



CITY PLANNING COMMISSION

August 21, 2013, Calendar No. 42

C 130307 PCK

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

This application for the site selection and acquisition of property was jointly filed by the New York City Fire Department (FDNY) and the Department of Citywide Administrative Services (DCAS), as co-applicants, on May 6, 2013. The action would facilitate the FDNY's use of space within a building for an ambulance station and offices by Emergency Medical Services (EMS) and as a warehouse and offices for Special Operations Command (SOC).

BACKGROUND

The New York City Fire Department (FDNY) and the Department of Citywide Administrative Services (DCAS) are proposing the site selection and acquisition of 31,000 square feet of floor area located at 10110 Foster Avenue (Block 8149, p/o Lot 1) in Canarsie, Brooklyn for joint use by both EMS and SOC. EMS and SOC are separate commands within the FDNY; with EMS responding to 911 medical emergencies and the SOC managing the acquisition, storage and the deployment of specialized tools and equipment used during a natural or man-made disaster.

The project site is located in an M1-1 zoning district, generally bounded by Foster Avenue on the north, East 105th Street on the east, Farragut Road/"L" Canarsie subway line to the south and E.101st Street to the west. It is a 505,000 square-foot lot developed with an existing 348,000 square-foot industrial building. The space to be acquired would have two components: 22,000 square feet of ambulance storage and warehouse space and 9,000 square feet of office/administrative space for the FDNY. Accessory off-street parking for 21 FDNY vehicles would be provided on-site within the footprint of the zoning lot. Currently, the space to be acquired is vacant, having been previously occupied for office space and vehicle storage.

Zoning districts in the area surrounding the project site include the continuation of the M1-1 district for several blocks to the north, a C8-1 district to the south, an R5 district to the south and

east and an R4-1 district to the west. Land uses in the area are primarily manufacturing, warehouses and distribution facilities in industrial buildings, including a NYC Administration for Children's Services (ACS) warehouse to the east of the project site, and a Transit Authority (TA) substation and train yard just south of the project site. Adjacent uses to the FDNY's proposed leased space within the existing building include: a private shipping and distribution firm, a wholesale food supply store, and a wholesale bread factory.

Presently, the FDNY operates three EMS stations in eastern Brooklyn: Station 39, located at 265 Pennsylvania Avenue in East New York; Station 44, located at 266 Rockaway Avenue in Brownsville; and Station 58, located at 420 East 83rd in Canarsie. Operationally, these three stations place 27 "units"/ambulances having 70 eight-hour "tours"/shifts into the EMS system daily in an area which has the highest emergency medical call volume in the City. While these three stations represent the majority of EMS responsibilities in this area, they were previously assisted by four private units (12 tours) from Brookdale Hospital located on Rockaway Parkway at Linden Boulevard in Canarsie. The hospital ceased its ambulance service in the summer 2012, and the Department has since assumed control of these units and tours without the physical space to support this additional operation.

Physically, each EMS station is at or over capacity in terms of space needed for employee lockers, ambulance and equipment storage, parking and administrative space. In many instances, tour changes occur on the street, both inefficient from an operational standpoint and in terms of safety for the public and department employees. The project site at 10110 Foster Avenue is centrally located to not only assume the Brookdale Hospital former units, but would relieve overcrowded conditions at other area EMS stations. In total, there would be 7 new ambulance units operating 18 tours from the proposed project site at 10110 Foster Avenue.

The proposed space would also be occupied as warehouse and administrative space for Special Operations Command (SOC). In addition to managing the deployment of specialized tools and equipment utilized during a natural or man-made disaster, the SOC is responsible for the acquisition and storage of all specialized used by the command.

Over the past ten years, SOC's mission and responsibilities have expanded. The command has assumed a number of new roles including terrorism preparedness and incident management. These new functions, coupled with the recent acquisition of additional operational and training materials have caused serious shortfalls in storage space for SOC. As a result, the SOC currently stores vast amounts of materials, worth hundreds of thousands of dollars, in cargo containers across the agency's facility portfolio. This proposed acquisition would allow for better materials management, emergency deployment coordination, and the rebuilding of deployment packages upon completion of emergency activities.

SOC and EMS would jointly share male and female locker rooms, showers, bathrooms, a large conference room and a pantry style kitchen. Overall, it's estimated that a combined 116 EMS and SOC staff members would report to the project site over a 24-hour period, with many traveling to the site on an as-needed, or on-call basis.

ENVIRONMENTAL REVIEW

The application (C 130307 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 13FDO004K. The lead agency is the New York City Fire Department.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on April 5, 2013.

UNIFORM LAND USE REVIEW

This application (C 130307 PCK) was certified as complete by the Department of City Planning on May 20, 2013, and was duly referred to Community Board 18 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 18 held a public hearing on this application on June, 16, 2013, and, on that date, by a vote of 34 in favor, 0 opposed, with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 130307 PCK) was considered by the Borough President, who issued a recommendation approving the application on July 10, 2013.

