IN THE MATTER OF an application submitted by the Queens Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 144-20 243rd Street (Block 13549, Lot 7) for continued use as a library, Borough of Queens, Community District 13.

This application for the acquisition of property was filed by Queens Public Library (QPL) and the Department of Citywide Administrative Services (DCAS) on March 22, 2016 to facilitate the continued operation of the Rosedale branch of the Queens Public Library located at 144-20 243rd Street (Block 13549, Lot 7) in Rosedale, Queens Community District 13.

BACKGROUND

The Queens Public Library (QPL), in conjunction with the Department of Citywide Administrative Services (DCAS) seeks to acquire property located at 144-20 243rd Street (Block 13549, Lot 7) in the Rosedale neighborhood. The Rosedale branch of QPL has operated at the site since 1962. QPL acquired the site in fee in 2012, as the result of provisions in the lease which gave QPL a right of first refusal in the event the property owner decided to sell the property. Given the monetary benefits of exercising the option and to ensure the continued provision of critical library services to the community, the library exercised its option to purchase the property with the expectation that the property would thereafter be sold to the City.

City ownership of the libraries complies with a 1907 agreement between QPL and the City, which explicitly provides that the title to the library property in Queens that is a part of the free library system shall remain in the City with QPL agreeing to administer the libraries in Queens and the City agreeing to pay for the maintenance and support of the libraries. The City's acquisition of

this property would move the Rosedale branch into this longstanding agreed-upon model of library ownership, as well as help reduce the operating costs of the library and enhance the efficiency of obtaining capital funds from the City for renovations, maintenance, and improvements.

The Rosedale Library hosts approximately 80,000 visitors a year. The library lends books, videos, and technology devices such as Google tablets to library card holders. Public access computers are available along with free wireless internet access. More than 5,400 people attend free library programs at that location annually. Programs include early literacy and after-school programs, general education and culture programs, community health programs, and job readiness skills programs. The library is open from 12pm to 8pm on Mondays and Thursdays, from 1pm to 6pm on Tuesdays, from 10am to 6pm on Wednesdays and Fridays, and from 10am to 5pm on Saturdays. Library materials may be returned 24/7 by way of an external self-service check-in kiosk.

The subject site (Block 13549, Lot 7) is an approximately 7,000 square foot lot, developed with a 4,469 square foot, one-story library building with a partial basement. It is located at the northwest corner of 145th Avenue and 243rd Street, and zoned R3-2 with a C1-3 commercial overlay. The site also includes an approximately 2,300 square foot exterior lot in the rear of the building which staff uses for parking. Access to parking is provided by way of a curb cut on 145th Avenue.

Nearby properties along 145th Avenue between Mayda and Caney Roads are also zoned R3-2/C1-3 and developed predominately with one-story commercial uses. A branch of the U.S. Postal Service is located immediately south of the project site across 145th Avenue. Two-story mixed-use buildings, containing residential uses with retail on the ground floor are located towards Mayda

Road. Surrounding land uses consist primarily of single and two-family detached residences, and are zoned R3A and R3X.

The area is served by two major thoroughfares including 147th Avenue, located three blocks south of the project site, and Brookville Boulevard, located two blocks to the west. The majority of the surrounding road network consists of two-way, 75-foot wide streets, allowing access to the site from all directions. There are no subway lines that service the area, but the Q85 and Q111 buses have stops along 243rd Street and 147th Avenue.

ENVIRONMENTAL REVIEW

This application (C 160248 PQQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and 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 lead agency is the Queens Public Library.

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

UNIFORM LAND USE REVIEW

This application (C 160248 PQQ) was certified as complete by the Department of City Planning on March 28, 2016 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 (C 160248 PQQ) on May 16, 2016, and, on that date, by a vote of 30 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 160248 PQQ) was considered by the Borough President, who issued a recommendation approving the application on June 28, 2016.

City Planning Commission Public Hearing

On June 22, 2016 (Calendar No. 8), the City Planning Commission scheduled July 13, 2016 for a public hearing on this application (C 160248 PQQ). The hearing was held on July 13, 2016 (Calendar No. 17). There was one speaker, who spoke in support of the application, and none in opposition.

The General Counsel for QPL described the background for the proposed acquisition, stating the library had been operating at the current location since 1962 and that it had been subject to a long term lease which gave the library a 14-day option to purchase the property if the landlord sought to sell it. He explained the landlord gave notice he was going to sell. The decision to purchase the property was made by the Board of Trustees at a special meeting and the library exercised its

right to purchase the property. The speaker noted that the transaction explicitly referenced that ultimately the property would be sold to the City.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application (C 160248 PQQ) for the acquisition of property for the continued use as a library, is appropriate.

