



IN THE MATTER OF an application submitted by the New York Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located north of 14th Avenue and west of 116th Street (Block 4019, p/o Lot 75; Block 4020, p/o Lot 1; and Block 4033, p/o Lot 3, p/o Lot 10, and p/o Lot 15) for use as a parking lot, Borough of Queens, Community District 7.

This application (C 180285 PCQ) for the site selection and acquisition of property for use as a parking lot was filed by the New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS) on March 19, 2018.

BACKGROUND

NYPD and DCAS request approval for the site selection and acquisition of portions of five privately-owned parcels (Block 4019, p/o Lot 75; Block 4020, p/o Lot 1; and Block 4033, p/o Lots 3, 10, and 15) for the continued storage and parking of departmental vehicles and privately-owned employee vehicles in the College Point neighborhood of Queens Community Board District 7.

The 53,872-square-foot site is developed as a paved parking lot. It is mapped with an M1-1 zoning district in an area predominantly developed with auto repair, parking facilities and storage uses, as well as some manufacturing, utility, and transportation uses. M1-1 zoning districts allow for manufacturing and commercial uses up to a maximum floor area ratio (FAR) of 1.0.

Adjacent to the project site's southern boundary, along 14th Avenue, are several automobile repair centers, an electric shop, and an ambulance service facility. A residential R4 zoning district is mapped further south and eastern portion of the project site and is developed with one-to two- family residences and multi-family walkup residences. The area is served by public bus transit along 14th Avenue (Q65) to the south and College Point Boulevard (Q20A, Q20B, and Q65) to the east.

NYPD has occupied this site as a parking lot since 2010, pursuant to a license agreement with the owner. The facility provides off-street parking for NYPD units located at 14-04 111th Street in College Point, including the Organized Crime Control Bureau's Gangs Division, the Narcotics Division, and the Organized Crime Investigation Division. The NYPD building located at 14-04 111th Street is one block south west from the parking lot's entrance. Approximately 165 departmental and personal vehicles use the parking lot facility, including police cars, vans, and light trucks. The NYPD "Harbor George" Unit is also located west of the project site, but does not use this parking lot. The proposed site selection and acquisition would permit the NYPD and DCAS to lease the project site for the continued storage of these vehicles for the next 10-years.

The parking lot is accessed through a security gate on a private street in the Edgewater Business Park. Only NYPD personnel can access the site. The site meets the needs of NYPD in its size and configuration and requires no further construction. Security measures, including cameras and an on-site guard, have been implemented.

ENVIRONMENTAL REVIEW

This application (C 180285 PCQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and 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 Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the New York City Police Department.

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

UNIFORM LAND USE REVIEW

This application (C 180285 PCQ) was certified as complete by the Department of City Planning on April 9, 2018 and duly referred to Community Board 7 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 7 held a public hearing on this application (C 180285 PCQ) on June 11, 2018, and, on that date, by a vote of 30 in favor, nine opposed, and no abstentions, adopted a resolution recommending approval of the application with a condition that no additional units be assigned or major personnel increases occur at the NYPD facility located at 14-04 111th Street.

Borough President Recommendation

This application (C 180285 PCQ) was considered by the Queens Borough President, who issued a recommendation of approval on June 21, 2018, with a condition that reflected the Community Board's recommendation.

City Planning Commission Public Hearing

On July 11, 2018 (Calendar No. 10), the City Planning Commission scheduled July 25, 2018, for a public hearing on this application (C 180285 PCQ). The hearing was held on July 25, 2018 (Calendar No. 31). One speaker testified in support of the application.

A spokesperson for the NYPD described the parking history of the 14-04 111th Street facility and the need to acquire the proposed site at 112th Street. He explained that when NYPD moved into the 111th Street facility building in 2008, the accessory parking associated with the building could not accommodate both official and personal vehicles. Street parking by NYPD personnel in the nearby residential neighborhood had strained relations with the community. He further explained that the NYPD leased the subject parking lot site in 2010. It provided space for an additional 165 vehicles, which is sufficient capacity for official and employee parking. Reducing street parking by NYPD personnel has, he said, eased tensions between the local residents and the NYPD.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 180285 PCQ) for the site selection and acquisition of property for use as a parking lot is appropriate. The proposed vehicle parking and storage use conforms with the M1-1 zoning regulations and the facility will be compatible

with the manufacturing, storage and auto -related uses in the immediate vicinity of the project site. It is sited in close proximity to the building at 14-04 111th Street that houses NYPD units, including the Organized Crime Control Bureau's Gangs and Investigation divisions and the Narcotics Division, which would use the parking facility.

The Commission notes that NYPD has been operating a parking and storage facility through a license agreement at this site since 2010 in response to NYPD's need for off-street parking in this area, and that no material changes on site are expected as a result of this site selection and acquisition for a long-term lease for this facility. Therefore, the Commission believes that the requested site selection and acquisition action are appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located north of 14th Avenue and west of 116th Street (Block 4019, p/o Lot 75; Block 4020, p/o Lot 1; and Block 4033, p/o Lot 3, p/o Lot 10, and p/o Lot 15) for use as a parking lot, Borough of Queens, Community District 7, in an application submitted by the NYC Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS) on March 19, 2018, is approved.

