

CITY PLANNING COMMISSION

August 27, 1990/ Calendar No. 10

C 900478 PPK

IN THE MATTER OF the disposition of one city-owned property in the Borough of Brooklyn, Community District 17. pursuant to Section 197-c of the New York City Charter.

On January 5, 1990, the Division of Real Property (DRP) submitted an application for the disposition of one city-owned property located at 708 East 98th Street (Block 8115, Lot 59), in the Borough of Brooklyn. In accordance with the Uniform Land Use Review Procedure (ULURP), the City Planning Commission certified this application as complete on April 4, 1990, and referred it to Community Board 17 and the Borough President.

Community Board Public Hearing

Community Board 17 held a public hearing on this application on May 16, 1990, and, by a vote of 25 to 0 with 2 abstentions adopted a resolution stating:

Re application #C900478PPK for disposition of one city-owned property at 708 East 98 Street, Bl.#8115, lot 59, Community Board 17 recommended to dispose of lot with restriction that purchaser agree to develop site within 2 years.

Borough President Recommendation

This application (C 900478 PPK) was considered by the Office of the President of the Borough of Brooklyn, which issued a recommendation approving the action on June 12, 1990. The recommendation stated:

Whereas, this parcel is located in a M3-1 district and is 20 by 100 feet in dimension; and,

Whereas, the sale of the parcel with restrictions might discourage adjacent property owners from purchasing the property, now, therefore be it

Resolved, that the President of the Borough of Brooklyn, pursuant to Section 197-c of the New York City Charter that, based on the consideration described in this report, recommends approval of the application by the Division of Real Property for the disposition of the City-owned property, Block 8115, Lot 59 in Community District 17.

City Planning Commission Public Hearing

On June 27, 1990 (Calendar No. 29), the City Planning Commission scheduled July 25, 1990 for a public hearing on this matter. On July 25, 1990 (Calendar No. 43), the hearing was duly held. There were no speakers, and the hearing was closed.

Consideration

This is a small vacant lot (20' x 100') on a block with only one other city-owned property. The property is located in an M3-1 zone, adjacent to several manufacturing uses. The neighboring business, although not an owner of the adjacent property, has expressed interest in purchasing this property for parking, and the owner of this same adjacent property has also expressed interest in purchasing this property. The Commission agrees with the Borough President that this parcel is too small to be disposed of with development restrictions. Therefore, the Commission intends to impose only clean and fence restrictions so that the property will be maintained.

Resolution

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that the property proposed for disposition by the Division of Real Property in an application dated January 5, 1990 is approved for disposition with clean and fence restrictions.

The above resolution, duly adopted by the Commission on August 27, 1990 (Calendar No. 10), is filed with the Office of the Speaker, City Council.

RICHARD L. SCHAFFER, Chairman
VICTOR G. ALICEA, Vice-Chairperson
EUGENIE L. BIRCH, AMANDA M. BURDEN, ANTHONY GIACOBBE,
JAMES C. JAO, R.A., BRENDA LEVIN, EDWARD T. ROGOWSKY,
RONALD SHIFFMAN, JACOB B. WARD, DEBORAH C. WRIGHT, Commissioners

**Community/Borough Board
Recommendation**

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX# (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send a 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 President, and one copy to the Borough Board, when applicable.

APPLICATION # C 900478 PPK

DOCKET DESCRIPTION

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property.

A list of the properties is included in the attached application.

COMMUNITY BOARD NO. 17
BOROUGH Brooklyn

BOROUGH BOARD _____

PUBLIC HEARING HELD

DATE May 16, 1990

LOCATION PS 233 (Ave B & E 93 St.)

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 May 16, 1990

LOCATION PS 233 (Ave B & E 93 St.)
Bklyn, N.Y.

RECOMMENDATIONS (Attach additional sheets if necessary)

Re application #C900478PPK for disposition of one city-owned property at 708 East 98 Street, Bl. #8115, lot 59, Community Board 17 recommended to dispose of lot with restriction that purchaser agree to develop site within 2 years. (vote was 25 in favor, 0 against, 2 abstentions.)

CITY PLANNING COMMISSION
90 MAY 21 AM 11:03
DEPT. OF CITY PLANNING

VOTING

IN FAVOR 25 AGAINST 0 ABSTAINING 2

TOTAL MEMBERS APPOINTED TO BOARD 49

N. Nick Perry
COMMUNITY/BOROUGH BOARD OFFICER

Chairperson
TITLE

May 16, 1990
DATE

cc, Rev. M. Herron, 1st Vice-Chair
Rev. A. Balde, 4th Vice-Chair

Alex Augustin, Chair, Land Use
Jon Collins, City Planning Liaison

**DISPOSITION OF CITY-OWNED PROPERTY
(900478 PPK)**

**RECOMMENDATION REPORT BY THE
PRESIDENT OF THE BOROUGH OF BROOKLYN**

Background

The applicant, the Division of Real Property (DRP), is requesting approval for the disposition of one city-owned property, located at 708 East 98th Street, Block 8115, Lot 59) in the East Flatbush area, Community District 17 of the Borough of Brooklyn.

The vacant City-owned lot is 20 by 100 feet in dimension and is located in a M3-1 zone.

Borough President's Public Hearing

On June 12, 1990, the Borough President held a public hearing on this application. There was one speaker, a representative of the Division of Real Property.

The representative of the Division of Real Property indicated that this was a small parcel and that any restriction on the disposition of the property might inhibit its sale.

Consideration

Community Board 17 adopted a resolution on May 16, 1990, recommending that the lot be disposed of with a restriction that the purchaser agree to develop the site within two years.

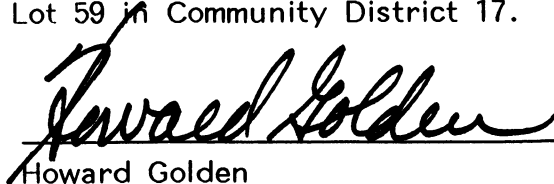
However, the site is located within a M3-1 zone and at only 2,000 square feet is too small to require a development restriction. Additionally, a development restriction might inhibit adjacent owners from purchasing the parcel for ancillary parking, as they would not be able to meet the development requirement.

Recommendation

Whereas, this parcel is located in a M3-1 district and is 20 by 100 feet in dimension; and,

Whereas, the sale of the parcel with restrictions might discourage adjacent property owners from purchasing the property, now, therefore be it

Resolved, that the President of the Borough of Brooklyn, pursuant to Section 197-c of the New York City Charter that, based on the consideration described in this report, recommends approval of the application by the Division of Real Property for the disposition of the City-owned property, Block 8115, Lot 59 in Community District 17.

A handwritten signature in cursive script, reading "Howard Golden", written over a horizontal line.

Howard Golden
President of the Borough of Brooklyn