



IN THE MATTER OF an application submitted by the New York City Department of Health and Mental Hygiene 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 72-42 60th Lane (Block 3590, Lot 42) for use as storage and related program spaces, Borough of Queens, Community District 5.

This application (C 170079 PCQ) for the site selection and acquisition of property located at 72-42 60th Lane (Block 3590, Lot 42) for use as storage and related program spaces was filed by the Department of Health and Mental Hygiene (DOHMH) and the Department of Citywide Administrative Services (DCAS) on September 9, 2016.

BACKGROUND

The Department of Health and Mental Hygiene (DOHMH) and the Department of Citywide Administrative Services (DCAS) are seeking approval of an application for site selection and acquisition of privately-owned property located on 72-42 60th Lane (Block 3590, Lot 42) in the Glendale neighborhood of Queens, Community District 5. The site is generally bounded by 60th Lane to the east, residential lots adjacent to 75th Avenue to the south, and the Bay Ridge Branch of the New York and Atlantic Railroad to the west. DCAS intends to acquire the site by long-term lease to facilitate the relocation of the DOHMH Materials Management and Records Unit damaged by Superstorm Sandy, from its previous location at 520 Kingsland Avenue in Brooklyn. This facility will be used as storage for DOHMH programs and operations as well as the Public Health Laboratory Plant Operations and the DOHMH print shop.

The site is a single lot located at 72-42 60th Lane (Block 3590, Lot 42). It is an approximately 45,600-square-foot-lot occupied by a two-story warehouse building, ranging in height from 22 to 35 feet, with an approximately 9,600-square-foot accessory parking lot. The warehouse building is developed at an FAR of 0.99, well within the allowable 1.65 FAR for M1-4D

districts. The building contains approximately 8,700 gross square feet of office space and approximately 36,400 gross square feet of warehouse space, for a total building floor area of approximately 45,100 gross square feet. Two loading docks for trucks are located on the first floor of the building. Three curb cuts are located on 60th Lane, providing access to two parking lots accommodating approximately 15 cars, an alley south of the building, and truck loading docks at the north end of the building. The site is enclosed by a security fence.

The site is located entirely within an M1-4D zoning district and is currently used as a warehouse and distribution center for clothing, furniture, and electronic cigarettes. Warehouses are allowed as-of-right in M1-4D districts.

The site at 72-42 60th Lane was selected because it could accommodate the DOHMH's desired programming with minimal retrofits or reconfigurations, would require few repairs to be in good working order, has good transportation access, and is not located in a flood zone. The building and lot are already developed and in use as a warehouse and distribution center with parking, loading docks, and a warehouse that suits the DOHMH's needs. While interior alterations of the warehouse building will be necessary, no conversion is required and no change of land use or enlargement is proposed. The interior layout will be changed to include ADA bathrooms as well as offices for employees. The only external change to the building will be a small addition within the footprint of the parking lot to accommodate an elevator for ADA access to the second floor. Other minor work will include typical maintenance of the project site and upgrading of the existing security fence around the property.

DOHMH intends to use the building for storage and distribution of medical supplies and DOHMH records; storage and distribution of vector (mosquito) and pest control supplies, and storage of nine vector control vehicles; office space, shops, and storage for Public Health Laboratory Plant Operations; the DOHMH print shop; and storage for new DOHMH programs. The Public Health Laboratory Plant Operations refers to building maintenance functions does not include any laboratory functions or storage of chemicals. Approximately 50 employees are expected to report to the building daily. DOHMH will increase the number of off-street parking spaces to approximately 27 by using an alley on the south side of the

building for additional parking. However, based on mode share at existing facilities and the lack of on-street parking availability in the project area, DOHMH expects most employees to commute to the site via subway or bus.

The total number of trucks arriving and departing the facility would be approximately 47 total daily trips, including arrivals and departures. The single-unit trucks used by DOHMH would be smaller than the current tractor trailer trucks serving the location.

The proposed use of the site is consistent with the mix of existing industrial, manufacturing, parking, automotive-related, and transportation, utility uses within 400 feet of the site including Crown automotive located to the northwest of the site at the corner of 60th Lane and 61st Street and the six-story industrial loft building to the northeast of the site across Bay Ridge Branch Line tracks along Decatur Street

The proposed project was listed in the Citywide Statement of Needs FY 2016-2017.

ENVIRONMENTAL REVIEW

This application (C 170079 PCQ) 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the New York City Department of Health and Mental Hygiene.

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

UNIFORM LAND USE REVIEW

This application (C 170079 PCQ) was certified as complete by the Department of City Planning on September 19, 2016 and was duly referred to Community Board 5 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 5 held a public hearing on this application (C 170079 PCQ) on October 19, 2016, and, on November 9, 2016, by a vote of 34 to 0 with no abstentions, adopted a resolution recommending approval of the application with the recommendation that street trees be planted wherever possible along the project site's 60th lane frontage.

Borough President Recommendation

This application (C 170079 PCQ) was considered by the Queens Borough President, who issued a recommendation approving the application on December 16, 2016.

