

CITY PLANNING COMMISSION

January 20, 1999/Calendar No. 17

C 980367 PQQ

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IN THE MATTER OF an application submitted by the Fire Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for acquisition of property located at 65-19 Metropolitan Avenue (Block 2773, Lot 92) Community District 5, Borough of Queens, for continued use as a garage.

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This application (C 980367 PQQ) was filed on February 5, 1998, by the Fire Department (FDNY) and the Department of Citywide Administrative Services (DCAS) for acquisition of property located at 65-19 Metropolitan Avenue (Block 2773, Lot 92), Borough of Queens, Community District 5, for continued use as a garage.

**BACKGROUND**

The Fire Department (FDNY) is proposing to continue to occupy property located at 65-19 Metropolitan Avenue (Block 2773, Lot 92), Community District 5, Borough of Queens, as the Queens Fire Communications Field Crew Garage. The FDNY's Bureau of Fire Communications has operated this garage for 15 years. An application (C 830098 PLQ) for a ten-year lease for the facility was approved by the City Planning Commission on January 19, 1983 (Cal. No. 59) and adopted by the Board of Estimate on February 10, 1983 (Cal. No. 157). That lease expired on July 31, 1996, and the FDNY has continued occupying the facility under a license agreement.

The garage provides overnight storage for vehicles and equipment used by the Fire Communications Field Crew. The field crew maintains the fire alarm communications system, including emergency call boxes and overhead lines, throughout Queens. The

garage accommodates up to seven utility trucks, lockers for 11 crew members, offices, and apparatus storage space. The garage is a pre-existing non-conforming use in a C2-2 (R4) zoning district. The site, located just west of Lutheran Cemetery, abuts commercial uses on either side. Metropolitan Avenue is a major east-west thoroughfare which runs through Queens and Brooklyn, and is predominately developed with a mix of commercial and residential uses. Rentar Plaza, a commercial development which includes large retail stores, a supermarket, and a municipal warehouse, is two blocks east of the site. The side streets off Metropolitan Avenue are predominately developed with two- and three-story attached residences. The site is accessible by public transportation. The Metropolitan Avenue station for the M train is five blocks east of the site, and the Q 38, Q 54 and Q 67 buses also run on Metropolitan Avenue.

#### **ENVIRONMENTAL REVIEW**

This application (C 980367 PQQ) 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 Procedures of 1991 and Executive Order No. 91 of 1977. The lead agency is the Fire Department. This application was determined to be a Type II action which required no further environmental review.

## **UNIFORM LAND USE REVIEW**

This application (C 980367 PQQ) was certified as complete by the Department of City Planning on August 31, 1998 and was duly referred to Community Board 5 and the Borough President of Queens, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 5 held a public hearing on this application on October 14, 1998, and on November 11, 1998, by a vote of 36 to 0, with 0 abstentions, adopted a resolution recommending approval of this application, subject to the following conditions:

That employees or visitors be directed by the Fire Dept. to refrain from double parking or parking on the sidewalk, as this would add to congestion for motorists and pedestrians along Metropolitan Avenue.

That the side yard of this premises, which is currently used for storage, be screened from street view by installing a covering in front of the side yard.

### **Borough President Recommendation**

This application (C 980367 PQQ) was considered by the Borough President of Queens who issued a recommendation approving the application on November 25, 1998, subject to the same conditions that Community Board 5 stated in its November 12, 1998 resolution.

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

On December 9, 1998 (Calendar No. 10) the City Planning

Commission scheduled December 23, 1998 for a public hearing on this application (C 980367 PQQ). The hearing was duly held on December 23, 1998 (Calendar No. 11). A representative from the Fire Department spoke in favor of the application. There were no other speakers, and the hearing was closed.

### **Consideration**

The City Planning Commission believes that the application of the Fire Department and the Department of Citywide Administrative Services for acquisition of property located at 65-19 Metropolitan Avenue (Block 2773, Lot 92), Community District 5, Borough of Queens, for continued use as a garage, is appropriate.

The FDNY has occupied the site for 15 years as a garage for the Bureau of Fire Communications. The garage is a pre-existing non-conforming use in a C2-2 (R4) zoning district and is located in an area developed with a mix of retail and residential development, including retail stores, auto-related uses.

The site is located on Metropolitan Avenue, a major east-west thoroughfare which provides vehicular access through Queens and Brooklyn. In addition, it is accessible by public transportation. The Metropolitan Avenue station for the M train is five blocks east of the site, and the Q 38, Q 54 and Q 67 buses also run on Metropolitan Avenue.

In response to the concerns of the Community Board and Borough President, the Fire Department stated in a letter dated January 5, 1999, that:

- A. Employees and visitors will continue to be directed to refrain from double-parking or blocking the sidewalk.
- B. The side yard in question will not be utilized for storage. This commitment eliminates the need for screening to be installed.

**RESOLUTION**

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 (C 980367 PQQ) of the Fire Department and the Department of Citywide Administrative Services for the acquisition of property located at 65-19 Metropolitan Avenue (Block 2773, Lot 92), Community District 5, Borough of Queens, for continued use as a garage, is approved.

The above resolution, duly adopted by the City Planning Commission on January 20, 1999 (Calendar No. 17), is filed with the Office of the Speaker, City Council, and the Borough President of Queens, in accordance with the requirements of Section 197-d of the New York City Charter.

