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CITY PLANNING COMMISSION

September 6, 1989/ Calendar No. 61

C 890687-688 PPK

IN THE MATTER OF the disposition of two city-owned properties in the Borough of Brooklyn, Community Districts 15 and 17, pursuant to Section 197-c of the New York City Charter.

On March 16, 1989 the Division of Real Property (DRP) submitted two applications for the disposition of two city-owned properties as described in the attached list. In accordance with the Uniform Land Use Review Procedure (ULURP), the City Planning Commission certified these applications as complete on June 14, 1989, and referred them to Community Boards 15 and 17.

COMMUNITY BOARD PUBLIC HEARINGS

Community Board 15 (C 890687 PPK) 1 property

On July 25, 1989, Community Board 15 held a public hearing on this matter and, by a vote of 30 in favor and none opposed, with no abstentions, adopted a resolution recommending that the City Planning Commission remove this item from the calendar to allow the owner to pay his back taxes.

Community Board 17 (C 890688 PPK) 1 property

Community Board 17 did not hold a public hearing on this matter, however, they did convene a meeting of their Land Use Committee on July 20, 1989 and in a letter dated August 9, 1989 stated that, "We request that you do not proceed with this application for unrestricted disposition, in order to give the adjacent owner and the community groups, the opportunity to submit a proposal for development of this lot and the 2 most northerly lots. These parcels are in the immediate vicinity of the Clarendon branch library and P. S. 269, both of which are going through extensive renovation."

CITY PLANNING COMMISSION PUBLIC HEARING

On August 9, 1989 (Calendar No. 20), the City Planning Commission scheduled August 23, 1989, for a public hearing on this matter. On August 23, 1989 (Calendar No. 20), the hearing was duly held. There were two speakers on C 890688 PPK, both of whom spoke in favor of a restricted disposition.

The first speaker was the lessee of the store located on the subject parcel of land. The lessee stated that if he were able to purchase this property, he would work with the community board to assure that any development that would take place on the vacant portion of this lot would be satisfactory to them.

The second speaker was a representative from the community who requested that a hold be placed on this parcel until the community could submit plans for the lot.

There were no other speakers and the hearing was closed.

CITY PLANNING COMMISSION RECOMMENDATIONS

Community District 15 (C 890687 PPK)

Block 7411, Lot 41

This property is a 3150 square foot vacant lot, located on a predominantly built-up block. It is the only city-owned lot on the block. This property is subject of a bill before the state legislature to enable the previous owner to file for redemption after the allowable two year period. The Division of Real Property is not enjoined by law from disposing of this property, and they may proceed with disposition despite the pending legislation. However the Division of Real Property will not schedule this property for public auction until they determine if the legislation is adopted and signed into law. The Commission recommends that this property be disposed of with development restrictions.

Community Board 17 (C 890688 PPK)

Block 4994, Lot 6

This lot contains a one-story building housing an active dry cleaning business with a short-term lease with DRP and a vacant lot. This property has been partially assigned to the Bureau of Construction Management until May 31, 1990 and is currently being used as a staging area for the construction of a new public library on an adjacent block. The Commission advised the lessee of the store to contact DRP regarding the purchase of said property. DRP will also consider the community board plans for this property prior to the auctioning of this lot. To provide maximum flexibility to DRP, the Commission recommends approval of this property for unrestricted disposition.

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that the two properties proposed for disposition by the Division of Real Property in applications dated March 16, 1989; that the application C 890687 PPK be approved for disposition with development restrictions, and that application C 890688 be approved for unrestricted disposition.

The above resolution, duly adopted by the Commission on September 6, 1989 (Calendar No. 61), is filed with the Secretary of the Board of Estimate.

SYLVIA DEUTSCH, Chairperson
DENISE M. SCHEINBERG, Vice-Chairperson
SALVATORE C. GAGLIARDO, MARILYN MAMMANO,
Wm. GARRISON McNEIL, DANIEL T. SCANNELL, Commissioners

LIST OF PROPERTIES

<u>Block</u>	<u>Lot</u>
7411	41
4994	6

 BLOCK | LOT | 0 PROPERTY TYPE | ZONE | OVERLAY | VESTING | ASSESSED | COMM"CL | RELEASE | LOT DIMENSIONS | BUILDING DIM
 | | | | | DATE | VALUE (\$) | TENANTS | APPL"N?" | FRONT DEPTH | FRONT DEPTH

HOUSE# STREET LOCATION

 BORO: BROOKLYN CD : 15

 7411 41 C VACANT LAND/MISC R4 07/07/86 3,200 30 105
 0 AVENUE Y N/S AVE Y 40.1' W/O 11TH STREET

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BOROUGH OF THE BROOKLYN

<u>BLOCK</u>	<u>LOT</u>	<u>ZONE</u>	<u>SIZE</u>	<u>TYPE OF PROPERTY</u>	<u>ASSESSED VALUE</u>	<u>LOCATION AND REMARKS</u>
4994	6	R6	40x100	Store plus Vacant Land	20,000	2015-17 Nostrand Avenue

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 MAR 16 1989
 CENTRAL INTAKE
 DEPT. OF CITY PLANNING

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