



IN THE MATTER OF an application submitted by the Department of Transportation 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 47-25 34th Street (Block 250, Lot 1), Borough of Queens, Community District 2.

The application for a site selection and acquisition was filed on June 9, 2023, by the New York City Department of Transportation (DOT) and the New York City Department of Citywide Administrative Services (DCAS) to facilitate the expansion and relocation of four programs within DOT's Sidewalk Inspection and Management (SIM) and Traffic Operations divisions to an existing 322,390-square-foot, four-story warehouse/office building located at 47-25 34th Street, in the Long Island City neighborhood of Community District 2, Queens.

BACKGROUND

The applicants seek a site selection and acquisition of approximately 175,000 square feet of space within an existing four-story building containing commercial and office uses at 47-25 34th Street (Block 250, Lot 1) to allow the relocation and expansion of four programs within DOT's SIM and Traffic Operations divisions.

DOT's SIM division is responsible for pedestrian safety improvement work including sidewalk repairs and pedestrian ramp, traffic median, and pedestrian safety island installations throughout the city. These operations are expanding due to a court mandate to upgrade safety infrastructure to meet Americans with Disabilities Act (ADA) standards. Seven existing facilities are currently located in Brooklyn (8 29th Street), Queens (128-10 26th Avenue and 139-09 Brookville Boulevard), the Bronx (4320 Boston Road and 3595 Pinkney Avenue), Manhattan (654 West 158th Street, and Staten Island (3551 Richmond Terrace).

DOT's Traffic Operations division utilizes speed cameras to support the City's Vision Zero program. The expansion of this program was approved by the New York State Legislature in

2019 and the law went into effect in 2020. One Traffic Operations Automated Enforcement facility is currently located in Queens (34-02 Queens Boulevard) and one in Manhattan (59 Maiden Lane). Along with the expansion of this program, the Department of Environmental Protection (DEP) is constructing the City's Water Tunnel #3, which necessitates the relocation of DOT's Traffic Operations Fiber Optic Electricians.

The project area consists of Block 250, Lot 1 and is bounded by 47th Avenue (80 feet wide) to the north, 35th Street (60 feet wide) to the east, 48th Avenue (80 feet wide) to the south, and 34th Street (60 feet wide) to the west. The project area is improved with a four-story building, constructed in 1924. The first and second floors of the building are currently vacant, the third floor is occupied by a light manufacturing business, and the fourth floor is occupied by a technology company. On the northern side of the building is a parking lot with 87 spaces and a loading dock, accessible by curb cuts on 34th Street and 47th Avenue.

The surrounding area is characterized by manufacturing, commercial office, facility, and utility uses. The built form includes a mix of low-scale light industrial/manufacturing buildings ranging from one to four floors, public facility and institutional buildings ranging from one to six floors, a one-story utility transportation building, and some one-to-two-family walk-up buildings. Public facility uses include the NYC Department of Education's Aviation High School, one block to the north and the NYC Fire Department one block south.

The project area is one block south of Queens Boulevard which is a major arterial thoroughfare through Queens, connecting Jamaica to the Queensboro Bridge. While Queens Boulevard ranges in various uses throughout, this part of the boulevard is mapped with an M1-4 district and consists of a laboratory, a non-profit facility, trade schools, game store, health center, and other uses that serve the local community. The project area is mapped with an M1-4 zoning district in the Long Island City Industrial Business Zone (IBZ), which is a zone designated to foster industrial and manufacturing growth. M1-4 districts allow for a range of light industrial and commercial uses with a maximum floor area ratio (FAR) of 2.0 for commercial and light industrial uses and a maximum FAR of 6.5 for community facility uses. No parking is required,

and the maximum building height is governed by a sky-exposure plane. R5 and R5D districts are mapped approximately two blocks east of the project site.

