



CITY PLANNING COMMISSION

May 29, 2002 / Calendar No. 19

C 020177 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of four (4) city-owned properties pursuant to zoning:

BLOCK	LOT	ADDRESS
1174	134	79 th Street
1392	30	30 th Avenue
1718	29	33-36 104 th Street
1718	32	33-40 104 th Street

in the Borough of Queens, Community District 3.

The application for the disposition of city-owned properties was filed by the Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES), on October 30, 2001, to dispose of four (4) city-owned properties in the Borough of Queens, Community District 3.

BACKGROUND

Block 1174, Lot 134, is a vacant parcel located on the west side of 79th Street between Northern Boulevard and 32nd Avenue. It is zoned R4 and is adjacent to a C8-1 District. The 15 feet wide by 100 feet deep lot has an area of 1,500 square feet. Although the parcel is not mapped as an easement, it is used to provide a secondary means of access for garages in the rear of attached row-houses which

comprise the residential portion of the block. Another easement with access from 78th Street serves as the primary driveway for these garages. The C8-1 District south of the site has been developed with a single-story automobile dealership structure. Residential development on other blocks in the R4 District is similar to the property block with attached and semi-detached residences consistent with zoning. There are no other city-owned properties on this block.

Block 1392, Lot 30 is a narrow, vacant, through-lot between 30th and 31st avenues east of 94th Street. The parcel is trapezoid shaped measuring 19.5 feet by 169 feet and has a lot area of approximately 3,300 square feet. Block 1392 is located in an R3-2 District and has been developed with one- and two-family attached residences consistent with zoning. The western side lot line of Lot 30 abuts the rear yards of attached residences that have frontage on 94th Street. Although not mapped as an easement Lot 30 is used for off-street parking access for these residences. The east side lot line abuts the side walls of attached residences that have frontage on the avenues. The subject site and block are surrounded by blocks which have been developed with attached and detached residences consistent with existing zoning. Blocks west of 94th Street are zoned R4 and one block north of the subject block is Astoria Boulevard which has a C1-2 District. There are no other city-owned properties on this block.

33-36 and 33-40 104th Street (Block 1718, lots 29 and 32) are lots that share a common, side lot line. DCAS proposes to sell the two vacant properties as one assemblage having a combined lot area of 5,289.7 square feet. Lot 29 is rectangular, measuring 40 feet by 100 feet and is 4,000 square feet in area. Lot 32 is trapezoid shaped, measuring 20 feet on 104th Street and with two side property lines of 67.10 feet and 61.87 feet. Detached one-family residences are located on both sides of the proposed mid-block assemblage. Block 1718 is zoned R5. Except for the lots with frontage on Northern Boulevard, a C1-2 District with retail development, the block is predominately developed with detached one- and two-family residences.

The subject block and lots are surrounded by blocks with similar residential development consistent with R5 zoning. Commercial overlay districts and a C8-1 District on Northern Boulevard reflect existing retail development. A proposed rezoning by The Department of City Planning for North Corona will preserve the R5 District where the subject block is located. There are no other city-owned properties on this block.

ENVIRONMENTAL REVIEW

This application (C 020177 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Citywide Administrative Services.

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

UNIFORM LAND USE REVIEW

This application (C 020177PPQ) was certified as complete by the Department of City Planning on January 7, 2002 and was duly referred to Community Board 3 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 3 held a public hearing on this application on March 21, 2002 and on that day, in a vote of 30 to 1 with 1 abstaining for Block 1174, Lot 134; 30 to 0 with 2 abstaining for Block 1392, Lot 30; and 31 to 0 with 1 abstaining for Block 1718, lots 29 and 32, adopted resolutions recommending approval of the application with the following conditions:

Block 1174, Lot 134 - The property be removed from auction and its current use (entrance to community drive-way) be continued. This property is too small for development.

Block 1392, Lot 30 - The property be offered first to the adjacent owner before it is auctioned. This property is currently being used for parking by nearby residents and is too small for development.

Block 1718, lots 29 and 32 - That these parcels of land be removed from auction and made available to a local non-profit organization for the expansion of community programs.

Borough President Recommendation

This application was considered by the Borough President of Queens, who issued a recommendation on March 8, 2002 approving this application with the following conditions:

Block 1174, Lot 134: this parcel provides access to the community driveway of the homeowners located on the eastern portion of Block 1174. This lot is not developable as-of-right. The parcel should first be offered to the adjacent homeowners for accessory use prior to public auction; Block 1392, Lot 30: this parcel provides access to the community driveway of the homeowners located on the western portion of Block 1392. This lot is not developable as-of-right. The parcel should first be offered to the adjacent homeowners for accessory use prior to public auction; Block 1718, lots 29, 32 - these lots should be disposed with a restriction limiting use of the property for a community facility.

City Planning Commission Public Hearing

On April 17, 2002 (Calendar No. 10), the City Planning Commission scheduled May 1, 2002 for a public hearing on this application (C 020177 PPQ). The hearing was duly held on May 1, 2002 (Calendar No. 16). There was one speaker in favor of the application and none in opposition.

A representative from DCAS supported DCAS's policy to dispose of vacant lots within its jurisdiction pursuant to zoning.

