



IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the New York City Police Department, pursuant to Section 197-c of the New York City Charter, for the site selection of property located on North Conduit Avenue, at the foot of 243rd Street (Block 13265, Lot 30) for use as a police precinct stationhouse, Borough of Queens, Community District 13.

This application (C 180210 PSQ) for a site selection at 242-20 North Conduit Avenue (Block 13265, Lot 30) was filed by the New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS) on January 4, 2018. Along with the related action, it would facilitate the construction of a new police precinct stationhouse in the Rosedale neighborhood of southeastern Queens, Community District 13.

RELATED ACTION

In addition to the proposed site selection that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 180209 ZMQ Zoning map amendment to establish a C1-3 zoning district within an existing R3-2 district.

BACKGROUND

NYPD and DCAS propose a site selection (C 180210 PSQ) and a zoning map amendment (C 180209 ZMQ) to facilitate the construction of an approximately 45,000-square-foot, two-story police stationhouse at 242-20 North Conduit Avenue (Block 13265, Lot 30). The project site is owned by the City of New York, and is located on the south side of North Conduit Avenue, generally situated between 242nd and 244th streets. The property is a rectangular-shaped,

approximately 125,900-square-foot lot currently developed with a one-story police stationhouse and an accessory parking lot. The new station house would be constructed on the portion of the lot currently used for accessory parking. The existing stationhouse would remain.

In May 1999, a site selection application (C 980695 PSQ) was approved to locate a 20,000-square-foot building containing the Queens South Task Force within a 61,200-square-foot portion of Block 13265, Lot 16 (merged into current tax lot 30). The building currently contains multiple NYPD divisions or commands, including an annex to the 105th Precinct. The site's zoning was subsequently changed from R3-2/C2-1 to R3-2 as part of the Department of City Planning's Rosedale Rezoning (C 100436 ZMQ), adopted by the City Council in September 2010. Police stationhouses are permitted within C2-1 districts but not within R3-2 districts, making the existing NYPD use non-conforming.

The proposed actions would facilitate the construction of a stationhouse for the new 116th precinct district that would serve the residents in the southeastern Queens neighborhoods of Rosedale, Laurelton, Brookville and Springfield Gardens. The new precinct district will be created through a subdivision of the southern sectors of the existing 105th Precinct, although the formal boundaries have not yet been established. Residents, elected officials and community groups representing southeast Queens have been requesting a smaller, dedicated precinct for nearly 40 years. The existing 105th Precinct is the fifth-largest in the City, covering 12.43 square miles and 354 miles of roadway in southeastern Queens. The creation of the 116th Precinct will allow officers to respond more quickly and maintain a significant police presence in the southernmost part of the existing 105th Precinct jurisdiction.

The proposed 116th Precinct stationhouse project is not listed in the latest Citywide Statement of Needs for Fiscal Years 2017-2018, but the Mayor's Office of Management and Budget (OMB) included the project in their draft capital budget. Pursuant to Section 204(g) of the City Charter, NYPD advised all appropriate parties, including the Queens Borough President, Community Board 13, and the local Councilmember, of the proposed site for the new 116th Precinct stationhouse in a letter dated December 14, 2017.

A portion of the new stationhouse is proposed to be constructed within the mapped but unbuilt bed of North Conduit Avenue. Pursuant to General City Law (GCL) Section 35, buildings are not allowed to be constructed within mapped streetbeds, and the applicants are also seeking a waiver of GCL 35 from the Board of Standards and Appeals to facilitate the stationhouse construction.

A zoning map amendment to establish a C1-3 zoning district within an existing R3-2 district is necessary in order to allow both the use and bulk of the proposed police facility. The rezoning will also bring the existing police facility into conformance, as it is currently a non-conforming legal use.

ENVIRONMENTAL REVIEW

This application (C 180210 PSQ), in conjunction with the related application for a zoning map amendment (C 180209 ZMQ), 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 18NYP0002Q. The lead agency is the NYPD.

After a study of the potential impacts of the proposed actions in the Environmental Assessment Statement, a Negative Declaration was issued on January 12, 2018.