The project area is well served by public transportation, including the 33rd – Rawson Street subway station located one block to the north, which provides service to the no. 7 subway line. The project area is serviced by several bus lines, including the Q32 which provides service between Jackson Heights, Queens and Midtown, Manhattan, Q60 which provides service between Jamaica, Queens and Midtown, Manhattan, the Q39 which provides service between Long Island City and Ridgewood in Queens, and the B24 which provides service between Greenpoint and Williamsburg in Brooklyn. Bike lanes are located along 47th Avenue and 39th Street. There are three Citi Bike stations nearby, on 31st Street and Thomson Avenue; 47th Avenue and 31st Street; and 48th Avenue and 30th Place.

The DOT proposes to expand and relocate facilities for four programs: SIM Inspectors, SIM Citywide Concrete, Traffic Operations Automated Enforcement, and Traffic Operations Fiber Optic Electricians. These four programs would occupy approximately 175,00 total square feet of the ground and mezzanine floors of the existing four-story building, including 20,000 square feet of surface parking for vehicle fleet parking, 73,000 square feet of warehouse and office space on the ground floor, and 82,000 square feet of office and parking/storage space on the mezzanine floor. Parking spaces on the mezzanine floor would be used by 42 vehicles that support the Traffic Operations Automated Enforcement Unit, 54 SIM Inspector vehicles, and two SIM Citywide Concrete unit vehicles. The ground floor would be modified to support electrical workshops, office space, storage, crew locker rooms, showers, and a garage for after-hours field vehicles. Depending on the program, DOT vehicles would be deployed daily citywide, with an emphasis throughout Queens, Manhattan, and Brooklyn. In total, approximately 339 personnel would be located at the proposed site and would work in shifts, mainly from 6:00 am to 3:00 pm and one unit also functioning between 10:00 am and 6:00 pm.

ENVIRONMENTAL REVIEW

This application (C 230367 PCQ) 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 lead agency is DOT. The designated CEQR number is 21DOT006Q. After a study of the potential impacts of the proposed actions in the Environmental Assessment Statement, a Negative Declaration was issued on May 18, 2023.

UNIFORM LAND USE REVIEW

This application (C 230367 PCQ) was certified as complete by the Department of City Planning on November 13, 2023, and duly referred to Queens Community Board 2 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

Queens Community Board 2 held a public hearing on this application (C 230367 PCQ) on February 1, 2024, and on that date, by a vote of 28 in favor, none opposed, and two abstaining, adopted a resolution recommending approval of the application with the following condition: “that the City negotiate with the building Owner to add street trees wherever permissible as part of the Lease Agreement.”

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 230367 PCQ) on February 1, 2024, and on February 16, 2024, issued a recommendation to approve the application with the following condition: “The Applicant should follow through on their promise to partner with the Department of Parks and Recreation in providing more street trees along the building’s perimeter”.

City Planning Commission Public Hearing

On February 21, 2024, (Calendar No. 5) the City Planning Commission scheduled March 6, 2024, for a public hearing on this application (C 230367 PCQ). The hearing was duly held on March 6, 2024 (Calendar No. 25). One speaker testified in favor of the application and none in opposition.

A member of the applicant team testified in support of the application. They provided an overview of the existing conditions and surrounding context, DOT’s mission to address City

priorities of enriching the safety of New Yorkers and how the proposed facility space and requested land use actions supports that mission. They described the proposed expansion of three existing DOT programs (SIM Inspectors, SIM Citywide Concrete, Traffic Operations Automated Enforcement) and the need to relocate 16 employees within another DOT program (Traffic Operations Fiber Optic Electricians), due to the Department of Environmental Protection's construction of Water Tunnel #3. They also gave an overview of specific project details including a planned increase in permanent employees and proposed lease duration and noted that DOT is currently operating in the existing building under a temporary license agreement.

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

CONSIDERATION

The Commission believes that this application for a site selection and acquisition, is appropriate. This action will facilitate the relocation and expansion of DOT programs in four units to a property located at 47-25 34th Street in Long Island City.

DOT and DCAS are proposing to expand DOT SIMs and Traffic Operations units to 47-25 34th Street. The site selection and acquisition will allow DOT to carry out critical functions of managing sidewalk repairs and providing ADA-compliant pedestrian ramp, traffic median, and pedestrian safety installations and support the City's Vision Zero program in a space that is modern and adequately sized to meet the agencies full range of needs. The need for this action was included in the Citywide Statement of Needs for fiscal years 2020-2021 and 2021-2022. The project area is suitably located in the Long Island City Industrial Business Zone and is close to transit and a major highway, making it easily accessible for employees. The proximity of the building to a major highway is important for the Sidewalk Installation teams to easily get to their job sites to install the new infrastructure. The proposed use is compatible with adjacent and surrounding uses.

