

# Queens Borough President Recommendation

APPLICATION: ULURP #200122 MMQ

COMMUNITY BOARD: Q07

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by The New York City Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

1. the elimination, discontinuance and closing of a portion of the Clearview Expressway bounded by the Cross Island Parkway, Clearview Expressway and Roe Place;
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 7, Borough of Queens, in accordance with Map No. 5035 dated December 23, 2020 and signed by the Borough President;

## PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on [www.queensbp.org](http://www.queensbp.org) on Thursday, November 4, 2021 at 9:30 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 two (2) 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:

- o This application proposes the elimination, discontinuance, and closing of a portion of the Clearview Expressway at its intersection with the Cross Island Parkway (p/o Block 5840 Lot 100) in order to facilitate the reconstruction of an unmanned sewage pump station owned and operated by the New York City Department of Environmental Protection (NYCDEP);
- o The proposed development would be a new 1300 SF one-story (26 foot tall) building to house power and control equipment in addition to an installation of a rooftop solar array and standby diesel generator. Access for service vehicles onto the site would be from two new 12 feet wide driveways on the Cross Island Parkway Service Road. With the removal and relocation of existing above-ground electrical equipment, the new building would meet the Department of Transportation's (DOT) vehicular line-of-sight requirements at the intersection. Drivers' sight lines from the intersection of Roe Place and the Cross Island Parkway Service Road would be improved from the current 39 feet to 155 feet. The pump station, a legal non-conforming use, is located in an R5 District and would require a Mayoral Zoning Override to allow reconstruction. Future operations and maintenance at the unmanned pump station facility would not differ from current operations. Construction is estimated to start in June 2022 with completion in June 2024;
- o The existing site is a 13,000 SF triangular traffic island bounded by Cross Island Parkway Service Road to the north, Clearview Expressway Northbound Service Road to the west, and Roe Place to the east. The current Clearview Pump Station is located on a portion of this traffic island (p/o Block 5840 Lot 100) which is designated for use as open space and outdoor recreation. It is also located within a 100-year floodplain. The existing combined sewage pump was constructed in 1954 with the majority of infrastructure built below-grade except for electrical equipment clustered above ground on the northeastern corner of the lot. In 2002, NYCDEP initiated a Capital project to upgrade the Clearview Pump Station. However, a heavy rainfall event in 2004 permanently damaged the below-grade infrastructure and rendered the pump station inoperable. The pump station is designed to serve Queens residents and businesses within a 1000-acre drainage area;
- o The site is located directly east of the Clearview Expressway and service road, with the Cross Island Parkway and service road to the north. Little Bay Park is located on the other side of the Cross Island Parkway, and the Clearview Park Golf Course directly west of the expressway. The nearest residential development is the Baybridge Condominium Complex which is developed with multi-family homes up to three-stories in height. Cars exiting the Clearview Expressway onto the northbound service road come to a traffic light for cars turning left going westbound onto the Cross Island Parkway Service Road. Cars continuing on Roe Place are controlled by a stop sign before merging onto the eastbound Cross Island Parkway Service Road. Traffic often backs up onto the Clearview Expressway caused by vehicles waiting for the traffic light controlling the left turn onto the service road. To circumvent the traffic light vehicles sometimes go onto Roe Place and make an illegal left turn to go westbound.;

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- o Community Board 7's (CB 7) Environmental Committee met three times, on October 21, 2021 and November 15, 2021 and again on December 2, 2021. The full board is expected to vote at the next monthly meeting. The Environmental Committee will make a recommendation at the monthly community board meeting to approve this application with conditions. The following concerns were raised during the committee meetings: promised double lanes at the intersection to alleviate congestion are not included in new pump station design, and traffic safety issues caused by limited sightlines at the intersection.;
- o At the Borough President's Land Use Public Hearing, the CB 7 Chairperson and the Chairperson of the Land Use Committee Chair testified. They stated that CB 7 was promised at a past meeting (2016) that NYCDEP would increase the number of lanes from one signaled westbound left turn to two westbound left turn lanes from the Clearview Expressway Service Road. As currently configured, many drivers are proceeding onto the eastbound exit and then making an illegal and dangerous left turn to go westbound. They also requested that Roe Place should also be widened to two lanes for the exit onto the eastbound service road.

**RECOMMENDATION**

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

- There should be a goal of 30% for local hiring and use of MWBE businesses in the construction and development of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% hiring goal has been reached;
- There should be coordination between the New York City Department of Environmental Protection and Department of Transportation to review and explore the opportunity to create double lanes on the Clearview Expressway Road and Roe Place;

  
PRESIDENT, BOROUGH OF QUEENS

12/6/2021  
DATE