



## **CITY PLANNING COMMISSION**

April 11, 2001/Calendar No. 22

C 010240 PPQ

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**IN THE MATTER OF** an application submitted by the Department of Business Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at John F. Kennedy International Airport (Block 14260, part of Lot 1), restricted to airport uses and uses ancillary thereto, Borough of Queens.

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The application for disposition of city-owned property was filed by the Department of Business Services (DBS) and the Economic Development Corporation (EDC), on November 30, 2000, to dispose of one (1) city-owned property located at John F. Kennedy (JFK) International Airport (Block 14260, part of lot 1), Borough of Queens, to be restricted to airport uses and uses ancillary thereto.

### **BACKGROUND**

The Airis Corporation (Airis) intends to lease from the Port Authority (PA) approximately 40 acres on two contiguous sites (Tracts 8 and 9/9A) at JFK International Airport (JFK). Tract 8 is a 23 acre site formally occupied by United Airlines. Tract 9/9A is 17 acres and was formally occupied by a maintenance hangar for Eastern Airlines.

Airis plans to construct two cargo buildings that will be leased to airline carriers for cargo operations that now take place at other JFK locations. The project will cost approximately \$175 million and will be funded through Industrial Development Agency (IDA) bonds. Airis has requested that the city enter into a lease agreement that would be effective in the event that the city's current agreement with the PA for JFK is terminated. This application would facilitate any agreement between the city and Airis and disposition would be restricted to airport uses and uses ancillary thereto.

## **ENVIRONMENTAL REVIEW**

This application (C 010240 PPQ) 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 City Environmental Quality Review (CEQR) Rules of Procedures of 1991 set forth in Executive Order No. 91 of 1977. The lead agency is the New York City Industrial Development Agency.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on October 11, 2000.

## **UNIFORM LAND USE REVIEW**

This application (C 010240 PPQ) was certified as complete by the Department of City Planning on December 11, 2000, and was duly referred to Queens community boards 10, 12, 13 and 14, the Queens Borough Board and the Queens Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearings**

Queens Community Board 10 held a public hearing on this application on January 4, 2001, and on that date, by a vote of 21 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Queens Community Board 12 held a public hearing on this application on February 21, 2001 and on that date, by a vote of 26 to 0 with 0 abstentions, adopted a resolution recommending approval of the application subject to the condition that:

Airis Corporation facilitates a meeting with the Economic Development Committee and the contractor.

Queens Community Board 13 held public hearings on this application on January 29 and February 12, 2001 and on February 12, 2001, by a vote of 25 to 0 with 1 abstention, adopted a resolution recommending approval of the application.

Queens Community Board 14 held a public hearing on this application on February 13, 2001 and on that date, by a vote of 32 to 0 with 6 abstentions, adopted a resolution recommending approval of the application.

#### **Borough Board Recommendation**

The Queens Borough Board did not submit a recommendation.

#### **Borough President Recommendation**

This application was considered by the Queens Borough President, who issued a recommendation approving the application on March 14, 2001, subject to the following condition:

The applicant has committed to fund the installation of bollards. The New York City Department of Transportation, in conjunction with community input and this office, should identify those intersections most appropriate for the installation of bollards to keep trucks out of residential areas.

#### **City Planning Commission Public Hearing**

On March 14, 2001 (Calendar No. 5), the City Planning Commission scheduled March 28, 2001 for a public hearing on this application (C 010240 PPQ). The hearing was duly held on March 28, 2001 (Calendar No. 14). A representative of the Economic Development Corporation appeared in favor of the application. There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the application submitted by the Department of Business Services and the Economic Development Corporation, for the disposition of one (1) city-owned property located at John F. Kennedy International Airport (Block 14260, part of lot 1), restricted to airport uses and uses ancillary thereto, is appropriate.

The subject property, approximately 40 acres on two contiguous sites (Tracts 8 and 9/9A), will be leased by the Port Authority to the Airis Corporation. Airis plans to construct two cargo buildings that will be leased to airline carriers for cargo operations that now take place at other JFK locations. These buildings are being financed through IDA bonds and this application would allow the city to enter into an agreement that would be in effect in the event that the city's lease with the Port Authority is terminated. Use of the subject property would be restricted to airport uses and ancillary uses. The Commission believes that this application would facilitate the construction of an important improvement to JFK Airport.

## **RESOLUTION**

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

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c of the New York City Charter, that the application submitted by the Department of Business Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter,

for the disposition of one (1) city-owned property located at John F. Kennedy International Airport (Block 14260, part of lot 1), Borough of Queens, restricted to airport uses and uses ancillary thereto, is approved.

