



CITY PLANNING COMMISSION

December 4, 2013/ Calendar No. 7

C140018 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of four (4) city-owned properties located at Block 5281, Lot 113, Block 4971, Lot 32, Block 3935, Lot 101 and Block 4699, Lot 32, pursuant to zoning, Borough of Queens, Community District 7.

This application for the disposition of four city-owned properties was filed by the Department of Citywide Administrative Services (DCAS) on July 11, 2013.

BACKGROUND

The Department of Citywide Administrative Services (DCAS) is seeking disposition pursuant to zoning, for four properties (Block 5281, Lot 113, Block 4971, Lot 32, Block 3935 Lot 101 and Block 4699, Lot 32) located in Queens, Community District 7. While there are no projects associated with any of the four property dispositions, the approvals will reserve the right for the City to dispose of each property in the future.

Site 1: Block 5281 Lot 113

Block 5281, Lot 113 is a 3-foot wide, 1,500 square foot vacant, interior lot extending parallel along a portion of the block's centerline. The lot abuts 22 privately owned properties developed with single-family residences fronting along 161st and 162nd Streets between 35th Avenue and Northern Boulevard in an R1-2A zoning district. In 1988, the City of New York acquired this lot through the in rem tax foreclosure process.

Site 2: Block 4971, Lot 32

Block 4971, Lot 32 is an approximately 710 square foot, irregularly shaped vacant lot on the south side of Northern Boulevard between Prince and Main Streets. The lot abuts three privately-owned lots and is located in the downtown Flushing neighborhood in a C4-3 zoning district. According to a 1970 New York City Law Department opinion, the property is subject to

an air, light and access easement, as it provides access to adjacent lots. In 1968, the City of New York acquired Lot 32 through the in rem tax foreclosure process.

Site 3: Block 3935, Lot 101

Block 3935, Lot 101 is a 252 square foot vacant, interior lot abutting four privately-owned properties that front along 117th Street, 8th and 9th Avenues in an R2A zoning district. In 1984, the City of New York acquired Lot 101 through the in rem tax foreclosure process.

Site 4: Block 4699, Lot 32

Block 4699, Lot 32 is a 2,705 square foot vacant lot on the east side of 150th Place north of 17th Avenue in an R3-1 zoning district. The lot is situated within the bed of 16th Road, an undeveloped mapped street. Lot 32 is adjacent to three privately-owned lots, including a vacant lot that is also located within the bed of the mapped street. In 1955, the City of New York acquired Lot 32 through the in rem tax foreclosure process.

ENVIRONMENTAL REVIEW

This application (C140018 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 (C140018 PPQ) was certified as complete by the Department of City Planning on August 5, 2013, and was duly referred to Community Board 7 and the Queens Borough President, in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 7 held a public hearing on September 23, 2013, on this application (C 140018 PPQ), and on that date by a vote of 39 in favor to 1 opposed with 1 abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

The application was considered by the Borough President who issued a recommendation on October 21, approving the application with the recommendation that “every effort should be made to contact the adjacent property owners about the availability and opportunity to purchase these lots for accessory uses. The size and location restrict these parcels to limited use by other potential owners.”

City Planning Commission Public Hearing

On October 23, 2013 (Calendar No. 5), the City Planning Commission scheduled November 6, 2013 for a public hearing on this application (C140018 PPQ). The hearing was duly held on November 6, 2013 (Calendar No. 29). There was 1 speaker from the Department of Citywide Administrative Services who summarized the project and spoke in favor of the application. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for the disposition of four city-owned properties pursuant to zoning (C 140018 PPQ) is appropriate.

The Commission recognizes that all of the properties are constrained either by size or configuration. Block 4699, Lot 32 is additionally constrained by its location within the bed of a mapped street. The Commission further notes that the proposed sale of these properties to the

adjacent property owner is consistent with the city's goal of reducing its inventory of city-owned land.

The Commission therefore believes that it is appropriate that these properties be offered for sale to adjacent property owners through DCAS's "Sale Away" program, since it would be difficult for any of the sites to be independently developed or improved.

RESOLUTION

RESOLVED, that the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that the disposition of four city-owned properties located at Block 5281, Lot 113, Block 4971, Lot 32, Block 3935, Lot 101 and Block 4699, Lot 32, in the Borough of Queens, Community District 7, proposed in an application by the Department of Citywide Administrative Services, dated July 11, 2013, is approved.

The above resolution (C140018 PPQ), duly adopted by the City Planning Commission on December 4, 2013 (Calendar No. 7), 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.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice-Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners

Queens Borough President Recommendation

APPLICATION: ULURP #C140018 PPQ

COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by NYC Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of New York City Charter, for the disposition of four (4) city-owned properties located at Block 5281 Lot 113 in an R1-2A district, Zoning Map 7b; Block 4971 Lot 32 in a C4-3 district, Zoning Map 7d; Block 3935 Lot 101 in an R2A district, Zoning Map 10a; and Block 4699, Lot 32 in an R3-1 district, Zoning Map 10c, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on October 10, 2013 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 on 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:

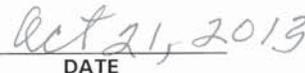
- The Department of Citywide Administrative Services (DCAS) is seeking an approval for the disposition of four city-owned properties. The disposition approval will provide the City the authorization to dispose of each property in the future;
- These four lots are undevelopable, vacant lots that are between 250 sf and 2705 sf. All four properties were acquired by the City through in rem tax foreclosure process;
- The properties to be disposed of are as follows:
 - Block 5281 Lot 113 is located in an R1-2A district. The 3-foot wide, 1500 sf lot is a vacant, interior lot abutting 22 privately owned properties between 161st and 162nd Streets and 35th Avenue and Northern Boulevard in the Murray Hill neighborhood;
 - Block 4971 Lot 32 is located in a C4-3 district. The lot is an approximately 710 sf, irregularly shaped vacant lot on Northern Boulevard and abutting three privately owned lots between Prince and Main Streets in Flushing. The lot is subject to an air, light and access easement as it provides access to adjacent lots;
 - Block 3935 Lot 101 is located in an R2A district. The lot is a 252 sf vacant, interior lot abutting three privately-owned properties between 117th and 119th Streets and 8th and 9th Avenues in College Point;
 - Block 4699 Lot 32 is located in an R3-1 district. The lot is a 275 sf vacant lot on 150th Place between 17th Avenue and Cross Island Parkway within 16th Road which is 100% on a bed of mapped street. The property is adjacent to three privately-owned lots including a vacant lot that is also located within the bed of mapped street for 16th road in Whitestone;
- CB 7 approved this application by a vote of thirty-nine (39) in favor with one (1) against and one (1) abstaining at a public hearing held on September 23, 2013.

RECOMMENDATION

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

- Every effort should be made to contact the adjacent property owners about the availability and opportunity to purchase these lots for accessory uses. The size and location restrict these parcels to limited use by other potential owners.


PRESIDENT, BOROUGH OF QUEENS


DATE