Regarding the Community Board's and the Borough President's recommendations that the applicant provide street trees, the Commission notes that the applicant is willing to consider

collaborating with the Department of Transportation and the Department of Parks and Recreation to incorporate street trees on the project area.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on May 18, 2023, with respect to this application (CEQR No. 21DOT006Q), 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 the consideration described in this report, the application submitted by the New York City Department of Transportation and the New York City 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 47-25 34th Street (Block 250, Lot 1) for use as DOT office and storage, in the Borough of Queens, Community District 2, is approved.

The above resolution (C 230367 PCQ), duly adopted by the City Planning Commission on April 3, 2024 (Calendar No. 6), 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.

DANIEL R. GARODNICK, *Esq.*, *Chair*,

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

GAIL BENJAMIN, ALFRED C. CERULLO, III, ANTHONY W. CROWELL, Esq.,

JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq., RASMIA

KIRMANI-FRYE, ORLANDO MARÍN, JUAN CAMILO OSORIO, RAJ

RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 47-25 34th Street Site Selection and Acquisition	
Applicant: DOT - NYC Dept of Transportation	Applicant's Primary Contact: Dorrit Blakeslee
Application # 230367PCQ	Borough:
CEQR Number: 21DOT006Q	Validated Community Districts: Q02

Docket Description:
 IN THE MATTER OF an application submitted by the Department of Transportation 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 47-25 34th Street (Block 250, Lot 1), Borough of Queens, Community District 2.

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 28	# Against: 0	# Abstaining: 2	Total members appointed to the board: 46
Date of Vote: 2/1/2024 12:00 AM		Vote Location: 43-31 39th Street, Sunnyside	

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

Date of Public Hearing:	
Was a quorum present? No	<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>
Public Hearing Location:	

CONSIDERATION:		
Recommendation submitted by	QN CB2	Date: 2/7/2024 4:06 PM



Donovan Richards
Queens Borough President

Community Board No. 2

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Email qn02@cb.nyc.gov

www.nyc.gov/queenscb2

Anatole Ashraf
Chairperson
Debra Markell Kleinert
District Manager

February 2, 2024

Mr. Daniel Garodnick
Chairperson
City Planning Commission
Calendar Information Office
120 Broadway, 31st Floor
New York, NY 10271

RE: **REVISED LETTER - DCP ULURP Application – 47-25 34th Street (HUB): Site Selection and Acquisition ULURP Project (2020Q0275)**

Dear Mr. Garodnick:

On February 1, 2024, Community Board 2 held a public hearing concerning the DCP ULURP Application for **47-25 34th Street (HUB): Site Selection and Acquisition ULURP Project (2020Q0275)**

At that meeting, with a quorum present, a motion was made and seconded to support the application with the stipulation that the City negotiate with the building Owner to add street trees wherever permissible as part of the Lease Agreement. The Board voted in favor of the motion with 28 in favor; (0) none opposed and (2) two abstentions.

If you have any questions, please feel free to contact Community Board 2.

Sincerely,



Debra Markell Kleinert
District Manager

DMK/mag

cc: Honorable Grace Meng, US Congress
Honorable Nydia M. Velazquez, US Congress
Honorable Michael Gianaris, NY State Senate
Honorable Kristen Gonzalez, NY State Senate
Honorable Jessica Ramos, NY State Senate
Honorable Juan Ardila, NYS Assembly

“Serving the Communities of Long Island City, Sunnyside, Woodside, and Maspeth”