UNIFORM LAND USE REVIEW

On January 16, 2018, this application (C 180210 PSQ) was certified as complete by the Department of City Planning and was duly referred to Queens Community Board 13 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York,

Section 2-02(b), along with the related application for a zoning map amendment (C 180209 ZMQ).

Community Board Public Hearing

Queens Community Board 13 held a public hearing on this application (C 180210 PSQ) on January 22, 2018 and on that date, by a vote of 34 in favor, one opposed, and with no abstentions adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 180210 PSQ) was considered by the Queens Borough President, who issued a recommendation to approve the application on February 5, 2018.

City Planning Commission Public Hearing

On February 14, 2018 (Calendar No. 4), the City Planning Commission scheduled February 28, 2018, for a public hearing on this application (C 180210 PSQ) and the application for the related action (C 180209 ZMQ). The hearing was duly held on February 28, 2018 (Calendar No. 28). One speaker testified in favor of the application.

A representative of the NYPD's Capital Construction Unit gave an overview of the project's history and its goals and objectives, including a reduction in police response time. The NYPD representative stated that the new stationhouse would include approximately 1,000 square feet of space for community use. In addition, he noted that 163 accessory parking spaces would be provided for the existing annex building and the new stationhouse, exceeding the 66 spaces required by zoning. He also stated that the NYPD is negotiating with Department of Transportation (DOT) to enter into a Memorandum of Understanding to facilitate the use of 45 additional parking spaces on DOT-owned property nearby located at Block 13264, Lot 18.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that the grant of the proposed site selection (C 180210 PSQ), in conjunction with the related zoning map amendment (C 180209 ZMQ), is appropriate.

This proposed site selection will facilitate the development of a two-story, 45,925-square-foot stationhouse for a new NYPD 116th Precinct. This new precinct has been a priority for nearby residents for many years.

The project site is close to several major thoroughfares, including North and South Conduit avenues, Sunrise Highway, Francis Lewis Boulevard, Hook Creek Boulevard and the Belt Parkway, but it is also convenient to transit, including local and express bus lines (Q5, Q85, X63) and the Long Island Rail Road's (LIRR) Rosedale station adjacent to the south.

The Commission is pleased that the project proposes to provide additional accessory parking spaces to support the expansion of the NYPD's operations. The Commission notes there will be approximately 90 accessory parking spaces located within the project area, beyond the 66 that are required by zoning. An additional 73 accessory parking spaces will be provided on separate sites, including 28 spaces on the adjacent DOT-owned lot to the west (Block 13265, Lot 20) and approximately 45 spaces on a DOT-owned lot to the west of Francis Lewis Boulevard (Block 13264, Lot 18).

The Commission acknowledges the 1999 site selection (C 980695 PSQ) that previously determined the proposed site as an appropriate location for a police facility. Additionally, the Commission views the proximate location of the facilities as an opportunity to consolidate police resources.

The proposed zoning map amendment (C 180209 ZMQ) is appropriate. The zoning change will extend a C1-3 commercial overlay district within an existing R3-2 district. The zoning change is consistent with the site's existing use as a public safety facility, and it will bring the existing 19,150-square-foot police annex stationhouse into conformity.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment.

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and consideration described in this report, the application by the New York City Police Department and the Department of Citywide Administrative Services for the site selection of property located on North Conduit Avenue, at the foot of 243rd Street (Block 13265, Lot 30) for use as a police precinct stationhouse, Borough of Queens, Community District 13, is approved.

The above resolution (C 180210 PSQ), duly adopted, by the City Planning Commission on March 28, 2018 (Calendar No. 9), 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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

**RAYANN BESSER, MICHELLE DE LA UZ, JOSEPH DOUEK, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*

Queens Borough President Recommendation

APPLICATION: ULURP # 180210 PSQ

COMMUNITY BOARD: Q13

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the New York City Police Department, pursuant to Section 197-c of the New York City Charter, for site selection of property located on North Conduit Avenue, at the foot of 243rd Street (block 13265 Lot 30) for use as a police precinct station house, Borough of Queens, Community District 13. (Related: **ULURP #180209 ZMQ**)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on February 1, 2018 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 three speakers in support of the application. The hearing was closed.

