Mayor for Economic Development. This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 130023 PPQ) was certified as complete by the Department of City Planning on August 6, 2012 and was duly referred to Community Board 13 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 13 held a public hearing on this application on September 20, 2012 and on September 24, 2012, by a vote of 31 to 0 with 1 abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President of Queens, who issued a recommendation approving the application on October 24, 2012.

City Planning Commission Public Hearing

On November 14, 2012 (Calendar No. 5), the City Planning Commission scheduled November 28, 2012 for a public hearing on this application (C 130023 PPQ). The hearing was duly held on November 28, 2012 (Calendar No. 11). There were two speakers in favor of the application.

The first speaker, a representative from EDC, stated that Prologis had been selected to improve the parking lot through a request-for-proposals process. The representative stated that the disposition would provide parking, help retain air cargo tenants in the neighborhood, improve the aesthetics of the site, upgrade stormwater runoff handling capabilities, and enhance safety with better design and lighting. The speaker also stated that approximately fifteen construction jobs would be created by the proposed redevelopment. Additionally, the speaker clarified that the use of the parking lot is restricted to employees of Prologis's tenants.

The second speaker, a representative of Prologis, explained the company's operations in the neighborhood, City, and region, and described the proposed parking lot.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this disposition of city-owned property (Block 14260, part of Lot 1) is appropriate.

Prologis owns a substantial amount of cargo space near JFK International Airport. The Commission believes that the proposed parking lot will provide a more efficient and improved facility for Prologis' tenant businesses. In addition, the Commission notes that in improving the parking lot, Prologis will confer several benefits to the surrounding community. These include better management of stormwater runoff, increased availability of on-street parking, resurfacing of a portion of a public right-of-way (146th Avenue), and a well-lit and landscaped parking lot.

The Commission further believes that the proposed parking lot will also help meet the City's Industrial Business Zone policies by attracting and retaining air cargo businesses and creating construction jobs.

RESOLUTION

RESOLVED, the City Planning Commission finds that the action described herein will have no significant impact on the environment; and it further

RESOLVED, that this application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located in the JFK Industrial Business Zone, on the south side of 146th Avenue, between 153rd Court and 157th Street (Block 14260, part of Lot 1), pursuant to zoning, is approved.

The above resolution (C 130023 PPQ), duly adopted by the City Planning Commission on January 9, 2013 (Calendar No. 8), 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
RAYANN BESSER, ALFRED C. CERULLO, III, BETTY Y. CHEN,
MICHELLE R. DE LA UZ, MARIA M. DEL TORO, RICHARD W. EADDY,
ORLANDO MARÍN, Commissioners



Queens Community Board 13
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Helen Marshall
Borough President

Barry Grodenchik
Deputy Borough President

Bryan J. Block
Chairman

Lawrence McClean
District Manager

October 10, 2012

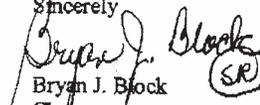
Hon. Amanda M. Burden
Chair, City Planning Commission
22 Reade Street
New York New York 10007

RE: ULURP # 130023PPQ

Dear Commissioner Burden,

At its General Board meeting held on September 24, 2012, Community Board 13 Queens voted to approve the following application by a vote of 31 in favor, 1 abstained due to conflict. If you have any questions please contact me or District Manager Lawrence McClean at 718-464-9700.

Sincerely


Bryan J. Block
Chairman

Cc: Hon. Helen Marshall
Xavier Beltran
Hon. James Sanders, NYC Council
Ruben Willis, NYC Council
Michele Titus, NYS Assembly
Malcolm Smith, NYC Senate
Bill Perkins, Rosedale Civic Association

Queens Borough President Recommendation

APPLICATION: ULURP #C130023 PPQ

COMMUNITY BOARD: Q13

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located in the JFK Industrial Business Zone, in an M1-1 district, located on the south side of 146th Avenue, between 153rd Court and 157th Street, Block 14260, p/o Lot 1, Springfield Gardens, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on October 11, 2012 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 speakers for the application. 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:

- DCAS is proposing disposition of real property to allow redevelopment of the subject property as an accessory parking lot within the JFK Industrial Business Zone;
- The NYC Department of Citywide Administrative Services (DCAS) would dispose the property to NYC Economic Development Corporation (EDC). EDC is proposing a long-term lease with Prologis, L.P. who have committed to make improvements that would include pavement, landscaping and lighting of a surface parking lot with 212 marked spaces;
- The site is an irregularly shaped 112,466 sf lot zoned M1-1 for industrial use. The site is partially encumbered by a NYS Department of Transportation right-of-way easement at its easterly end, occupying approximately 19,083 sf. The remainder of the property is currently leased month to month to Prologis L.P. for use as a parking lot. The site is subject to FAA use and height restrictions;
- In July 2010, NYCEDC issued a RFP for the lease and redevelopment of the site. Prologis, L.P., the winning respondent, owns a portfolio of approximately 2 million square feet and is the largest landlord in the area just north of JFK Airport. Prologis, L.P. currently uses the site to provide accessory off-street parking for their tenants which helps to relieve the competition for parking spaces on the surrounding streets. When spaces are available, tenants of other properties in the neighborhood also park vehicles at the site;
- The surrounding area is primarily developed with low-rise residential, commercial and manufacturing buildings. The area north of the site across 146th Avenue is occupied by several large low-rise warehouses and office buildings, a school bus parking lot, a DSNY garage, and several hotels. The areas to the northeast of the site are developed with low-rise residential buildings. The areas northwest of the site are occupied by automobile sales service and parking facilities, a DSNY salt dome, and a hotel. A DSNY parking lot is located to the west. The site is adjoined on the south by the Nassau Expressway followed by 150th Avenue and JFK International Airport. Undeveloped vacant land is located east of the site which functions as a barrier between the low-rise residential buildings and the Nassau Expressway.
- Community Board 13 approved this application by a vote of thirty-one (31) in favor with none (0) against and one (1) abstaining at a public hearing held on September 29, 2012.

RECOMMENDATION

Based upon the above consideration, I hereby recommend approval of this application.


PRESIDENT, BOROUGH OF QUEENS


DATE