City Planning Commission Public Hearing

On December 12, 2016 (Calendar No. 2), the City Planning Commission scheduled January 4, 2017 for a public hearing on this application (C 170079 PCQ). The hearing was held on January 4, 2017 (Calendar No. 10). There were three speakers, who spoke in support of the application, and none in opposition.

The first speaker was a representative of DOHMH who provided a brief overview of the project and described the need for the relocation of the agency's operations from its current location that was significantly damaged by Super Storm Sandy. He noted that the site's current tenant utilizes tractor trailers which have frequently blocked 60th Lane and that this condition has become a nuisance for the residents across the street. He went on to state that the DOHMH facility would only utilize smaller trucks that would not block traffic.

The next speaker was the Chief Architect and Director of Space Planning for the DOHMH. He stated that because of the damage caused by Super Storm Sandy to the DOHMH location at 520 Kingsland Avenue in Brooklyn the agency has only been able to continue operations in a small portion of the facility. He also stated that DOHMH was committed to working with other

city agencies and the facility's landlord to provide the street trees along 60th lane that were requested by Queens Community Board 5 and the Queens Borough President.

The final speaker was a representative of DCAS who provided some background on the process of finding a location for the facility.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 170079 PCQ) for the acquisition and site selection of property for use as storage and related program spaces is appropriate.

The use of the project site as a storage and distribution center conforms to zoning regulations governing M1-4D zoning districts and the facility will be compatible with the manufacturing, storage, and residential uses that exist in the immediate vicinity of the project site.

The proposed acquisition and site selection will allow DOHMH to store materials and equipment for vital programs and operations as well as space for the Public Health Laboratory Plant Operations and the DOHMH print shop in a location that meets the agency's needs and would not be vulnerable to storm damage. The Commission is also pleased that the DOHMH has committed to working with the Department of Parks and Recreation to provide street trees where possible in front of the facility along 60th Lane, as recommended by Queens Community Board 5.

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 site selection and acquisition of property located at 72-42 60th Lane (Block 3590, Lot 42) for use as storage and related program spaces, Borough of Queens, Community District 5, in an application submitted by the Department of Health and Mental Hygiene and the Department of Citywide Administrative Services dated September 9, 2017, is approved.

The above resolution (C 170079 PCQ), duly adopted by the City Planning Commission on February 1, 2017 (Calendar No.23), 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*
IRWIN G. CANTOR, *P.E.*,
ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,
JOSEPH I. DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPEKNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN,
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Vincent Arcuri, Jr.
Chairperson

Gary Giordano
District Manager

November 26, 2016

Resolution/Recommendation
Re: ULURP Application #: C170079 PCQ
For Property at: 72-42 60th Lane (Block 3590, Lot 42)
in Glendale, Queens, N.Y.

The Zoning and Land Use Review Committee of Community Board 5, Queens respectfully reports the following IN THE MATTER OF an Application submitted by the New York City Department of Health and Mental Hygiene 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 72-42 60th Lane (Block 3590, Lot 42), in Glendale, Queens for use as storage and related program spaces:

WHEREAS, Community Board 5, Queens conducted a Public Hearing regarding this application on Wednesday, October 19, 2016, shortly after 7:30pm, in the cafeteria of Christ the King High School, which is located at 68-02 Metropolitan Avenue in Middle Village, Queens. Jonathan Carey of the Louis Berger Group gave a power point presentation at this hearing, regarding the proposed lease acquisition of this warehouse property for use by the N.Y. City Dept. of Health and Mental Hygiene (DOHMH). He explained that the New York City Dept. of Citywide Administrative Services, on behalf of DOHMH, proposes to enter into a long-term lease agreement and complete necessary renovations to the existing one to two story 45,100 square warehouse, on a 45,600 square foot lot, which has 2 parking lots at 72-42 60th Lane in Glendale, Queens.

Mr. Carey explained that this property abuts the LIRR freight line tracks to the west, on a site zoned M1-4D. He said that the proposed occupancy of this site is permitted as-of-right in industrial areas. He introduced Robert Weisberg, DOHMH Director of Space Planning, Analysis and Management. Mr. Weisberg explained that the proposed use of this building is for agency storage of: records, storage and distribution of vector (mosquito) control supplies and pest control supplies, vector control unit trucks, chemicals, janitorial supplies, emergency medical supplies, storage for the Public Health Laboratory Plant Operations and for the DOHMH print shop. He said the agency needs to have this warehouse replace their existing warehouse at 520 Kingsland Avenue, in Brooklyn, which was damaged by Superstorm Sandy.

Mr. Weisberg said that up to 50 employees would eventually work at this proposed 60th Lane location, and that an average of 47 daily truck trips (including arrivals and departures) are projected related to the proposed facility. He said that the trucks coming and going from this site would be mid-sized box-type trucks or vans and not tractor trailers. According to Mr. Weisberg, there is approximately 9,600 square feet of outdoor space at this site which would be used for parking 9 vector control trucks, and that 27 off-street parking spaces would be available for employee vehicles on-site.

