
IN THE MATTER OF an application by the Fire Department 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 located at 600/610 Clarkson Avenue (Block 4846, Lot 1), Borough of Brooklyn, Community District 17, for use as an ambulance station.

This application (C 990070 PCK) was filed on August 14, 1998 by the Fire Department of New York (FDNY) and the Department of Citywide Administrative Services (DCAS) for site selection and acquisition of property located at 600/610 Clarkson Avenue (Block 4846, Lot 1), Borough of Brooklyn, Community District 17, for use as an ambulance station.

RELATED ACTIONS

In addition to the application which 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 990192 ZSK An application for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution:

- a) to allow the location of a Fire Department ambulance station; and
- b) the modification of Section 23-141 of the Zoning Resolution to allow the maximum lot coverage regulations to be increased to that permitted by Sections 24-11 and 24-12;

in a proposed 1-story development on property located at 600/610 Clarkson Avenue (Block 4846, Lot 1), in an R5 District, Borough of Brooklyn, Community District 17.

BACKGROUND

The Fire Department is proposing to occupy property located at 600/610 Clarkson Avenue (Block 4846, Lot 1), in the Wingate section of Brooklyn, for use as an ambulance station for crews and vehicles of the former Emergency Medical Services (EMS), which is now part of the Fire Department. The proposed station is part of a larger plan to improve ambulance service throughout the City. Ambulances are dispatched from stations and smaller outposts to assigned street corners in the response area to await radio dispatch. They return to the stations to restock, decontaminate, or refuel. By increasing the number of ambulance stations throughout the City, the FDNY will reduce the amount of time ambulances spend on travel and administration, and will improve ambulance availability and response time.

The proposed site is located on the southeast corner of Clarkson and Albany avenues in an R5 zoning district, in which the proposed use is permitted by special permit of the City Planning Commission pursuant to Section 74-67 of the Zoning Resolution. The property is approximately 9,212 square feet, with approximately 100 feet of frontage on Clarkson Avenue and 92 feet on Albany Avenue. It is currently developed with a one-story, 2,100 square-foot building used as an automobile service station. The FDNY proposes to clear the property and construct a new one-story, 6,000 square-foot ambulance station. The proposed facility will accommodate up to six active ambulance units and one spare ambulance or supervisory vehicle, and will support up to 57 personnel over three

shifts. It will provide lockers, showers, toilets, kitchen and supply areas, an enclosed ambulance garage area, and exterior underground diesel fuel storage.

The proposed site is located directly opposite the Kings County Hospital Center and the Kingsboro Psychiatric Center. It abuts two-story residential buildings on either side and is one block east of a public elementary school. The rest of the area surrounding the site is predominately developed with residences, ranging from two-story attached and semi-attached houses to six-story multiple dwellings.

ENVIRONMENTAL REVIEW

This application (C 990070 PCK), in conjunction with the application for the related action (C 990192 ZSK), 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 of New York. The designated CEQR number is 99FDO004K.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on January 20, 1999.

UNIFORM LAND USE REVIEW

This application (C 990070 PCK), in conjunction with the related application (C 990192 ZSK), was certified as complete by the Department of City Planning on February 1, 1999 and was duly referred to Community Board 17 and the Borough President of Brooklyn, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 17 did not hold a public hearing or submit a recommendation on this application.

Borough President Recommendation

This application (C 990070 PCK) was considered by the Borough President of Brooklyn, who issued a recommendation approving the application on May 10, 1999.

City Planning Commission Public Hearing

On May 5, 1999 (Calendar No. 5), the City Planning Commission scheduled May 19, 1999 for a public hearing on this application (C 99070 PCK). The hearing was duly held on May 19, 1999 (Calendar No. 9), in conjunction with the application for the related action (C 990192 ZSK). A representative of the FDNY 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 site selection and acquisition of property located at 600/610 Clarkson Avenue (Block 4846, Lot 1), Borough of Brooklyn, Community District 17, for use as an ambulance station is appropriate.

The establishment of this facility is part of the Fire Department's initiative to adopt a station-based dispatching system to improve supervision of ambulance crews and reduce loss of coverage due to shift changes. The need to establish ambulance stations throughout the City is cited in the Citywide Statement of Needs for Fiscal Years 1997-1998.

The proposed ambulance station will serve an area within a three-mile radius of the Kings County Hospital Center. The proposed site is located at the intersection of Clarkson and Albany avenues, which are wide streets providing access to the entire service area. The site is located in a residence district, in which the proposed use will be permitted by the special permit which is the subject of the related application (C 990192 ZSK). There are no available commercially zoned properties, in which this use is permitted as of right, within the proposed service area.

RESOLUTION

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

environment; and it further

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 990070 PCK) of the Fire Department 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 located at 600/610 Clarkson Avenue (Block 4846, Lot 1), Borough of Brooklyn, Community District 17, for use as an ambulance station, is approved.

