



-CITY PLANNING COMMISSION

March 20, 2024 / Calendar No. 20

C 240061 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property, located at 97-22 Cresskill Place (Block 10011, Lot 14) pursuant to zoning, Borough of Queens, Community District 12.

This application was filed on October 13, 2023, by the Department of Citywide Administrative Services for the disposition pursuant to zoning, for property located at 97-22 Cresskill Place (Block 10011, Lot 14), in the Jamaica neighborhood of Queens, Community District 12.

BACKGROUND

The Department of Citywide Administrative Services (DCAS) is seeking disposition approval pursuant to zoning, for property located at 97-22 Cresskill Place (Block 10011, Lot 14), in the Jamaica neighborhood of Queens, Community District 12.

Block 10011, Lot 14 is a 2,568 square-foot lot occupied by a two-story, approximately 1,840 square foot vacant building, zoned R5, in the middle of the block on Cresskill Place, bounded by Sanders Place, 97th Avenue, and 101st Avenue. The subject property was formerly used as a Queens Section House for the Department of Sanitation (DSNY) and is no longer needed by that agency. The building suffered significant water damage due to a burst water pipe in 2014 and is not habitable. The sanitation workers started using the Queens CD 12 District Garage facility for their breaks in 2014 after the building was damaged.

The surrounding area is predominantly residential with low- to moderate- density, single-family homes and multi-family walk-up buildings. In 2022, the City Planning Commission approved a rezoning from a C4-5X zoning district to a C6-3 zoning district three blocks to the east of the subject property to facilitate a multi-story, 173-unit affordable senior housing building (C 210213 ZMQ). The surrounding area was also the subject of a major neighborhood rezoning in 2011 to both protect the lower-density character of the neighborhoods while allowing for a moderate increase in residential and commercial density along main corridors.

The Department of City Planning is also currently engaged in the Jamaica Neighborhood Plan, which will provide a long-term vision for a more resilient and thriving Jamaica in

collaboration with local community members and organizations. The Plan would support more housing, jobs across many industries, improvements to public space, and investments in local infrastructure.

Open spaces include Gateway Park, located within two blocks to the north of the site, and Norelli-Hargreaves Playground, located approximately a mile south of the site.

The subject property is located in an R5 zoning district, which is a low-density district that allows a Floor Area Ratio (FAR) for residential uses up to 1.25, 1.65 FAR for predominantly built-up areas, and up to an FAR of 2.0 for community facility uses.

The site is well-served by transit and is located within the Transit Zone; the nearest subway lines are the E, J, and Z, which have a stop at Sutphin Boulevard-Archer Avenue approximately half a mile to the Northeast. The Q8 bus travels along 101st Avenue one block to the south and connects Jamaica, Queens, with Spring Creek and the Gateway Mall in Brooklyn.

The requested actions would facilitate the disposition of the site pursuant to zoning.

ENVIRONMENTAL REVIEW

This application (C 240061 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 and Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is DCAS. This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

The application (C 240061 PPQ) was certified as complete by the Department of City Planning on November 13, 2023, and was duly referred to Queens Community Board 12 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

Queens Community Board 12 held a public hearing on the application (C 240061 PPQ) on December 20, 2023, and on that day, by a vote of 33 in favor, none opposed, and none abstaining, adopted a resolution recommending disapproval of the application with the

following condition:

“The Committee recommended to deny application. Will be working with Councilwoman Nantasha Williams office to come up with a better fit for the location.”

Borough President Recommendation

The application (C 240061 PPQ) was considered by the Queens Borough President, who, on February 7th, 2024, issued a recommendation to disapprove the application with the following conditions:

“The Applicants should meet with the Borough President, Council Member, HPD and DCP to determine the feasibility of keeping this City-owned site. This would include estimating a budget to fix or replace the building as well as determining any future, feasible City use. The Applicants should memorialize any meeting(s) with these entities and issue a statement concluding if these criteria can be met”.

City Planning Commission Public Hearing

On February 7, 2024, (Calendar No. 12), the City Planning Commission scheduled February 21, 2024, for a public hearing on this application (C 240061 PPQ). The hearing was duly held on February 21, 2024 (Calendar No. 13). Four speakers from the Department of Sanitation and Department of Citywide Administration Services testified in favor of the application, and none in opposition.

Four speakers from the applicant team spoke in favor of the application, providing an overview of the proposal, project area, and surrounding context.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for the disposition of one city-owned property pursuant to zoning (C 240061 PPQ) is appropriate.

The subject property is a small, 2,568 square foot lot, occupied by a vacant two-story building previously used by the DSNY as a Section station and no longer needed by the DSNY. The building is also not habitable due to significant water damage from a burst water pipe in its interior.

Disposition approval of the subject property would allow the City to redevelop the site pursuant to zoning for residential or community facility use in character with this

residential block.