Honorable Jessica Gonzalez-Rojas, NYS Assembly
Honorable Zohran Mamdani, NYS Assembly
Honorable Steven Raga, NYS Assembly
Honorable Robert Holden, NYC Council Member
Honorable Shekar Krishman, NYC Council Member
Honorable Julie Won, NYC Council Member
Honorable Donovan Richards, Queens Borough President
Nicole Garcia, NYC Department of Transportation
Joseph Patti, NYC Department of Transportation
Dorrit Blakeslee, NYC DOT
Anatole Ashraf, Chairperson, Community Board 2
Christine Hunter, Chair, Land Use & Housing Committee
Prameet Kumar, Vice Chair, Land Use & Housing Committee

DCP ULURP 47-25 34th Street (HUB): Site Selection and Acquisition



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 47-25 34th Street Site Selection and Acquisition	
Applicant: DOT - NYC Dept of Transportation	Applicant's Administrator: Dorrit Blakeslee
Application # 230367PCQ	Borough: Queens
CEQR Number: 21DOT006Q	Validated Community Districts: Q02

Docket Description:
IN THE MATTER OF an application submitted by the Department of Transportation 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 47-25 34th Street (Block 250, Lot 1), Borough of Queens, Community District 2.

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

RECOMMENDATION: Conditional Favorable

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

CONSIDERATION:

Recommendation submitted by	QN BP	Date: 2/16/2024 9:35 AM
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Queens Borough President Recommendation

APPLICATION: 47-25 34th Street Site Selection and Acquisition
COMMUNITY BOARD: Q02

DOCKET DESCRIPTION

ULURP #230367 PCQ — IN THE MATTER OF an application submitted by the Department of Transportation 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 47-25 34th Street (Block 250, Lot 1), Borough of Queens, Community District 2.

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on www.queensbp.org on Thursday, February 1, 2024 at 9:30 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(s) made a presentation. There were no other speakers. The hearing was closed.

CONSIDERATION

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

- The applicant, the New York City Department of Transportation (DOT), and the co-applicant, the New York City Department of Citywide Administrative Services (DCAS), are seeking a site selection and acquisition for 175,000 square feet of new facility space located at 47-25 34th Street in the Long Island City neighborhood;
- The Project Area is currently occupied by a four-story multi-use warehouse/office building that operates as the "HUB LIC" with surface parking on the north side of the building. DOT would occupy 155,000 square feet of the ground and mezzanine floors of the building and 20,000 square feet of the parking lot. No new construction is proposed;
- The proposed acquisition would facilitate DOT's efforts in siting new facilities for expanded program space needs. The Proposed Development would support four operations within DOT's Sidewalk Inspection and Management (SIM) and Traffic Operations divisions: SIM Inspectors, SIM Citywide Concrete, Traffic Operations Automated Enforcement, and Traffic Operations Fiber Optic Electricians;
- Within a ¼-mile radius of the Development Site, the predominant zoning classes are M1-4, R5, M1, and the Development Site is located in the Long Island City Industrial Business Zone. The surrounding uses are multi-family residential buildings with commercial overlays and light manufacturing. The 33rd Street 7 train station and the Q32/Q39/Q60/B24 buses are transit options near the existing building;

- At a public hearing held on February 1, 2024, Community Board 2 (CB2) voted to unanimously approve this application with one condition: that the City negotiate with the Building Owner to add street trees wherever permissible as part of the Lease Agreement;
- At the Borough President's Land Use Public Hearing, the Land Use Director chaired the Public Hearing on behalf of the Borough President. The Applicant's team presented their plans. The Land Use Director asked how the Applicant planned to address CB2 Land Use Committee's feedback since the Full Board had not yet voted on the application. The Applicant responded that there were some concerns about parking on public streets, street trees, and the use of solar panels. The Applicant explained there would be parking provided on-site, so no DOT employees would be parking on the street; that the Applicant team is not in control of the surrounding sidewalk to plant trees, but they did state they would explore a partnership with the Department of Parks and Recreation; and the use of solar is not feasible due to the building's footprint. Other comments were discussed about the building's location in a flood plain, to which the Applicant confirmed it was not. No public speakers testified for this application and the hearing was closed.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval with the following condition:

- The Applicant should follow through on their promise to partner with the Department of Parks and Recreation in providing more street trees along the building's perimeter.



PRESIDENT, BOROUGH OF QUEENS

02/16/2024

DATE