Commissioners asked the DCAS representative whether DCAS tracks what happens to properties once they are auctioned, and the representative stated that such studies had not been done but the matter will be referred to the DCAS Commissioner. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes the disposition of the four (4) city-owned properties is appropriate.

Block 1174, Lot 134, is a narrow, vacant lot with frontage on 79th Street. It is in an R4 District and measures 15 feet by 100 feet. Its narrow width makes development pursuant to zoning unlikely. The Commission therefore concurs with the Borough President by recommending that the lot be disposed of at first attempt for accessory, extension or enlargement uses only. This would enable the homeowners that use the lot an opportunity to purchase the property. If unsuccessful, disposition would be pursuant to zoning.

Block 1392, Lot 30, is a narrow, trapezoid shaped, through-block lot that has frontage on 30th and 31st avenues. It is located in an R3-2 District and measures 19.5 feet by 169 feet. The Commission concurs with the Borough President by recommending that it be disposed of at first attempt for accessory extension or enlargement

uses only as its narrow width makes development pursuant to zoning unlikely. If unsuccessful, disposition would be pursuant to zoning.

The Commission is aware of the Community Board and Borough President recommendation that Block 1718, lots 29 and 32 be used for community facility purposes. The Commission believes that as the two lots are to be sold as an assemblage, the combined lots would be large enough (5,289 square feet) to allow as-of-right residential development. Disposition pursuant to zoning would be appropriate for these properties.

RESOLUTION

RESOLVED, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that the disposition of four (4) city-owned properties in the Borough of Queens, Community District 3, proposed in an application by the Department of Citywide Administrative Services dated October 30, 2001, is approved with the following conditions:

Lot 1174, Lot 134: be disposed of at first attempt for accessory, extension or enlargement uses only. If unsuccessful, disposition would be pursuant to zoning.

Block 1392, Lot 30: be disposed of at first attempt for accessory, extension or enlargement uses only. If unsuccessful, disposition would be pursuant to zoning.

The above resolution (C 020177 PPQ), duly adopted by the City Planning Commission on May 29, 2002 (Calendar No. 19), 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.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, Esq., Vice-Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, R.A., ALEXANDER GARVIN, MARILYN G. GELBER,
JANE D. GOL, JOHN MEROLO,
Commissioners

Community/Borough Board
Recommendations

City Planning Commission
22 Reade Street, New York, 10002

INSTRUCTIONS

3. RETURN COMPLETED FORM WITH ANY ATTACHMENTS TO THE CALENDAR INFORMATION OFFICE, CITY PLANNING COMMISSION, ROOM 2E AT THE ABOVE ADDRESS.
2. SEND 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 BOARD WHEN APPLICABLE

APPLICATION # C020177PPQ

DOCKET DESCRIPTION

In the matter of an application by the Department of Citywide Services pursuant to Section 197-C of the New York City Charter for the disposition on City owned Property

Block	Lot	Address
1174	134	79 Street between Northern Blvd and 32 nd Avenue

COMMUNITY BOARD NO. 3

BOROUGH Queens

BOROUGH BOARD _____

DATE OF PUBLIC HEARING Thursday, March 21st, 2002 LOCATION I.S. 227
32-02 Junction Blvd., Jk. Hgts

WAS QUORUM PRESENT? ☒ YES ☐ NO

(A PUBLIC HEARING SHALL REQUIRE 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 SAME LOCATION SAME

RECOMMENDATION

☐ APPROVE ☒ APPROVE WITH MODIFICATIONS/ CONDITIONS
☐ DISAPPROVE ☐ DISAPPROVE WITH MODIFICATIONS/ CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/ CONDITIONS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

Community Board #3 recommends that the property be removed from auction and its current use (entrance to community drive-way) be continued. This property is too small for development.

VOTING

IN FAVOR 30 AGAINST 1 ABSTAINING 1

TOTAL MEMBERS APPOINTED TO BOARD 47

COMMUNITY/BOROUGH BOARD OFFICER

Chairperson
Title

2/28/02
Date

127

Community/Borough Board
Recommendations

City Planning Commission
22 Reade Street, New York, 10002

INSTRUCTIONS

2. RETURN COMPLETED FORM WITH ANY ATTACHMENTS TO THE CALENDAR INFORMATION OFFICE, CITY PLANNING COMMISSION, ROOM 2E AT THE ABOVE ADDRESS.
2. SEND 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 BOARD WHEN APPLICABLE.

APPLICATION # C020177PPQ

DOCKET DESCRIPTION

In the matter of an application by the Department of Citywide Services pursuant to Section 197-C of the New York City Charter for the disposition on City owned Property

Block	Lot	Address
1392	030	94 Street

COMMUNITY BOARD NO. 3

BOROUGH Queens

BOROUGH BOARD _____

DATE OF PUBLIC HEARING Thursday, March 21st, 2002 LOCATION L.S. 227
32-02 Junction Blvd., Jk. Hgts

WAS QUORUM PRESENT? X YES NO (A PUBLIC HEARING SHALL REQUIRE 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 SAME LOCATION SAME

RECOMMENDATION

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

EXPLANATION OF RECOMMENDATION-MODIFICATION/ CONDITIONS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

Community Board #3 recommends that the property be offered first to the adjacent owner before it is auctioned. This property is currently being used for parking by nearby residents and is too small for development.