Regarding the recommendations of the community board and the Borough President, the Commission notes that disposition of this subject property would be required for the City's Department of Housing Preservation and Development (HPD) to develop this site for a future affordable housing use or for the City to facilitate a community facility or other use sponsored by a non-City entity.

RESOLUTION

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

RESOLVED, that the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the consideration described in this report, the application submitted by the Department of Citywide Administration Services (DCAS), for the disposition of city owned property located at 97-22 Cresskill Place (Block 10011, Lot 14) pursuant to zoning, Borough of Queens, Community District 12, is approved.

The above resolution (C 240061 PPQ), duly adopted by the City Planning Commission on March 20, 2024 (Calendar No. 20), 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.

DANIEL R. GARODNICK, Esq., *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

GAIL BENJAMIN, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq.,

JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,

RASMIA KIRMANI-FRYE, ORLANDO MARÍN, JUAN CAMILO OSORIO,

Commissioners

RAJ RAMPERSHAD, *Commissioners, VOTING NO*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 97-22 Cresskill Place Disposition	
Applicant: DCAS - NYC Department of Citywide Administrative Services	Applicant's Primary Contact: Christian Grove
Application # 240061PPQ	Borough:
CEQR Number:	Validated Community Districts: Q12

Docket Description:
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of New York City Charter, for the disposition of one cityowned property, located at 97-22 Cresskill Place (10011, Lot 14) pursuant to zoning, Borough of Queens, Community District 12.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Unfavorable			
# In Favor: 33	# Against: 0	# Abstaining: 0	Total members appointed to the board: 33
Date of Vote: 12/20/2023 12:00 AM		Vote Location: 172-17 Linden Blvd.	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 12/20/2023 7:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	172-17 Linden Blvd.

CONSIDERATION: The Committe recommended to deny application. Will be working with Councilwoman Nantasha Williams office to come up with a better fit for the location

Recommendation submitted by	QN CB12	Date: 12/21/2023 10:50 AM
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Queens Borough President Recommendation

APPLICATION: 97-22 Cresskill Place Disposition
COMMUNITY BOARD: Q12

DOCKET DESCRIPTION

ULURP #240061 PPQ — IN THE MATTER OF an application submitted by an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property, located at 97-22 Cresskill Place (10011, Lot 14) pursuant to zoning, Borough of Queens, Community District 12.

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on www.queensbp.org on Thursday, February 1, 2024 at 9:30 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(s) made a presentation. There were no other 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:

- The applicant is proposing to dispose of one city-owned property in the Long Island City section of Queens. The property to be disposed (Block 10011, Lot 14) is bordered by 25ft of frontage on Cresskill Pl, 97th Ave to the north, 101st Ave to the south, and Sanders Pl to the west;
- The Existing Development is a two-story, approximately 1,840-SF residential building owned by the Department of Sanitation. The building hasn't been of use by DSNY since 2014;
- This building was constructed in 1930, and was used by the DSNY as a Section Station. This was one of a few Section Stations around the city, where sanitation workers would rest while on their routes if their home or district garages are too far or did not have adequate space for break. The DSNY vacated the site in 2014 due to significant water damage from a broken pipe, and the building was officially closed in 2016;
- Within a ¼-mile radius of the Disposition area, the predominant zoning classes are R4, R5, C1-4, and C2-4. The surrounding uses are multi-family residential buildings, with some commercial overlay. The Van Wyck Expwy, along with the Jamaica LIRR/ Sutphin-Archer (E/J/Z) station are transit options near the existing building;

- At a public hearing held on December 20, 2023, Community Board 12 (CB12) voted to oppose this application with zero (0) in favor, thirty-three (33) opposed and zero (0) abstentions. In a letter to the Borough President, CB12's Land Use Committee Chair explained the opposition by stating they would rather see DSNY and DCAS work with the local Council Member and Queens Borough President's Office to "determine how the property can best be used to improve the surrounding neighborhood" instead of disposing of the property;
- At the Borough President's Land Use Public Hearing, the Land Use Director chaired the Public Hearing on behalf of the Borough President. The applicant's team presented their plans, and the Land Use Director asked the applicants to address CB12's letter. The Applicant responded that, in addition to seeking disposition approval, they were planning to meet with the Council Member, HPD and DCP to discuss the future of Block 10011, Lot 14. No public speakers testified for this application and the item was closed.

RECOMMENDATION

Based on the above consideration, I hereby recommend disapproval unless the following condition is met:

- The Applicants should meet with the Borough President, Council Member, HPD and DCP to determine the feasibility of keeping this City-owned site. This would include estimating a budget to fix or replace the building as well as determining any future, feasible City use. The Applicants should memorialize any meeting(s) with these entities and issue a statement concluding if these criteria can be met.



PRESIDENT, BOROUGH OF QUEENS

02/07/2024

DATE