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**IN THE MATTER OF** an application submitted by the New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a southerly portion of North Conduit Avenue from Francis Lewis Boulevard to a point 374.67 feet west of Hook Creek Boulevard;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 13, Borough of Queens, in accordance with Map No. 5031 dated August 20, 2018 and signed by the Borough President.

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This application for an amendment to the City Map was filed by The New York City Department of Transportation (DOT) on July 9, 2018. The proposed City Map amendment would facilitate the construction of the New York City Police Department's (NYPD) new 116th Precinct Stationhouse building and potential future DOT development in the Rosedale neighborhood of Queens, Community District 13.

## **BACKGROUND**

This City Map change application would 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 City-owned 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 that was constructed in 2004 and an accessory parking lot partially located in the bed of mapped North Conduit Boulevard. An application (C 180210 PSQ) to use the site for a second police stationhouse was previously approved by the City Planning

<sup>1</sup>Discontinuance and closing information was added on pages five and six.

Commission on March 28, 2018. The new station house would be built on the accessory parking lot, which is partially within the bed of a mapped but unbuilt portion of North Conduit Avenue.

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 subject portion of North Conduit Avenue is City-owned, mapped to an irregular width, not open to through traffic and currently occupied by parking and landscaping. The area proposed to be demapped totals approximately 215,700 square feet.

The project site is in a R3-2 zoning district. Area land uses are primarily one- and two-story residential homes with some commercial uses. There are no subway stations in the Rosedale neighborhood. The closest train station to the project site is the Rosedale Long Island station on its Far Rockaway branch, just to the west of the project site at Francis Lewis Boulevard. Bus routes servicing the Rosedale neighborhood include the Q-5 and the Q-85, each with stops along Sunrise Highway, just south of the project site.

Affected agencies and utilities were polled by email on July 23, 2018 regarding the proposed amendment to the City Map. No City agencies have expressed any objections to the proposal.

## **ENVIRONMENTAL REVIEW**

This application (C 190004 MMQ) 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 19DOT001Q. The lead agency is DOT. This application was determined to be a Type II action, which requires no further review.

## **UNIFORM LAND USE REVIEW**

This application (C 190004 MMQ) was certified as complete by the Department of City Planning on August 20, 2018 and 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).

### **Community Board Public Hearing**

Community Board 13 held a public hearing on this application (C 190004 MMQ) on October 22, 2018 and on that date, by a vote of 36 in favor, zero opposed, and zero abstaining, the Board adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application (C 190004 MMQ) was considered by the Queens Borough President, who on November 16, 2018 issued a recommendation of approval of the application.

### **City Planning Commission Public Hearing**

On November 14, 2018 (Calendar No.19), the City Planning Commission scheduled December 5, 2018, for a public hearing on this application (C 190004 MMQ). The hearing was duly held on December 5, 2018 (Calendar No. 36). One speaker, a representative from DOT, appeared in favor of the application. There were no questions or other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this amendment to the City Map (C 190004 MMQ) is appropriate.

This proposed City Map amendment 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 the NYPD and nearby residents for many years.

The Commission acknowledges that the portion of North Conduit Avenue to be eliminated from the City map is currently City-owned, mapped to an irregular width, not open to through traffic and is currently occupied by parking and landscaping.

The Commission notes that use of this site as a police station was previously approved in 2018 (C 180210 PSQ) and believes that it is an appropriate location for a police facility.

The elimination of the subject portion of mapped but unbuilt North Conduit Avenue is needed for the construction of the new stationhouse to proceed. The Commission believes that the proximity of the new 116<sup>th</sup> Precinct stationhouse to the existing stationhouse will provide an opportunity to consolidate police resources at this site.

