

Queens Borough President Recommendation

APPLICATION: ULURP # 180517 MMQ

COMMUNITY BOARD: Q13

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by The New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the elimination, narrowing and realignment of the Nassau Expressway and the establishment of a portion of the south street line of Rockaway Boulevard within the area bounded by 159th Street, Nassau Expressway and Rockaway Boulevard;
- the adjustment of grades and block dimensions necessitated thereby;

Including authorization for any acquisition or disposition of real property related thereto, in Community District 13, Borough of Queens, in accordance with Map No. 5028 dated November 26, 2018 and signed by the Borough President.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on January 31, 2019 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

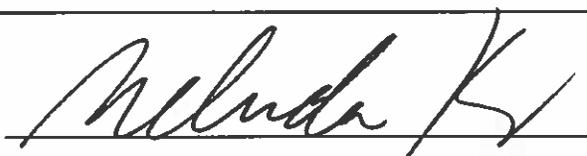
Subsequent to review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is requesting a city map amendment to eliminate, narrowing and realignment of Nassau Expressway and the establishment of a portion of the south street line of Rockaway Boulevard and authorization for any acquisition or disposition of real property related thereto to facilitate development of a distribution facility for Bartlett Dairy, Inc.;
- The site is a 381,064 sf (8.75 acres) city-owned parcel that is vacant except for a Con Edison substation located near the center of the site. The property is mapped as part of the Nassau Expressway and is located on the same tax lot as JFK International Airport. The site is a mapped unbuilt portion of the Nassau Expressway between 159th Street and 146th Road north of Hangar Road located in Springfield Gardens. The site was established to accommodate a proposed "flyover" interchange connecting the expressway to North Hangar Road, an entrance into JFK International Airport that will not be built. The site is located in an M1-1 District, mapped as an Industrial Business Zone and adjacent to Gateway Industrial Business Improvement District;
- An approximately 6.15-acre portion of this site would be disposed to Bartlett Dairy, Inc. The existing Con Edison substation would remain in operation on the site. The proposed development includes a two-story 47,750 sf Bartlett Dairy distribution facility, a 6,300 sf one-story maintenance and repair facility for Bartlett Dairy vehicles. There would be 91 employee parking spaces, 59 spaces for 33-foot-long trucks, and 37 spaces for the storage of 53-foot long trailers. An approximately 2.6-acre portion of site will not be developed by Bartlett Dairy however, this area would likely be used for future parking;
- Bartlett Dairy and Food Service is a New York based minority-owned family-run dairy and dry goods distribution company located in Jamaica Queens since 1968. The company has committed to hire locally and fulfillment of the 25% MWBE goal for design and construction jobs;
- The surrounding area consists of transportation and industrial uses, commercial office uses, parking facilities and light industrial/manufacturing uses to the east and west of the site along Rockaway Boulevard. Residential uses are located in the area north of Rockaway Boulevard and a small residential area located directly west of the FAA building and 159th Street, south of Rockaway Boulevard. JFK Airport is immediately to the south, across the built portion of the Nassau Expressway;
- CB 13 approved this application by a vote of thirty-five (35) in favor, none (0) against and none (0) abstaining at a community board meeting held on January 28, 2019.

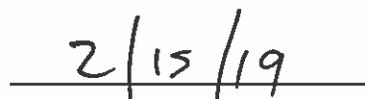
RECOMMENDATION

Retention of jobs and businesses in Queens is vitally important to the economic health of the borough and New York City.

Based on the above considerations, I hereby recommend approval of this application.



PRESIDENT, BOROUGH OF QUEENS



DATE