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COMMUNITY BOARD 5, QUEENS
Resolution/Recommendation
Re: ULURP Application #: C170079 PCQ
For Property At: 72-42 60th Lane in Glendale, Queens, NY

Mr. Weisberg introduced Christine Abril, who he said would likely be the Warehouse Director of the proposed facility, and who is aware of the problems caused by tractor trailers delivering to the current tenant at this site. There are homes directly across the street from this site and the great majority of the surrounding area is residential. Mr. Weisberg reiterated that mid-sized trucks would make deliveries to this site and would travel from this location to conduct spraying operations for mosquito control operations. In addition, he said that trucks would not be parked on the street, especially not overnight.

In response to stated concerns about the storage of chemicals at this location, he assured all present at the public hearing that any chemicals for mosquito (vector) control and/or pest control stored at this proposed location would be self-contained, and secured in interior storage cabinets while not in use. Mr. Weisberg said that chemicals that would be stored on-site are in such low concentrations that they would not present any potential health dangers. He informed those present that a new sprinkler system would be installed throughout the entire building at this site, prior to agency occupancy, and that DOHMH plans to install security cameras, if they are permitted to relocate operations at this Glendale, Queens warehouse, and,

WHEREAS, THE Zoning and Land Use Review Committee of Community Board 5, Queens met to consider this matter on Monday, November 7, 2016, at 7:30pm. After some discussion, Committee Members unanimously voted in favor of this application, provided that the N.Y. City Dept. of Health and Mental Hygiene and the Dept. of Citywide Administrative Services agree to have street trees planted wherever possible along the 60th Lane frontage of this location,

THEREFORE, BE IT, RESOLVED that the members of Community Board 5, Queens adopted the Resolution/Recommendation of their Zoning and Land Use Review Committee, at their meeting of Wednesday, November 9, 2016. -34- in favor, -0- opposed, -0- abstaining and -0- not voting.

This Resolution/Recommendation shall be sent to: the N.Y. City Planning Commission; to the Department of City Planning; to the Hon. Melinda Katz, Borough President of Queens; to the Hon. Elizabeth Crowley, City Council Member; to the N.Y. City Dept. of Health and Mental Hygiene; to the N.Y. City Dept. of Citywide Administrative Services ; and to the Louis Berger Company.

Sincerely,



Gary Giordano
District Manager

Queens Borough President Recommendation

APPLICATION: ULURP # C170079 PCQ

COMMUNITY BOARD:Q05

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the New York City Department of Health and Mental Hygiene and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property for use as storage and related program spaces located at 72-42 60th Lane, Block 3590 Lot 42, Zoning Map 13d, Glendale, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on December 1, 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. 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:

- o The New York City Department of Health and Mental Hygiene (DOHMH) and the Department of Citywide Administrative Services have filed this application for site selection and acquisition of privately owned property. The site would be used by the DOHMH Materials Management and Records Unit and storage for various other programs;
- o The lot is a privately owned 42,600 sf triangular property in an M1-4D district. The site is currently improved with a one-story, partial two-story building with 45,100 sf (0.99 FAR) of industrial commercial space. Open parking for approximately 27 cars is provided on two separate areas within the site. There are two truck loading docks. The building is currently in use as a distribution warehouse by a company trading in clothing, furniture and electronic cigarettes. The property is enclosed by a security fence with three curb cuts on 60th Lane;
- o The proposed acquisition would be by long-term lease. DOHMH is planning minor renovations and upgrades of the building for its proposed use. The proposed renovation will not significantly alter the exterior appearance except for the addition of an elevator. The interior layout would be changed and made ADA compliant including all bathrooms and offices. The security fencing surrounding the facility will be upgraded. DOHMH will use this facility for storage and distribution of medical supplies, DOHMH records, and vector and pest control supplies, storage of nine (9) vector control vehicles, and storage for equipment and maintenance supplies for Public Health Laboratory Plant Operations, and the DOHMH print shop. There will be approximately 50 DOHMH employees working at this facility. A maximum of forty-seven (47) daily truck trips are anticipated to be generated by the operation of this facility between 7 AM and 4 PM;
- o The site is bounded by 60th Lane to the east, residential lots adjacent to 75th Avenue to the south and abuts the right-of-way for the Bay Ridge Branch of the New York and Atlantic Railroad to the west. The only street frontage for the site is on 60th Lane. The surrounding area is predominantly developed with one and two-family residential and multifamily walk up buildings. Interspersed within these are transportation and utility uses, a few lighter manufacturing uses and surface parking lots;
- o Acquisition of the site would allow relocation of the DOHMH Materials Management and Records Unit facility located at 520 Kingsland Avenue in Brooklyn. This facility is located in a flood zone and was damaged by Superstorm Sandy. DOHMH stated that after an exhaustive search, this property meets their site selection criteria that it is not located in a flood zone, contains at least 25,000 gsf, has transportation access and has available on-site parking;
- o Community Board 5 (CB 5) approved this application with conditions by a vote of thirty-four (34) in favor, none (0) against or abstaining at a full board meeting held on November 9, 2016. CB5's condition of approval is that the applicant should plant street trees along the 60th Lane frontage of the location. DOHMH has agreed to this condition.

RECOMMENDATION

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



PRESIDENT, BOROUGH OF QUEENS

12/16/16

DATE