## **RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property related thereto to be appropriate, adopts the following 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 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 190004 MMQ) for the amendment to the City Map involving:

- the elimination, discontinuance and closing of a southerly portion of North Conduit Avenue from Francis Lewis Boulevard to a point 374.67 feet west of Hook Creek Boulevard;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 13, Borough of Queens, in accordance with Map No. 5031 dated August 20, 2018 and signed by the Borough President is approved and be it further

**RESOLVED** that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

**RESOLVED** that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 5031 dated August 20, 2018 providing for the elimination, discontinuance and closing of a southerly portion of North Conduit Avenue from Francis Lewis Boulevard to a point 374.67 feet west of Hook Creek Boulevard, said street to be discontinued and closed being more particularly described as follows:

**DISCONTINUANCE AND CLOSING OF A PORTION OF NORTH CONDUIT AVENUE FROM FRANCIS LEWIS BOULEVARD TO A POINT 374.67 FEET WEST OF HOOK CREEK BOULEVARD**

Beginning at a point on the southerly line of North Conduit Avenue, said point being distant 374.67 feet westerly from the corner formed by the intersection of the southerly line of North Conduit Avenue with the westerly line of Hook Creek Boulevard, as said streets are shown on the Alteration Map No. 5031, dated August 20, 2018;

No. 1 Running thence westerly along the former southerly line of North Conduit Avenue, discontinued and closed, for 396.61 feet to a point;

No. 2 Thence northwesterly along the former southerly line of North Conduit Avenue, discontinued and closed, forming an interior angle of 137 degrees 12 minutes 12.5 seconds with the last mentioned course, for 44.16 feet to a point;

No. 3 Thence westerly along the former southerly line of North Conduit Avenue, discontinued and closed, forming an interior angle of 222 degrees 47 minutes 47.5 seconds with the last mentioned course, for 910.83 feet to the northeasterly line of Francis Lewis Boulevard;

No. 4 Thence northerly through the bed of North Conduit Avenue, along a line, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 50.00 feet to a point;

No. 5 Thence easterly through the bed of North Conduit Avenue, along a line, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 1220.91 feet to a point;

No. 6 Thence southeasterly through the bed of North Conduit Avenue, along a line, forming an interior angle of 156 degrees 33 minutes 13.6 seconds with the last mentioned course, for 129.64 feet to a point;

No. 7 Thence southerly through the bed of North Conduit Avenue, along a line, forming an interior angle of 113 degrees 26 minutes 46.4 seconds with the last mentioned course, for 28.42 feet to the point or place of beginning.

The area described above consists of 76,310 square feet or 1.75 acres and be it further

**RESOLVED** that, pursuant to subdivision 1a of Section 5-433 of the New York City Administrative Code, public utility facilities within the subsurface of the streets cited herein which are to be discontinued and closed by this action, may be maintained in place or relocated within such subsurface by the public utility, so that such maintenance in place or relocation of such facilities is consistent with the proposed use of the closed portion or portions of such subsurface, and the requirements of other facilities located therein;