VOTING
IN FAVOR 30 AGAINST ABSTAINING 2

TOTAL MEMBERS APPOINTED TO BOARD 47

COMMUNITY/BOROUGH BOARD OFFICER Chairperson
Title

2/28/02
Date

128

Community/Borough Board
Recommendations

City Planning Commission
22 Reade Street, New York, 10002

INSTRUCTIONS

1. RETURN COMPLETED FORM WITH ANY ATTACHMENTS TO THE CALENDAR INFORMATION OFFICE, CITY PLANNING COMMISSION, ROOM 2E AT THE ABOVE ADDRESS
2. SEND 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 BOARD WHEN APPLICABLE.

APPLICATION # C020177PPQ

DOCKET DESCRIPTION

In the matter of an application by the Department of Citywide Services pursuant to Section 197-C of the New York City Charter for the disposition on City owned Property

Block	Lot	Address
1718	029	33-36 104 th Street
1718	032	33-40 104 th Street

COMMUNITY BOARD NO. 3

BOROUGH Queens

BOROUGH BOARD _____

DATE OF PUBLIC HEARING Thursday, March 21st, 2002 LOCATION J.S. 227
32-02 Junction Blvd., Jk. Hgts

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 SAME LOCATION SAME

RECOMMENDATION

☐ APPROVE ☒ APPROVE WITH MODIFICATIONS/ CONDITIONS

☐ DISAPPROVE ☐ DISAPPROVE WITH MODIFICATIONS/ CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/ CONDITIONS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

Community Board #3 recommends that these parcels of land be removed from auction and made available to a local non-profit organization for the expansion of community programs.

VOTING
IN FAVOR 31 AGAINST _____ ABSTAINING 1

TOTAL MEMBERS APPOINTED TO BOARD 47

COMMUNITY/BOROUGH BOARD OFFICER

Chairperson
Title

2/28/02
Date

Queens Borough President Recommendation

MAR 14 2002

APPLICATION: ULURP # 020177 PPD

QUEENS OFFICE
Department of City Planning

COMMUNITY BOARD: Q03

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of four (4) city-owned properties pursuant to zoning in the 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 28, 2002, 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(1) of the New York City Charter. There were two speakers 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:

- o The Department of Citywide Administrative Services is proposing the disposition of the following properties:
 - Block 1174, Lot 134: 79th Street between Northern Blvd. & 32nd Pl., 15' X 100', R4/C1-2, vacant lot serves as ingress and egress to the residential properties located in Block 1174;
 - Block 1392 Lot 30: 30th Ave between 94th St. and 95th St., 19' X 166', R3-2, vacant through lot, used as a community driveway for the one and two-family homes located in Block 1392;
 - Block 1718 Lot 29: 33-36 104th Street, 40' X 100', R5, vacant lot, to be assembled with Lot 32;
 - Block 1718 Lot 32: 33-40 104th Street, 20' X 67', R5, vacant lot, to be assembled with Lot 29;
- o Testimony was received at the Borough President's Land Use Public Hearing from two speakers, on behalf of the La Asociacion Benefica Cultural Center, who expressed an interest to purchase Block 1718, Lots 29 & 32 for use as a community center. La Asociacion Benefica Cultural Center is a community-based nonprofit organization currently operating out of cramped leased space. The center employs seventeen (17) people to operate programs for five hundred (500) youths and one hundred (100) adults. Their programs include English as a Second Language, Youth Leadership Training, Street Outreach, Violence Prevention and ballet. The organization needs their own space to expand services and in order to adequately meet the growing needs of their clientele;
- o Community Board #3 (CB 3) approved the application with conditions at a public hearing held on February 21, 2002. CB 3 took separate votes on each parcel. The votes were as follows: Block 1174, Lot 134 - thirty (30) in favor, one (1) opposed and one (1) abstention to have this parcel remain as an easement for the community driveway; Block 1392 Lot 30 - thirty (30) in favor, none (0) opposed, and two (2) abstentions on a motion that the parcel should first be offered to the adjacent property owners prior to a public auction; Block 1718, Lots 29 & 32 - thirty-one (31) in favor, none (0) opposed and one (1) abstention on a motion that these lots be removed from auction and made available for use by a local nonprofit organization;

RECOMMENDATION

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

- Block 1174, Lot 134: this parcel provides access to the community driveway of the homeowners located on the eastern portion of Block 1174. This lot is not developable as-of-right. The parcel should first be offered to the adjacent homeowners for accessory use prior to public auction;
- Block 1392 Lot 30: this parcel provides access to the community driveway of the homeowners located on the western portion of Block 1392. This lot is not developable as-of-right. The parcel should first be offered to the adjacent homeowners for accessory use prior to public auction;
- Block 1718, Lots 29, 32: these lots should be disposed with a restriction limiting use of the property for a community facility.


PRESIDENT, BOROUGH OF QUEENS

130
3/14/02
DATE