



CITY PLANNING COMMISSION

February 8, 2006 /Calendar No. 20

C 040439 PQQ

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 72-11 Amstel Boulevard (Block 16077, Lot 1) for continued use as a garage in Community District 14, Borough of Queens.

This application (C 040439 PQQ) was filed on May 3, 2004 by the Department of Sanitation (DOS) and the Department of Citywide Administrative Services (DCAS), for acquisition of privately-owned property located at 72-11 Amstel Boulevard (Block 16077, Lot 1), for continued use as a sanitation garage.

BACKGROUND

The Department of Sanitation (DOS) is proposing to continue to occupy property located at 72-11 Amstel Boulevard (Block 16077, Lot 1), for use as the Queens Community District 14 Garage. The Queens District 14 garage is located in, and serves, District 14 by providing storage for vehicles and equipment, as well as minor vehicle repair and maintenance. There are 68 vehicles and 98 employees assigned to this facility, which operates on a 24-hour basis, seven days a week.

The site is located on the south side of Amstel Boulevard, between Beach 72nd and Beach 73rd streets. It is zoned M1-1 and is developed with a one-story building containing approximately 28,225 square feet of enclosed space and 35,775 square feet of outdoor space used as a parking area.

The garage has been at this site since 1974. The site was initially acquired as a temporary facility to allow renovations at a garage at Thursby Avenue and Beach 62nd Street. DOS, however, was unable to renovate the Thursby

Avenue facility and the subject site has remained in use under a series of leases.

On October 24, 1994 (Calendar No. 1), the City Planning Commission approved an application (C 920253 PQQ) for the continued use of the site, during which a replacement facility site would be identified. Subsequently, on December 21, 1994 (Resolution No. 747), the application was approved by City Council.

On April 21, 1999 (Calendar No. 17), the City Planning Commission approved an application (C 970218 PQQ) for the continued use of the site. This approval was given to enable DOS to provide services to Community District 14 until construction could be completed on a replacement facility to be located within the Edgemere Landfill. On June 7, 1999 (Resolution No. 861), the City Council approved the continued use of the present site by lease with a five-year limitation. This most recent lease for the facility expired on August 31, 2004.

The replacement facility for the Queens District 14 Garage is currently under construction and the expected completion date is late 2008. A new DOS facility is necessitated due to the limited capacity of the present site, which can not accommodate all of the vehicles assigned to District 14. The new facility will encompass 392,850 square feet within the former Edgemere landfill south of Jamaica Bay. When completed, the facility will include a 62,100 square foot one-story garage for vehicle maintenance and storage, a three story administrative and personnel area, an 18,000 square foot salt shed, and an outdoor parking area.

Several actions pertaining to this new facility including: a City Map amendment (C 020033 MMQ), a Zoning Map amendment (C 020034 ZMQ), and a site selection (C 020035 PSQ) have previously been approved by the City Planning Commission on December 12, 2002 (Calendar Nos. 19,

20, 21). These were subsequently adopted by the City Council on January 29, 2003 (Resolution Nos. 684, 683, 685).

The area directly surrounding the current facility contains several manufacturing operations and auto-related uses that are consistent with the M1-1 zoning. Some non-conforming one and two-family residences within the M1-1 zone exist to the west of the garage. Hammel Houses, an eleven-story New York City Housing Authority residential development with 208 units, is southeast of the site. Beach Channel Drive, to the south of the site, is a major thoroughfare serving the Rockaways.

ENVIRONMENTAL REVIEW

This application (C 040439 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 New York City Environmental Quality Review (CEQR) procedures set forth in Executive Order No. 91 of 1977. The lead agency is the Department of Sanitation.

This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 040439 PQQ) was certified as complete by the Department of City Planning on September 26, 2005 and was duly referred to Community Board 14 and the Queens Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 14 held a public hearing on this application on November 9, 2005 and, on that date, by a vote of 23 to 0, with 0 abstentions, adopted a resolution

recommending approval of this application subject to the condition that it be only a three-year lease.

Borough President Recommendation

This application (C 040439 PQQ) was considered by the President of the Borough of Queens who issued a recommendation approving this application on December 12, 2005, subject to the following conditions:

1. Construction of the replacement garage at Edgemere Landfill is projected to be completed by 2008. Work at the site should be expedited as much as possible to meet the target date;
2. Community Board 14 and the Borough President's Office should be given periodic updates of construction progress and be notified as soon as possible if unforeseen delays arise.

City Planning Commission Public Hearing

On December 7, 2005 (Calendar No. 5), the City Planning Commission scheduled December 21, 2005 for a public hearing on this application (C 040439 PQQ). On December 21, 2005 (Calendar No.35) the hearing was continued to January 11, 2006 (Calendar No.33). There were two speakers who spoke in favor of the application and none in opposition.

The Director of Real Estate for the Department of Sanitation spoke of the need to continue providing services for Community District 14 at this site until DOS could complete the relocation plan. It was also stated that the new facility, to be constructed within the Edgemere Landfill, is scheduled to be completed in late 2008. The second speaker was a private citizen who spoke in favor of the application.

There were no other speakers and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to The New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 91-211.

This action was determined to be consistent with the New York City Waterfront Revitalization Program.

CONSIDERATION

The City Planning Commission believes that the application of the Department of Sanitation and the Department of Citywide Administrative Services for the acquisition of property located at 72-11 Amstel Boulevard (Block 16077, Lot 1), for continued use as a garage, is appropriate.

The garage was initially occupied as a temporary site in 1974 and has remained in use under a series of leases because DOS has been unable to relocate from this facility. However, a replacement facility is currently under construction within the area of the former Edgemere Landfill. DOS is scheduled to relocate to the new facility in FY 2008. The Commission understands that until construction can be completed on the replacement facility, this site is needed for DOS to continue to provide service to Community District 14.

As construction progresses, the Commission encourages DOS to provide updates and progress reports to the Community Board and the Borough President. The Commission also urges DOS to make every effort to maintain the completion schedule

of the new facility and relocate operations as soon as possible.

RESOLUTION

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be 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 040439 PQQ) of the Department of Sanitation and the Department of Citywide Administrative Services for the acquisition of property located at 72-11 Amstel Boulevard (Block 16077, Lot 1), Community District 14, Borough of Queens, for continued use as a garage, is approved.

The above resolution, duly adopted by the City Planning Commission on February 8, 2006 (Calendar No. 20), 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.

AMANDA M. BURDEN, AICP, Chair
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