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on

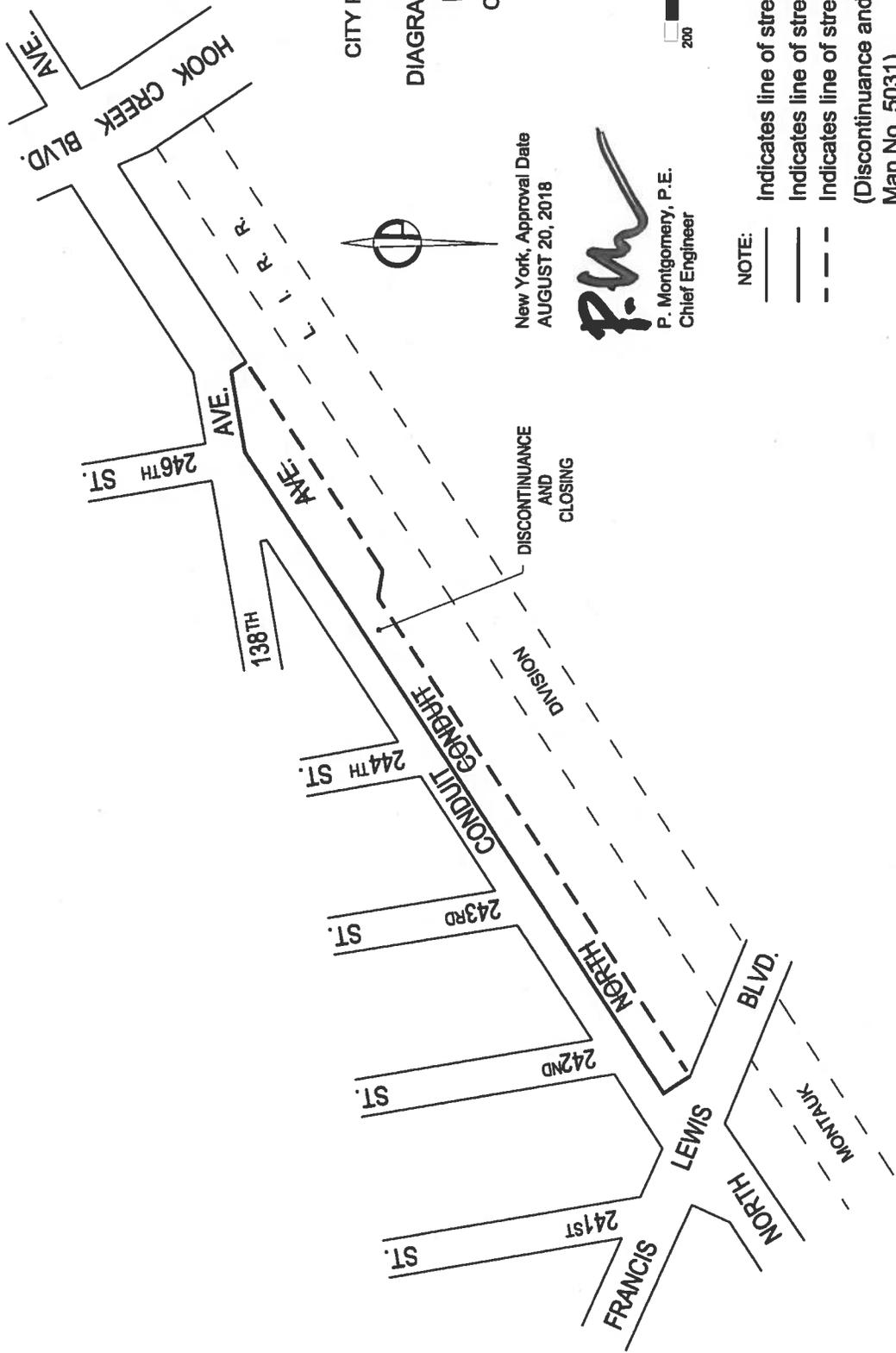
which certified counterparts of Map No. 5031 dated August 20, 2018 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.

The above resolution (C 190004 MMQ), duly adopted by the City Planning Commission on December 19, 2018 (Calendar No. 16), 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*

**ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III, MICHELLE de la UZ,  
JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,  
ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD**, *Commissioners*



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
**MAP CHANGE**  
ON SECTIONAL MAP

**19**  
BOROUGH OF  
**QUEENS**

New York, Approval Date  
AUGUST 20, 2018

*P.M.*

P. Montgomery, P.E.  
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
  - — — Indicates line of street proposed to be established.
  - - - Indicates line of street proposed to be eliminated.
  - - - (Discontinuance and Closing is shown on Alt. Map No. 5031).

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

Application #: **C 190004 MMQ**

Project Name: **NYPD 116th Precinct/North Conduit Av**

CEQR Number: 19DOT001Q

Borough(s): Queens

Community District Number(s): 13

*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](mailto: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, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
  - FAX:** to (212) 720-3488 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 NYC Department of Transportation pursuant to Sections 197-c and 199 of the NYC Charter and Section 5-430 et seq. of the NYC Administrative Code for an amendment to the City Map involving:

- > the elimination, discontinuance and closing of a southerly portion of North Conduit Avenue from Francis Lewis Boulevard to a point 374.67 feet westerly of Hook Creek Boulevard;
- > the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto; in Community District 13, Borough of Queens, in accordance with Map No. 5031 dated August 20, 2018 and signed by the Borough President.

