



CITY PLANNING COMMISSION

December 4, 2013/Calendar No. 8

C140017 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located at 135-15 40th Road (Block 5036, Lot 50), pursuant to zoning, Borough of Queens, Community District 7.

This application for the disposition of one city-owned property was filed by the Department of Citywide Administrative Services (DCAS) on July 11, 2013.

BACKGROUND

The Department of Citywide Administrative Services (DCAS) is seeking disposition pursuant to zoning for one property located at 135-15 40th Road (Block 5036, Lot 50) in Queens, Community District 7. DCAS intends to dispose of this property to the New York City Land Development Corporation, which will in turn transfer it to the New York City Economic Development Corporation (NYCEDC) for sale to a private developer, Success 88, LLC.

The project site is an approximately 2,500 square foot lot, located on the north side of 40th Road, between Main and Prince Streets, in a C4-2 zoning district within the Downtown Flushing Transit Hub Business Improvement District. It is within one block of the main commercial thoroughfares in downtown Flushing, Roosevelt Avenue and Main Street.

The subject property is currently occupied by a two-story, 4,203 square foot building which formerly housed offices for the New York City Department of Sanitation. The building suffered structural damage in 2004, during the demolition and redevelopment of an adjacent 10-story office building to the west, and has been unoccupied since 2005. Other properties on the block include commercial buildings ranging in height from 1 to 4 stories. South of the site, across 40th Road, properties include a playground and 3-story mixed-use residential and commercial buildings. The surrounding area is generally developed with commercial uses to the north and east of the project site, and with a mix of residential and commercial uses to the west of the property. A large NYCHA public housing complex, the James A. Bland development, occupies

an entire block bounded by Prince Street, College Point Boulevard, and Roosevelt Avenue, to the west of the site. The project site is .2 miles from Flushing Commons, a large-scale mixed use project approved by the Department in June 2010, and .2 miles from Sky View Center, a major new mixed-use project anchored by well-known big box stores such as Target and Best Buy. The project site is a short walk from both the New York City #7 subway line and the Long Island Railroad Flushing Main Street Station. The site is well served by multiple bus routes as well.

In December 2011, NYCEDC issued a Request for Proposals (RFP) for the purchase and development of the project site with a context-sensitive development that considers the project's relationship to the surrounding community and existing neighborhood and expands and preserves local employment opportunities. The disposition of city-owned property would enable Success 88, LLC to develop an as-of-right mixed-use building, at a maximum FAR of 4.8, with commercial office space and ground floor retail space and community facility space. The proposed new 6-story 12,000 square foot structure would require the complete demolition and removal of the existing vacant 4,203 square foot office building. A parking waiver was obtained on March 21, 2013 from the New York City Department of Buildings, and therefore, no accessory parking is being provided.

ENVIRONMENTAL REVIEW

This application (C140017 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 agency is the Department of Citywide Administrative Services.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C140017 PPQ) was certified as complete by the Department of City Planning on August 5, 2013, and was duly referred to Community Board 7 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 7 held a public hearing on September 23, 2013, on this application (C 140017 PPQ), and on that date by a vote of 40 in favor, with none opposed and no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The application was considered by the Borough President who issued a recommendation on October 18, 2013, approving the application.

City Planning Commission Public Hearing

On October 23, 2013 (Calendar No. 6), the City Planning Commission scheduled November 6, 2013 for a public hearing on this application (C140017 PPQ). The hearing was duly held on November 6, 2013 (Calendar No. 30). Two speakers representing the applicant spoke in favor of the application. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this disposition of one city-owned property located at 135-15 40th Road (C 140017 PPQ) is appropriate.

The Commission acknowledges that the existing 2-story office building on the project site has been vacant for more than five years and is in disrepair. The application will facilitate the disposition of Block 5036, Lot 50 to the NYC Economic Development Corporation through the

NYC Land Development Corporation, and the subsequent sale of the property to Success 88, LLC for redevelopment of the site. The proposed action would facilitate the replacement of a vacant and damaged building with a new 6-story mixed commercial and community facility development would comply with the regulations governing the existing C4-2 zoning district and would be consistent with the area's commercial and mixed-use contexts.

RESOLUTION

RESOLVED, that the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that the disposition of one city-owned property located at 135-15 40th Road (Block 5036, Lot 50) in the Borough of Queens, Community District 7, proposed in an application by the Department of Citywide Administrative Services, dated July 11, 2013, is approved.

The above resolution (C140017 PPQ), duly adopted by the City Planning Commission on December 4, 2013 (Calendar No. 8), 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, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice-Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners

Queens Borough President Recommendation

APPLICATION: ULURP # 140017 PPQ

COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by NYC Department of Citywide Administrative Services (DCAS) and Economic Development Corporation (EDC), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property in a C4-2 district located at **135-15 40th Road**, Block 5036 Lot 50, Zoning Map 10b, Flushing, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on October 10, 2013 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 Department of Citywide Administrative Services (DCAS) is seeking approval for the disposition of a city-owned property located at 135-15 40th Road;
- The site is an approximately 2500 sf city-owned lot which is improved with a vacant, two-story, 4,203 sf building last used as a NYC Department of Sanitation district office. The site is located within the Downtown Flushing Transit HUB Business Improvement District. The block on which the site is located is bounded by Roosevelt Avenue to the north, Main Street to the east, 40th Road and the elevated Long Island Rail Road track to the south and Prince Street to the west. The surrounding area is predominantly developed with commercial uses to the north and east of the site, there are residential and commercial uses to the west of the property;
- DCAS is proposing disposition of the property to the New York City Land Development Corporation, which will dispose the property to the NYC Economic Development Corporation (EDC).;
- EDC intends to sell the property to Success 88, LLC who responded to a December 2011 Request For Proposals issued by EDC for the purpose of development of the site with a context-sensitive development that considers the project's relationship to the surrounding community and existing neighborhood while expanding and providing employment opportunities;
- Success 88, LLC is proposing to construct a six-story, 12,000 sf structure on the site following demolition of the existing building. The proposed as-of-right building will have a 4.8 FAR. The proposed mixed use building would be occupied by commercial office space, retail and community facility space. No accessory parking spaces are required or proposed. Work on the proposed development is projected to begin 2015;
- CB 7 approved this application by a vote of thirty-nine (39) in favor with none (0) against and none (0) abstaining at a public hearing held on September 23, 2013.

RECOMMENDATION

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



PRESIDENT, BOROUGH OF QUEENS



DATE