The Commission believes that the proposed acquisition would help reduce the operating costs of the library and enhance the efficiency of procuring capital funds from the City for future renovations, maintenance and improvements.

The Commission acknowledges that the library has been at the current location since 1962. The Commission further notes that the library's current location is well-located in the Rosedale community, providing a broad range of educational, cultural and job readiness programs to a significant number of local residents annually. The Commission believes that the proposed acquisition will facilitate the continued provision of these much-needed programs to the residents of Rosedale.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed 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 the acquisition of property located at 144-20 243rd Street (Block 13549, Lot 7) for continued use as a library, Borough of Queens, Community District 13, in an application submitted by the Queens Public Library and the Department of Citywide Administrative Services, is approved.

The above resolution (C 160248 PQQ), duly adopted by the City Planning Commission on August 10, 2016 (Calendar No. 31), 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.

CARL WEISBROD, *Chairman*
KENNETH J. KNUCKLES, ***Esq***., *Vice Chairman*
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, *III*, MICHELLE R. DE LA UZ,
JOSEPH I. DOUEK, CHERYL COHEN EFFRON, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ,
Commissioners

NYC PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C160248PQQ**	Project Name: **Rosedale Library**
CEQR Number:	Borough(s): Queens Community District Number(s): 13

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. 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 #C100000ZSQ"
   - **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"
2. 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 Queens Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 144-20 243rd Street (Block 13549, Lot 7) for continued use as a library

Applicant(s):	Applicant's Representative:
Queens Borough Public Library 89-11 Merrick Boulevard Jamaica, NY 11432	Lewis Finkelman 646-610-7650
Department of Citywide Administrative Services 1 Centre Street 20th floor South NY, NY 10007	Randy Fong 212-386-0618

Recommendation submitted by: Mark McMillan

Date of public hearing: 5/16/16 Location: St. Clare Catholic Academy 144-20 243 St., Rosedale

Was a quorum present? YES ☐ NO ☑ *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: 5/23/16 Location: Deliverance Baptist Church 227-11 Linden Blvd., Cambria Heights

RECOMMENDATION

☑ Approve ☐ Approve With Modifications/Conditions

☐ Disapprove ☐ Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

In Favor: 30 # Against: Ø # Abstaining: Ø Total members appointed to the board: 48

Name of CB/BB officer completing this form	*Title*	*Date*
Mark McMillan	District Manager	5/31/16

Queens Borough President Recommendation

APPLICATION: ULURP #C160248 PPQ **COMMUNITY BOARD:Q13**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Queens Borough Public Library in conjunction with the Department of City Wide Administrative Services (DCAS), pursuant to Section 197(c) of the NYC Charter, for the acquisition of property located at **144-20 243rd Street** in a R3-2/C1-3 District, Block 13549 Lot 7, Zoning Map 19b, Rosedale, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on June 2, 2016 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 for this 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:

- The applicant is proposing DCAS acquisition of property located at 144-20 243rd Street to facilitate continued use as a branch of the Queens Borough Public Library (QBPL);
- The site is located at the northwest corner of 243rd Street and 145th Avenue. The 7,000 sf lot is improved with a 4,469 sf one-story building. The Rosedale Library has been operated at this location since 1962;
- The Rosedale Branch hosts approximately 80,000 visitors a year. More than 5,400 people attend free library programs at this location;
- Properties along 243rd Street between Mayda and Caney Roads are developed mostly with one-story commercial uses. Two-story mixed-use buildings with ground floor retail stores and residences above are located toward Mayda Road. Surrounding land uses in the area are primarily single- and two-family detached residences in areas contextually zoned with R3A and R3X districts;
- City acquisition of this property will help reduce the operating costs of the library and enhance the efficacy of procuring City capital funding for needed renovations, maintenance or improvements. Currently, there are 57 Queens Borough Public Library branches owned by New York City. City ownership of the library branches is consistent with the 1907 agreement which explicitly provides that title to the library properties that are part of the free library system shall be held by New York City while the QBPL is responsible for administration and operation of the Queens libraries with the City paying for maintenance and support of those library branches;
- Community Board 13 unanimously approved this application by a vote of thirty (30) in favor with none (0) against or abstaining at a community board meeting held on May 16, 2016.

RECOMMENDATION

This library branch has been providing invaluable services to the community for the last 55 years. City acquisition of the property will assure continued uninterrupted provision of services to the community, enable funding for maintenance and future capital improvements. Based on the above consideration, I hereby recommend approval of this application.

PRESIDENT, BOROUGH OF QUEENS

6/28/16
DATE