<b>Applicant(s):</b> NYC Department of Transportation 55 Water Street New York, NY 10041		<b>Applicant's Representative:</b> Tika Gurung NYC Department of Transportation 55 Water Street New York, NY 10041 212.839.6989	
<b>Recommendation submitted by:</b> Queens                      Community Board 13			
<b>Date of public hearing:</b> October 22, 2018		<b>Location:</b> Bellerose Assembly of God, 240-15 Hillside Avenue, Bellerose, NY	
<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
<b>Date of Vote:</b> October 22, 2018		<b>Location:</b> Bellerose Assembly of God, 240-15 Hillside Avenue, Bellerose, NY	
<b>RECOMMENDATION</b>			
<input checked="" type="checkbox"/> Approve		<input type="checkbox"/> Approve With Modifications/Conditions	
<input type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
<b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>			
<b>Voting</b>			
# In Favor: 36		# Against: 0	
# Abstaining: 0		<b>Total members appointed to the board: 48</b>	
<b>Name of CB/BB officer completing this form</b> Mark McMillan		<b>Title</b> District Manager	<b>Date</b> 10/30/2018

# Queens Borough President Recommendation

APPLICATION: ULURP # C190004 MMQ

COMMUNITY BOARD: Q13

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by NYC Department of Transportation, pursuant to Sections 197-c and 201 of the NYC Zoning Resolution and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- The elimination, discontinuance and closing of a southerly portion of North Conduit Avenue from Francis Lewis Boulevard to a point 374.67 feet westerly of Hook Creek Boulevard;
- The adjustment of grades and block dimensions necessitated thereby;

Including authorization for any acquisition or disposition of real property related thereto, in Community District 13, Borough of Queens, in accordance with Map no. 5031 dated August 20, 2018 and signed by the Borough President.

## PUBLIC HEARING

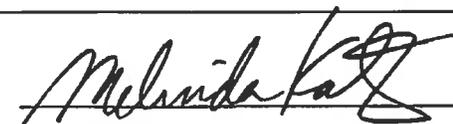
A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on November 15, 2018 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. There were no speakers for 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 an amendment to the City Map involving the elimination, discontinuance and closing of a portion of North Conduit Avenue between Francis Lewis Boulevard and Hook Creek Boulevard in Rosedale to facilitate construction of the new NYC Police Department (NYPD) 116<sup>th</sup> Precinct stationhouse building, related parking and landscaping;
- The area proposed to be demapped consists of all or portion of lots on Block 13265, Lots 20, 30, 50, 60, 216 and 70. The affected portion of the mapped street is approximately 215,700 sf. The area is city owned and irregular in width. Currently the site is not open to through traffic and is currently used for parking and is landscaped;
- The proposed 116<sup>th</sup> Precinct stationhouse will be a 2-story 33,278 sf built on the existing accessory parking lot of the 105<sup>th</sup> precinct annex building. There will be a new public open space/plaza and walkway to the railroad station. The existing 19,024 sf 105<sup>th</sup> Pct. annex building will remain in use for NYPD borough commands. The action would modify street alignment, thereby allowing for the siting of the new NYPD facility to be outside of the North Conduit Avenue right-of-way;
- ULURP applications for rezoning (#180209 ZMQ) and site selection (#180210 PSQ) to facilitate construction and operation of the new NYPD 116<sup>th</sup> precinct were approved in March 2018;
- The site is located between North Conduit Avenue the Long Island Rail Road track and the Sunrise Highway which separates this part of Rosedale from the areas to the south. The surrounding area is predominantly developed with low density residential buildings and some commercial uses. The Rosedale Long Island Rail Road station is located near Francis Lewis Boulevard just to the west of the 116<sup>th</sup> Precinct project site;
- CB 13 approved this application a vote of thirty-two (36) in favor with none (8) against and none (0) abstaining at a community board meeting held on October 22, 2018.

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

  
PRESIDENT, BOROUGH OF QUEENS

11/16/18  
DATE