City Planning Commission Public Hearing

On July 24, 2013 (Calendar No. 6), the City Planning Commission scheduled August 7, 2013 for a public hearing on this application (C 130307 PCK). The hearing was duly held on August 7, 2013 (Calendar No. 14).

There was one speaker in favor, and none opposed.

A representative from the New York City Fire Department (FDNY) described the proposed Emergency Medical Services (EMS) ambulance station and the Special Operation Command (SOC) storage facility. He underscored the need for the new ambulance station due to high call volumes in eastern Brooklyn, compounded by the discontinuance of the Brookdale Hospital ambulance tours and the greater reliance on the FDNY. He further stated that the SOC storage facility site would safely and securely warehouse specialized tools and equipment for deployment during a natural or made-made disaster.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a site selection and acquisition (C 130307 PCK) is appropriate.

The Commission recognizes that the proposed FDNY EMS ambulance station at 10110 Foster Avenue would supplement existing stations in the eastern Brooklyn area which have historically had some of the highest emergency medical call volumes in all of New York City. The Commission believes that the new station would provide safe and secure ambulance parking and deployment, emergency medical equipment and oxygen storage, and much needed employee lockers, bathrooms and office space.

The current high emergency call volume is compounded by the loss of ambulances no longer deployed by Brookdale Hospital. The Commission believes that this new ambulance station would provide relief to FDNY eastern Brooklyn facilities that have absorbed the added emergency calls.

The Commission recognizes the need for Special Operations Command to locate within the proposed facility allowing for the safe and secure warehousing of specialized tools and equipment utilized during a natural or man-made disaster. The Commission believes that the proposed acquisition would allow for enhanced materials management, emergency deployment coordination, and the rebuilding and restocking of deployment packages after the completion of emergency initiatives.

The project was not included in the Citywide Statement of Needs, however, a letter pursuant to Section 204-g of the York City Charter was sent to the Borough President of Brooklyn on February 12, 2013 disclosing plans for the proposed facility.

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 201 of the New York City Charter, that based on the environmental determination, an application submitted by

the Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 10110 Foster Avenue (Block 8149, p/o Lot 1), for use as an ambulance station, warehouse facility and offices, Borough of Brooklyn, Community District 18, is approved.

The above resolution (C 130307 PCK), duly adopted by the City Planning Commission on August 21, 2013 (Calendar No. 42), 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
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELE DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN Commissioners

 Community/Borough Board Recommendation Pursuant to the Uniform Land Use Review Procedure	
Application #: C 130307 PCK CEQR Number: 13FDO004K	Project Name: FDNY Joint EMS/SOC Facility Borough(s): Brooklyn Community District Number(s): 18
Please use the above application number on all correspondence concerning this application	

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000250".
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of property located at 10110 Foster Avenue (Block 8149, p/o lot 1) for use as an ambulance station, warehouse facility and offices.

Applicant(s): Fire Department 9 Metro Tech Center Bklyn, NY 11201 Department of Citywide Administrative Services 1 Centre Street 20th floor NY, NY 10007	Applicant's Representative: Dave Hamey 718-999-2064 Randy Fong 212-869-7150
Recommendation submitted by: Community Board #18	
Date of public hearing: 6/19/13	Location: 10110 Bergen Ave Brooklyn NY 11234
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	A public hearing requires a quorum of 2/3 of the appointed members of the board, but in no event less than seven such members.
Date of vote: 6/19/13	Location: Same as Above
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Disapprove <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting: For: <input checked="" type="checkbox"/> Against: <input type="checkbox"/> Abstaining: <input type="checkbox"/>	Total members appointed to the board: 50
Name of CB/BD officer completing this form: Dora by Turano	Title: District Manager Date: 6/20/13

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 applicant's representatives as indicated on the Notice of Certification.

APPLICATION: FDNY JOINT EMS/SOC FACILITY

130307 PCK

In the matter of an application submitted by the Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection and lease of space for property located at 10110 Foster Avenue for use as an ambulance station and Special Operations Command (office space and a warehouse facility).

COMMUNITY DISTRICT NO.

18

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

The Borough President supports land use actions which seek to provide better services for residents of the borough that will in turn foster a higher quality of life. Eastern Brooklyn is currently served by three EMS stations that operate beyond their physical means to an area of the borough that has the highest emergency medical call volume in the City. By allowing for the site selection of this property, the Borough President is confident that once this EMS infrastructure is operational it will alleviate the less-than-ideal circumstances for delivering EMS services.

With respect to the Special Operations Command (SOC) portion of this application, the Borough President understands how vital it is to have a facility that will provide more effective management over materials and other emergency tools. He notes that as a result of the newly outlined FEMA 100-Year flood maps, there has been a significant increase in the number of structures and population categorized as being at risk in the low-lying areas of Brooklyn. Having these services by the Fire Department's SOC proximate to Brooklyn's coastal areas from Bath Beach to Spring Creek could prove most beneficial should another natural disaster occur.

Be it resolved that the Borough President of Brooklyn, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application.


BOROUGH PRESIDENT

July 10, 2013

DATE