The above resolution (C 180285 PCQ), duly adopted by the City Planning Commission on August 22, 2018 (Calendar No. 21) 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*

ALFRED C. CERULLO, III, CHERYL COHEN EFFRON,

MICHELLE R. DE LA UZ, JOSEPH I. DOUEK,

HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, *Commissioners*



Community Board 7

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Melinda Katz
Queens Borough President

Eugene T. Kelty Jr.
Chairperson

Marilyn McAndrews
District Manager

June 18, 2018

Marisa Lago, Chairperson
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

RE: 14 -04 111th Street & 109-15 14th Avenue,
College Point, N.Y.
C180285 PCQ
Queens, Community Board #7

Dear Madam Chair,

At the June 11, 2018 Public Hearing and Regular Meeting of Community Board #7 the board voted, total of 30 members in favor to APPROVE and 9 members against the application to extend the current lease for parking at this privately owned property located north of 14th Avenue and west of 116th street with the STIPULATIONS that no more than the 372 existing NYPD personnel can be assigned to the facility using this lot, and house only the five (5) Commands that currently exist. Any proposed change in these stipulations must be brought back to Community Board #7 for review.

Community Board 7 continues to support projects that will improve the quality of life for its residents and community. Should you have any questions, please do not hesitate to contact me in the office at 718-718-359-2800.

Sincerely,

Eugene T. Kelty
Chairperson

Queens Borough President Recommendation

APPLICATION: ULURP # 180285 PCQ

COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the New York Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located **north of 14th Avenue and west of 116th Street** (Block 4019, p/o Lot 75, Block 4020, p/o Lot 1; and Block 4033, p/o Lot 3, p/o Lot 10, and Lot 15) for use as parking lot.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on June 21, 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. The applicant made a presentation. There was one (1) speaker in favor of the application. The hearing was closed.

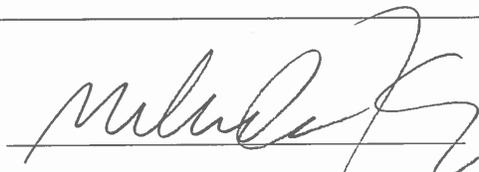
CONSIDERATION

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

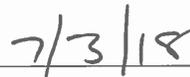
- This application for site selection and acquisition was filed to allow a ten-year lease for the continued use of a privately-owned property used as a parking lot for NYPD vehicles and staff vehicles;
- The site is located within an M1-1 district and City's coastal zone boundary. The 53,872 sf paved surface 165 car parking lot is currently used by the NYPD for vehicle storage under a 2010 license agreement that recently expired. The parking lot is used for 202 NYPD vehicles and private vehicles of NYPD personnel. The parking lot is currently used by the Organized Crime Control Bureau's Gang Division, Queens Narcotics Division North and South, Organized Crime Investigation Division, Warrant Squad units which are located in an office building across 14th Avenue at 14-04 111th Street. Currently, a total of 374 employees work in this building in several shifts. Together with another 148 parking lot (not subject to this application) there are a total of 313 parking spaces to accommodate the parking needs for the identified NYPD units. The site is accessed by a private street that is part of the Edgewater Business Park with an entrance on 14th Avenue. No physical changes proposed for the parking lot;
- The surrounding area is predominantly developed with parking facilities, industrial/manufacturing uses, transportation/utility uses as well as a public park and residential uses south of 14th Avenue and 114th Street mostly of one- to two-family residences and some multi-family walkup buildings. Immediately north of the site is East River. Adjacent to the southern boundary are several automobile repair centers, and electric shop, and the North Shore Ambulance Service facility. To the west of the site are more surface parking lots and a Time Warner Cable facility;
- A letter dated June 8, 2018 from Danielle Pemberton, NYPD Assistant Commissioner was sent to CB 7 assuring that the NYPD will continue to observe all relevant building code and occupancy rules and that NYPD will look into additional parking lots that may be available in the area;
- Community Board 7 (CB 7) conditionally approved this application by a vote of thirty (30) in favor with nine (9) against and none (0) abstaining at a public hearing held on June 11, 2018. The conditions of approval are that there should be no more than 372 personnel and no more units should be assigned to the facility this lot except in critical emergencies. Any proposed increases must be brought back to the board;
- At the Borough President's Land Use Public Hearing, the NYPD stated that prior to the 2010 license agreement allowing use of the parking lot there had been serious parking issues in the area. Since the use of this parking lot there have been no community complaints. The Chair of CB 7 spoke in favor of the application, however, also expressed concerns of potential parking issues if the NYPD assigns more units or personnel to the facility.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with a condition that NYPD makes further commitments to CB 7 that there will be no additional units assigned or major personnel increases at the 14-04 111th Street NYPD facility.



PRESIDENT, BOROUGH OF QUEENS



DATE