The above resolution (C 010240 PPQ), duly adopted by the City Planning Commission on April 11, 2001 (Calendar No. 22), is filed with the Office of the Speaker, City Council, and the Queens Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**JOSEPH B. ROSE, Chairman**  
**VICTOR G. ALICEA, Vice-Chairman**  
**ALBERT ABNEY, ANGELA M. BATTAGLIA, AMANDA M. BURDEN, A.I.C.P.,**  
**IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,**  
**KATHY HIRATA CHIN, Esq., ALEXANDER GARVIN, WILLIAM GRINKER,**  
**KENNETH J. KNUCKLES, Esq., JOHN MEROLO, Commissioners**

Community/Borough Board  
Recommendation

CITY PLANNING COMMISSION  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 010240 PPQ

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Business Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at John F. Kennedy International Airport (Block 14260, part of Lot 1), restricted to airport uses and uses ancillary thereto.

COMMUNITY BOARD NO. 10

BOROUGH Queens

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING 1/4/01 LOCATION Knights of Columbus 135-45 Lefferts Blvd. S. Ozone Park, NY 11420  
WAS QUORUM PRESENT?  YES  NO (A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members)

VOTE ADOPTING RECOMMENDATION TAKEN  
DATE 1/4/01 LOCATION Knights of Columbus Hall 135-35 Lefferts Blvd.

RECOMMENDATION

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

VOTING  
IN FAVOR 21 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 41

Elizabeth Bratton  
COMMUNITY/BOROUGH BOARD OFFICER

January 5, 2001  
DATE

Chairperson  
TITLE

Community/Borough Board  
Recommendation

CITY PLANNING COMMISSION  
22 Rensselaer Street, New York, NY 10007  
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 25 at the above address
2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 010240 PPQ

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Business Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter for the disposition of one (1) city-owned property located at John F. Kennedy International Airport (Block 14260, part of Lot 1), restricted to airport uses and uses ancillary thereto.

COMMUNITY BOARD NO. 12

BOROUGH Queens

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING FEB. 21, 2001

LOCATION 144-02 135 AVE.

WAS QUORUM PRESENT?  YES  NO

(A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members)

JAMAICA, NY 11436

VOTE ADOPTING RECOMMENDATION TAKEN

DATE FEBRUARY 21, 2001

LOCATION HOLIDAY INN-JFK 144-02 135 AVE.  
JAMAICA, NY 11436

RECOMMENDATION

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

MOTION MOVED AND SECONDED THAT APPLICATION #C 010240 PPQ SUBMITTED BY THE DEPARTMENT OF BUSINESS SERVICES AND THE ECONOMIC DEVELOPMENT CORPORATION, PURSUANT TO SECTION 197-c OF THE NEW YORK CITY CHARTER, FOR THE DISPOSITION OF ONE (1) CITY-OWNED PROPERTY LOCATED AT JOHN F. KENNEDY INTERNATIONAL AIRPORT (BLOCK #14260, part of LOT 1), RESTRICTED TO AIRPORT USES AND USES ANCILLARY THERETO, BE APPROVED WITH CONDITIONS THAT AIRIS CORPORATION FACILITATES A MEETING WITH THE ECONOMIC DEVELOPMENT COMMITTEE AND THE CONTRACTOR. THE VOTE WAS 26 APPROVED, 0 DISAPPROVED, WITH 0 ABSTENTIONS, AT THE TIME OF VOTE. THE VOTE WAS APPROVED UNANIMOUSLY.  
(Community Board 12 Economic Development Committee)

VOTING

IN FAVOR 26 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 44

Monne Reddick  
COMMUNITY/BOROUGH BOARD OFFICER

2/22/2001

DATE

District Manager  
TITLE

*Handwritten signature*



**Community Board 13 Q**  
**219-41 Jamaica Avenue**  
**Queens Village, NY 11428**

Claire Shulman  
Borough President

Tele: (718) 464-9700  
Fax: (718) 464-7333

Susan M. Norcik  
Chairperson

Melinda Katz  
Director, Queens Community Boards

Sally Martino-F...  
District Manager

**CPC**

**ULURP :**

**CO10240 PPQ**

**DISPOSITION OF ONE (1) CITY- OWNED  
PROPERTY LOCATED AT JFKENNEDY INTERNATIONAL AIRPORT.**

**(Block 14260 part of Lot 1) restricted to airport uses and uses ancillary thereto.  
Site of Cargo buildings 9/9A and 8; Air's Cargo Modernization between 150 Street  
And Van Wyck Expressway. Zoned M1-1.**

**Meetings were held at Community Board 13Q on Monday, January 29, 2001  
and Monday February 12, 2001. Address of hearings : Queens Reformed  
Church Parrish Hall, 94-79 Springfield Boulevard, Queens Village, NY  
11428.**

**A discussion was held on both dates .**

**A quorum was present at both meetings.**

**On Monday, February 12, 2001, Motion to approve was seconded.**

**Votes were 25 yes 0 No 1 Abst.**

*Susan M. Norcik*  
Chairperson

*02/12/01*  
Date

CITY OF QUEENS  
DEPT. OF CITY PLANNING  
01 FEB 20 PM 5:05

**Community/Borough Board  
Recommendation**

**CITY PLANNING COMMISSION**  
22 Reade Street, New York, NY 10007  
FAX# (212) 720-3356

**INSTRUCTIONS**

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2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # 010240PPQ

DOCKET DESCRIPTION

COMMUNITY BOARD NO. 14  
BOROUGH QUEENS

BOROUGH BOARD QUEENS

**PUBLIC HEARING HELD**

DATE \_\_\_\_\_

LOCATION AMERICAN LEGION HALL,  
301 BEACH 92 STREET  
ROCKAWAY BEACH, 11693

WAS QUORUM PRESENT?  YES  NO

(A public hearing shall require a quorum of 25% of the appointed members of the board, but in no event fewer than seven such members.)

