

Queens Borough President Recommendation

APPLICATION: ULURP #210005 PCQ

COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Sanitation (DSNY) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 122-10 31st Avenue (Block 4378, Lot 18 and Block 4377, Lot 29 and 30) for use as an overflow parking lot for the Queens 7/7A Garages;

PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, December 3, 2020 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 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:

- This application for site selection and acquisition of privately-owned property located at 122-10 31st Avenue has been filed by the Department of Sanitation (DSNY) and the Department of Citywide Administrative Services (DCAS). The proposed lease would allow DSNY's continued use of the site to alleviate vehicular overcrowding at the Queens 7 District Garage (Q7) and Mechanical Broom Annex (Q7A);
- The overflow parking lot (Block 4378 Lot 18 and Block 4377 Lot 29 and 30) is a 37,590 SF privately-owned lot that is both unimproved and fenced. It is situated within the College Point Special District zoned M2-1. Since 2015, DSNY had used the lot under a license agreement to collect overflow from the Q7 and Q7A Garages pursuant to Mayoral Executive Order 161 requiring fleet consolidation. The site stores 16 to 24 vehicles (collection, recycling, relay trucks), 5 to 10 condemned trucks, and occasionally serves as short-term parking for 10 to 15 empty Roll-on/Roll-off containers and 3 to 4 vehicles from other agencies awaiting repair. The lot will operate Monday to Friday, from 6 AM to 2 PM with no personnel on site. The proposed lease would be for five years upon approval. DSNY also has no future plans for construction on site;
- Queens 7 Garage is located at 30-04 121st Street (Block 4346 Lot 75), one block northwest of the project site. The 134,564 SF facility sits on a 485,000 SF lot and is responsible for collecting 1,775 tons of curbside refuse and recycling per week for Community Board 7. Q7 also serves other city agencies within this portion of Northern Queens, typically maintaining three to four sister agency vehicles, primarily from the Department of Parks and Recreation and Department of Environmental Protection. The garage is currently undergoing extensive floor slab rehabilitation with a target completion date of Summer 2025. Until completion of the floor slab rehabilitation DSNY will need to retain the overflow lot for vehicle storage;
- The Mechanical Broom Annex is located at 30-19 122nd Street (Block 4350 Lot 1), adjacent to and northeast of the project site. The 36,400 SF one-story facility sits on a 48,900 SF lot and houses and maintains the DSNY mechanical broom equipment for District Q7A. Q7A serves both Community Boards 7 and 11;
- Immediately adjacent to the project site are industrial uses such as storage yards, parking lots, a self-storage facility, Con-Edison utility yard, showrooms for wholesale construction materials, and an asphalt manufacturing plant. State and city agencies also operate facilities near the project site including the Queens Borough Tow Pound and Police Academy managed by the New York City Police Department and the New York State Department of Motor Vehicles of College Point. Further north outside the College Point Special District are medium residential R4 and R5 Districts;
- Community Board 7 (CB 7) approved the application with conditions by a vote of thirty-eight (38) in favor with two (2) against and none (0) abstaining at the monthly board meeting held on November 9, 2020. The conditions of approval reflect the Land Use Committee's report on the committee's meeting and their vote, six (6) in favor with one (1) against, to recommend approval with conditions. CB 7's conditions are as follows:
 1. The area should be utilized primarily for CB 7 district trucks and equipment, forgoing emergency conditions;
 2. Ensure that trucks and equipment do not remain in the lot more than 8 weeks with particular attention to equipment being taken out of service and or going to auction or final disposition;

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3. Once construction is completed on existing facilities the DSNY will endeavor to keep as much equipment off the local streets as practical;
 4. Ingress and egress to the facility should take place on 31st Ave. and trucks and equipment should always use truck or commercial routes when traveling to and from the site;
 5. Additional street cleaning be performed on College Point Boulevard from Lax Avenue to the Van Wyck Expressway at least twice a week;
- o At the December 3, 2020 Land Use Public Hearing, the Borough President asked DSNY about the CB 7 condition of approval that there should be increased street cleaning of College Point Boulevard from Lax Avenue to the Van Wyck Expressway. DSNY responded that the department was considering the request. Subsequent to the hearing, DSNY responded that *"The Department of Sanitation is committed to keeping all neighborhoods in New York City healthy, safe and clean, including Queens Community Board 7. DSNY will work with CB7 to evaluate street cleaning along College Point Boulevard between Lax Avenue and Van Wyck Expressway within DSNY's current budget constraints. Such evaluation will include the frequency of cleaning along current "No Parking" and "No Standing" areas as well as the potential to add new parking restrictions in metered and non-metered areas to allow for street sweeping to take place"*;

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- College Point Boulevard has experienced significant development in the last two decades which has significantly increased foot and vehicular traffic on the once underutilized street. There have also been extensive reorganizations of the Downtown Flushing street network that has redirected traffic from Main Street onto nearby streets including College Point Boulevard. DSNY should increase street cleaning on College Point Boulevard particularly the busiest portions of the heavily utilized thoroughfare north (through to the College Point commercial corridor) and south (Roosevelt Avenue);
- The proposed parking lot on 31st Avenue and the nearby DSNY CD 7 Garage are located in close proximity to the College Point Corporate Park. DSNY must make all efforts to maintain and keep the streets around their facilities free and clear of vehicles or other equipment.



PRESIDENT, BOROUGH OF QUEENS

12/14/2020
DATE