**JOSEPH B. ROSE, Chairman**  
**VICTOR G. ALICEA, Vice-Chairman,**  
**ALBERT ABNEY, ANGELA M. BATTAGLIA, IRWIN CANTOR, P.E.,**  
**KATHY HIRATA CHIN, Esq., ALEXANDER GARVIN,**  
**ANTHONY I. GIACOBBE, Esq., WILLIAM GRINKER, BRENDA LEVIN,**  
**EDWARD T. ROGOWSKY, JACOB B. WARD, Esq., Commissioners.**



Francis J. Principe  
Chairperson

# Community Board No. 5

Borough of Queens

Ridgewood, Maspeth, Glendale, Middle Village, South Elmhurst  
61-23 Myrtle Avenue • Glendale, N.Y. 11385  
(718) 366-1834



Gary Giordano  
District Manager

Nov. 12, 1998

## RESOLUTION/RECOMMENDATIONS

Re: Application No.- C 980367 PQQ  
for premises at: 65-19 Metropolitan Avenue  
in Middle Village, Queens, New York

The Zoning and Land Use Review Committee of Community Board 5, Queens respectfully reports the following IN THE MATTER OF an Application by the NY City Fire Department and the NY City Dept. of Citywide Administrative Services, pursuant to Sec. 197-c of the New York City Charter, for aquisition of property located at 65-19 Metropolitan Avenue (Block 2773, Lot 92), in Middle Village, Queens, New York, for continued use as a garage.

Whereas, Community Board 5, Queens conducted a Public Hearing regarding Application No.- C 980367 PQQ, for the premises at 65-19 Metropolitan Avenue on Wednesday, October 14, 1998, beginning at 7:30pm, at Monsignor Sherman Knights of Columbus Hall, located at 79-03 Myrtle Avenue in Glendale, Queens, New York 11385. David Mitchell, of the NY City Fire Department's Bureau of Support Services, was on hand at this Public Hearing to present the Application. He explained that the Fire Department's Communications Unit has been operating out of this location for the past 15 years, where 7 field vehicles and equipment needed for the repair and maintenance of fire alarm boxes are stored. There were no speakers opposed to this Application at the hearing, but a few concerns were raised by Community Board members.

The Zoning and Land Use Review Committee met to consider this Application on Wednesday, November 4, 1998. Mr. Mitchell and Mr. Oh were present representing the Fire Department. The Committee members had concerns regarding vehicles double parking in front of this address. The Committee made its report to the Community Board 5, Queens at the November 11, 1998 monthly meeting of the Board, and additional recommendations were adopted.

RESOLVED, that Community Board 5, Queens recommends approval of this Application, solely under a renewed lease, with the following recommendations:

- 1) That employees or visitors be directed by the Fire Dept. to refrain from double parking or parking on the sidewalk, as this would add to the congestion for motorists and pedestrians along Metropolitan Avenue.

Nov. 12, 1998

COMMUNITY BOARD 5, QUEENS

Resolution/Recommendations

Re: Application No.- C 980367 PQQ  
for premises at 65-19 Metropolitan Avenue  
in Middle Village, Queens, New York.

2) That the side yard of this premises, which is currently used for storage, be screened from street view by installing a covering in front of the side yard.

The foregoing is a copy of a Resolution, with Recommendations, adopted by the membership of Community Board 5, Queens at their meeting of Wednesday, November 11, 1998. 36 in favor,

-0- opposed, -0- abstaining, -0- not voting, 14 members absent.

A copy of this Resolution, with Recommendations, shall be sent to the NY City Planning Commission; to the Hon. Claire Shulman, Borough President of Queens; to the Hon. Thomas Ognibene, City Council Member; to the NY City Fire Department-Division of Support Services and to the NY City Dept. of Citywide Administrative Services.

*cc: Planning Dept. Queens Office*

# Queens Borough President Recommendation

APPLICATION: ULURP #980367 PQQ

COMMUNITY BOARD: Q05

## DOCKET DESCRIPTION

IN THE MATTER of an application submitted by the Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for acquisition of property for continued use as a garage in a C2-2/R4 district located at 65-19 Metropolitan Avenue, Block 2773, Lot 92, Zoning Map 13d, Middle Village, Borough of Queens.

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on November 19, 1998 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 (l) of the New York City Charter. The applicant made a presentation. One person testified in support of the proposal. The hearing was closed.

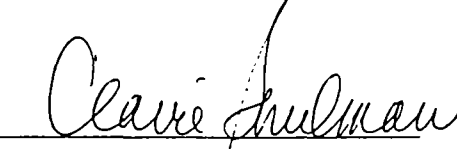
## CONSIDERATION

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

- o This application is for the Fire Department (FDNY) to renew its lease of an existing building for use as the Queens Fire Communications Garage. FDNY seeks to renew its lease for the facility for 10 years. The garage has been operating on the site for the past 15 years;
- o The crew operating out of the garage maintains the fire alarm communications system (including emergency call boxes and overhead lines) borough-wide. The garage accommodates up to seven utility trucks. It also includes lockers for crew members, office space, and apparatus storage space. There are 11 employees who work off-site during most of the day;
- o At its November 11, 1998 meeting, Community Board 5 voted 36-0-0 with conditions to recommend approval of this application. The conditions include: 1) employees and visitors be directed by FDNY to refrain from double parking or parking on the sidewalk on Metropolitan Avenue; and 2) the side yard of the premises, currently used for outdoor storage, be screened from street view installing an adequate fence covering.

## RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the same conditions that Community Board 5 stated in its November 12, 1998 resolution.

  
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 PRESIDENT, BOROUGH OF QUEENS

11/25/98  
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 DATE

CITY PLANNING COMMISSION  
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 DEPT. OF CITY PLANNING