



## **CITY PLANNING COMMISSION**

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November 5, 2003/Calendar No. 13

C 030308 PPK

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**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 two (2) City-owned properties pursuant to zoning,**

<u>Block</u>	<u>Lot</u>	<u>Address</u>
4607	31	61 East 53 Street
4994	8	2013 Nostrand Avenue

Borough of Brooklyn, Community District 17.

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The application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES) on January 30, 2003.

### **BACKGROUND**

The Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES), proposes to dispose pursuant to zoning, two lots in Community District 17, East Flatbush, Brooklyn. The properties are located on two separate blocks. The subject disposition parcels are located in R6 residential zoning districts characterized by single- to three-family houses.

61 East 53 Street (Block 4607, Lot 31) is an irregularly shaped vacant lot, approximately 47 feet by 100 feet (4,700 square feet). This lot is located mid-block on East 53rd Street between Remsen Avenue and Winthrop Street. A two-story wood frame house is adjacent to Lot 31 to the

north, and a single-story church is adjacent to the south. Two- and three-story wood frame houses occupy the remaining lots on the block.

2013 Nostrand Avenue (Block 4994, Lot 8) is a fenced vacant lot, approximately 20 by 100 feet (2,000 square feet). This lot is located on Nostrand Avenue near the intersection of Farragut Road and Nostrand Avenue. The subject disposition parcel is listed by DRES as untenanted but is presently utilized for vehicle parking along with privately owned vacant Lot 6, DRES has been informed.

#### **ENVIRONMENTAL REVIEW**

This application (C 030308 PPK) 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 Procedure of 1991 and Executive Order No. 91 of 1977. 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 030308 PPK) was certified as complete by the Department of City Planning

on June 16, 2003, and was duly referred to Community Board 17 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 17 did not hold a public hearing or submit recommendations for this application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on September 24, 2003.

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

On September 24, 2003 (Calendar No. 4), the City Planning Commission scheduled October 8, 2003, for a public hearing on this application ( C 030308 PPK ). The hearing was duly held on October 8, 2003 (Calendar No.18).

There was one speaker in favor and none in opposition to the application, a representative of DCAS/DRES was present to answer questions.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the disposition of these city-owned properties is appropriate.

The Commission notes that 61 East 53 Street (Block 4607, Lot 31) and 2013 Nostrand Avenue (Block 4994, Lot 8) should be returned to private ownership as part of an effort to increase the City's tax rolls while reducing management and oversight burdens. Disposition would make possible the return of these properties to productive use and the elimination of their blighting influence on the neighborhood.

Regarding 61 East 53 Street (Block 4607, Lot 31), the Commission notes that this property is presently being leased by DCAS to the adjacent property owner for required accessory use. The Commission further notes that DCAS is willing to offer this site with accessory, extension and enlargement restriction. Therefore the Commission believes that the subject lot should be disposed of at first attempt with an accessory, extension and enlargement restriction. If unsuccessful, then disposition pursuant to zoning would be appropriate.

## **RESOLUTION**

**RESOLVED**, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that the disposition of two(2) city-owned properties, 61 East 53 Street (Block 4607, Lot 31) , and 2013 Nostrand Avenue (Block 4994, Lot 8), pursuant to zoning, Borough of Brooklyn, Community District 17, proposed in an application by the Department of City-wide Administrative Services, dated January 3, 2003, is approved with the following condition:

Block 4607, Lot 31 shall be sold, at first attempt, with a restriction for accessory, extension or enlargement uses only. If unsuccessful, disposition would be pursuant to zoning.

The above resolution (C 030308 PPK), duly adopted by the City Planning Commission on November 5, 2003 (Calendar No. 13), 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.,  
RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL, JOHN MEROLO,  
DOLLY WILLIAMS, Commissioners**