CONSIDERATION

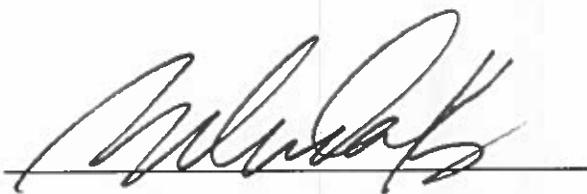
Subsequent to review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is proposing site selection of a city-owned property to facilitate construction of the proposed 116th Precinct station house;
- In the related ULURP application, the applicant is proposing a zoning map amendment to establish a C1-3 overlay within an existing R3-2 district to facilitate the construction of 116th precinct station house (UG 6D). The proposed C1-3 overlay would be an extension of the existing C1-3 overlay to the west of the site and allow additional Use Groups 5 and 6 which would allow the proposed precinct station house. In addition, a Board of Standards and Appeals application for a waiver for GCL 35 will be filed to allow a portion of the proposed building to be constructed on the bed of mapped unimproved street;
- The site is a 125,909 sf rectangular shaped city-owned parcel. The parcel is located east of Francis Lewis Boulevard between North Conduit Avenue and the Long Island Rail Road track. The western half of the site is partially improved with a 19,024 sf building that houses the 105th Precinct satellite office and other NYPD commands that service Queens. There are approximately 150 police personnel deployed in this building. There are currently 150 accessory surface off street parking spaces provided onsite;
- The proposed 116th Precinct station house will be a 2-story 33,278 sf built on the existing accessory parking lot of the 105th Precinct annex building. The existing 19,024 sf building will remain in use for NYPD borough commands. Combined the total zoning floor area of both buildings on the site would be 52,428 sf (0.42 FAR). The new 116th Precinct station house would house approximately 400 staff who would report to the station house during 3 eight-hour shifts. An 800 sf community space will be provided on the first floor of the building which will be made available to community organizations and functions. Mechanical and backup systems will be located on the second floor. The proposed station house is being designed as an energy efficient green building that will meet New York City's 80x50 Initiative to reduce greenhouse gas emissions and achieve LEED Silver status. A total of 163 parking spaces will be provided exceeding the zoning requirement for 66 parking spaces. There will be 90 accessory parking spaces provided onsite and another 73 spaces will be provided on nearby lots under the jurisdiction of and by agreement with the Department of Transportation (DOT). These spaces would be provided on Lot 20 (28 spaces) and 45 spaces in a designated area at the far end of the DOT Rosedale Municipal Parking Field (located west of Francis Lewis Boulevard) for NYPD use. The existing walkway access to the Rosedale Long Island Rail Road station on the site will be redesigned as a new public open space/plaza with new paving and landscaping. The project has been funded in full in the NYC Capital Budget for the NYPD;
- The surrounding area is generally developed with low-density, one and two family residential buildings with commercial use concentrated to the south along south Conduit Avenue and to the west at the intersection of Francis Lewis Boulevard and North Conduit Avenue. There is the elevated Rosedale LIRR station adjacent to the southern boundary of the Project area;
- CB 13 approved this application by a vote of thirty-four (34) in favor with one (1) against and none (0) abstaining at a community board meeting held on January 24, 2018;
- At the Borough President Land Use Public Hearing, Council Member Donovan Richards' representative, and two speakers representing the Federated Blocks of Laurelton and Community Board 13 Public Safety committee spoke in support of the proposed 116th Precinct station house;

RECOMMENDATION

Community District 13 covers a large geographic area that is elongated from its northern boundary to its southern boundary and bisected in different areas by arterial highways and railroad track. Community Board 13 and area residents in the southernmost portions of Community District 13 have for nearly 40 years requested a new precinct district to provide a better police presence in the community and faster response times to calls from those areas. The new 116th Precinct and the proposed state-of-the-art precinct station house are the result of persistent community activism, the commitment of the elected officials and the Mayor's budget commitment to fund the proposal. The new 116th Precinct will provide the long sought localized service and reduced response time for the Southeast Queens neighborhoods including Rosedale, Springfield Gardens, Laurelton, Cambria Heights and Brookville.

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



PRESIDENT, BOROUGH OF QUEENS

2/5/18

DATE