**VOTE ADOPTING RECOMMENDATION TAKEN**

DATE FEB 13 2001

LOCATION SAME AS ABOVE

RECOMMENDATIONS (Attach additional sheets if necessary)

**VOTING**

IN FAVOR 12 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD ...

COMMUNITY/BOROUGH BOARD OFFICER

3/19/01

[Signature]  
DISTRICT MANAGER  
TITLE

01 MAR 16 PM 12:34

## Queens Borough President Recommendation

APPLICATION: ULURP #010240 PPO

COMMUNITY BOARD: Q10, Q12, Q13, Q14

### DOCKET DESCRIPTION

IN THE MATTER of an application submitted by the Department of Business Services / Economic Development Corporation, pursuant to Section 197-c of the NYC Charter, for the disposition of city-owned property restricted to airport uses and uses ancillary thereto in an M1-1 district located at John F. Kennedy International Airport, Block 14260, P/O Lot 1, Zoning Map 24c, Borough of Queens.

### PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, February 22, 2001 at 10:30 A.M. pursuant to Section B2(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 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 disposition of city owned property, starting in 2016, to the Airis Corporation;
- o Airis Corporation is constructing new air cargo facilities onsite at JFK Airport, financed by 30-year bonds. Airis Corporation currently has a lease agreement with the Port Authority of NY-NJ (PANY-NJ) through 2015. PANY-NJ's lease with New York City for JFK Airport expires in 2015. To secure financing Airis Corporation must demonstrate that they have access to the property beyond 2015. This application would enable New York City to lease the property to Airis starting in 2016;
- o The proposed air cargo facility would be built on two vacant tracks of land (Tract B and 9A). Tract B is 23.47 acres that was formally the site of the United Airlines building, Tract 9A is 17.3B acres formally occupied by the Eastern Airlines Maintenance Hanger;
- o Airis Corporation is proposing to build a 260,515 sf air cargo building with 56 truck loading bays and a 306 space parking lot on Track B. Track 9A would be developed with a 172,100 sf air cargo building with 45 truck loading bays and a 204 space parking lot;
- o The tenants for the new facility will be Lufthansa Cargo AG, KLM, and Alliance Airlines. The tenants will be moving from existing facilities at JFK into the new Airis Corporation facility;
- o Airis Corporation is the largest private sector aviation facility development company in the world. Airis Corporation designs, builds, owns and operates a variety of facilities for aviation clientele worldwide, including projects at Newark, Miami, and Louisville International Airports;
- o Aviation and the air cargo industry are a significant part of the economy of Queens. The airports and related businesses provide numerous jobs in the borough. The proposed Airis Corporation cargo facility will be a modern state-of-the-art facility that is important in keeping JFK Airport competitive in the air cargo industry;
- o In the past, truck traffic in residential neighborhoods has caused conflicts between local residents and the air cargo industry. Bollards were installed at key intersections as part of the Springfield Gardens Land Use Separation Plan to prevent truck traffic in residential areas;
- o The applicant has made a commitment to install bollards at intersections on nearby residential streets to separate heavy truck traffic from the surrounding residential neighborhoods;
- o Community Board 10 approved this application by a vote of twenty-one (21) in favor with none (0) against and none (0) abstaining at a public hearing held on January 4, 2001;
- o Community Board 12 approved this application by a vote of twenty-six (26) in favor with none (0) against and none (0) abstaining at a public hearing held on February 21, 2001;
- o Community Board 13 approved this application by a vote of twenty-six (26) in favor with none (0) against and none (0) abstaining at a public hearing held on February 12, 2001;
- o Community Board 14 approved this application by a vote of thirty-two (32) in favor with none (0) against and six (6) abstaining at a public hearing held on February 13, 2001.

....continued

**QUEENS BOROUGH PRESIDENT RECOMMENDATION**


**ULURP #010240 PPQ**

**Page Two**

RECOMMENDATION

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

- The applicant has committed to fund the installation of bollards. The New York City Department of Transportation, in conjunction with community input and this office, should identify those intersections most appropriate for the installation of bollards to keep trucks out of residential areas.

  
\_\_\_\_\_  
PRESIDENT, BOROUGH OF QUEENS

  
\_\_\_\_\_  
DATE