The above resolution, duly adopted by the City Planning Commission on June 16, 1999 (Calendar No. 16) is filed with the Office of the Speaker, City Council, and the Borough President of Brooklyn, 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, AMANDA M. BURDEN, A.I.C.P.,
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.



Community Board 17

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Executive Officers:

Albert Payne
Chairperson

Kenneth Campbell
First Vice Chair

Celeste Greene
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Michael Russell
Treasurer

Linda Green
Secretary

Willie Scott
District Manager

April 16, 1999

Joseph Rose
Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Chairman Rose:

We are in receipt of ULURP Application # 990070, an application by the New York City Fire Department and Department of City Wide Administrative Services, pursuant to section 197-c of the New York City Charter, for site selection and acquisition of property located at 600/610 Clarkson Avenue (Block 4846 Lot 1), Borough of Brooklyn, Community Board 17, for use as an ambulance station.

We believe that an ambulance station based in the community would have a positive impact on the emergency response time. Therefore, Community Board 17 approves the ULURP application.

Sincerely,


Albert Payne
Chairman

Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicants representatives as indicated on the Notice of Certification.

APPLICATION # 990192 ZSK, 990070 PCK
 DESCRIPTION Wingate Ambulance Station

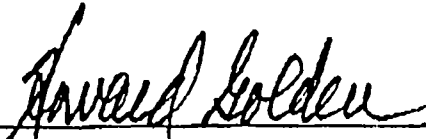
COMMUNITY DISTRICT NO. 17 BOROUGH OF BROOKLYN

RECOMMENDATION

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS
- DISAPPROVE
- DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION - MODIFICATIONS/CONDITIONS

- RECOMMENDATION ATTACHED
- RECOMMENDATION TO FOLLOW


 BOROUGH PRESIDENT

May 10, 1999

 DATE

RECOMMENDATION REPORT BY THE
PRESIDENT OF THE BOROUGH OF BROOKLYN
WINGATE AMBULANCE STATION
990192 ZSK, 990070 PCK

BACKGROUND

The New York City Fire Department requests the site selection of a privately owned lot and one-story building at 600-610 Clarkson Avenue (Block 4846, Lot 1) for use as a neighborhood ambulance station in Community District 17. The lot covers approximately 9,200 square feet and is zoned R5. The special permit application is required for an exemption from the Zoning Resolution as it relates to accessory off street parking and lot coverage.

BOROUGH PRESIDENT PUBLIC HEARING

On April 27, 1999 the President of the Borough of Brooklyn held a public hearing on the application. There was one speaker representing the New York City Fire Department (FDNY).

The representative of the FDNY gave a brief presentation on the proposed ambulance station, which would house up to six ambulances and one command vehicle. The current building on the site is approximately 2,100 square feet and is used to service and store livery vehicles. The building would be demolished and replaced by a new 6,000 square foot ambulance station.

Responding to a question from the President of the Borough of Brooklyn, the FDNY representative indicated that the proposed design for the ambulance station has already been presented to the community board in concept sketch form.

The Borough President expressed concern about the lack of off street parking, which will lead to competition for on-street parking with local residents. The representative of the FDNY indicated that the lot's size and proposed building footprint will not allow for off-street parking. However, the FDNY representative indicated that a search of the area was conducted for off-street parking sites. The only available parking area is located on the grounds of Kings County Hospital. The FDNY has conducted preliminary talks with the hospital regarding use of parking spaces and will pursue this matter as construction of the ambulance station gets underway.

CONSIDERATION

Community Board 17 expressed support for the project.

The Borough President is supportive of the FDNY's plans to create a network of 12 neighborhood ambulance stations in Brooklyn. The ambulance stations should contribute to a decline in response times for

medical emergencies. The location of this particular site is within three blocks of Kings County Hospital's emergency room, one of the busiest Emergency Medical Services (EMS) receiving sites in the city. If the projected reconstruction of the hospital occurs, the new emergency room will be located directly across the street from the proposed ambulance station.

As with all such facilities there are impacts on the host communities. The Borough President believes it is the FDNY's responsibility to ensure that these impacts are minimized. To that end, the FDNY should make every effort to find off-street parking near the facility.

RECOMMENDATION


Whereas, the President of the Borough of Brooklyn is supportive of the plan to create a network of local ambulance stations in order to reduce response times to medical emergencies;

Whereas, this proposed ambulance station is located within three blocks of one of the busiest EMS receiving hospitals in the city;

Whereas, the President of the Borough of Brooklyn believes that the impacts associated with the siting of city facilities must be minimized; and

Whereas, the New York City Fire Department will attempt to secure off-street parking for the employees of the proposed ambulance station within the Kings County Hospital campus; now therefore be it

Resolved, the President of the Borough of Brooklyn, pursuant to Section 197-c of the New York City Charter, recommends approval of this application.


Howard Golden, President
of the Borough of Brooklyn