

CITY PLANNING COMMISSION

October 8, 1997 / Calendar No. 30

C 970502 PPQ

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>
1781	29	111-31 38th Avenue
1785	41	112-02 39th Avenue

in the Borough of Queens, Community District 3.

The application for disposition was filed by the Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES), on March 24, 1997, to dispose of two (2) city-owned properties in the Borough of Queens, Community District 3.

BACKGROUND

111-31 38th Avenue, (Block 1781, Lot 29), is a vacant corner lot located on the northwest corner of the intersection on 38th Avenue and 112th Street that measures 25 feet by 97 feet. The lot is zoned R6. A semi-detached residence abuts the lot to the west and to the north of the property is the side yard of a detached residence. Block 1781 has been developed with detached, semi-detached and row houses. There are several privately owned vacant lots which are non-contiguous to the subject property. The surrounding blocks are developed with a mixture of predominately low-density residences and some higher-density multiple-family residences that are consistent with R6 zoning. This property was

vested by the City of New York on July 18, 1989 through the In Rem process.

112-02 39th Avenue, (Block 1785, Lot 41), is a vacant, rectangular mid-block lot 25 feet wide and 125 feet deep located on the north side of 39th Avenue, in an R6 District. The block is developed with detached residences, as are the lots to both sides and rear of the subject property. This block is predominately developed with low density residences. Roosevelt Avenue, one block south of the subject property has a commercial overlay and is developed with commercial uses. This property was vested by the City on September 30, 1993 through the In Rem process.

The subject properties are located on adjacent blocks within the same R6 District. The surrounding neighborhood is predominately developed with low density detached, semi-detached and attached residences. However, there are a few lots which are developed with higher density residential development consistent with R6 zoning on the surrounding blocks. North of the subject properties is an elementary Public School (P.S. 143) and a city playground. Flushing Meadows Corona Park and Shea Stadium, a few blocks east for the subject properties, are accessible via Roosevelt Avenue. There are no other city-owned properties on either block.

ENVIRONMENTAL REVIEW

This application (C 970502 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 (C 970502 PPQ) was certified as complete by the Department of City Planning on May 19, 1997, and was duly referred to Community Board 3 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 3 held a public hearing on this application on June 19, 1997, and on June 21, 1997, by a vote of 33 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President of Queens, who issued a recommendation approving this application on July 11, 1997.

City Planning Commission Public Hearing

On August 6, 1997 (Calendar No. 21), the City Planning Commission scheduled September 3, 1997, for a public hearing on this application (C 970502 PPQ). The hearing was duly held on September 3, 1997 (Calendar No. 26). There were no speakers and the hearing was closed.

CONSIDERATION

The Commission believes the disposition of these two (2) City-owned properties is appropriate.

The property located at 111-31 38th Avenue (Block 1781, Lot 29) is vacant and measures 25 feet by 97 feet. The lot is zoned R6. The property is a corner lot located on the north-west corner of the intersection on 38th Avenue and 112th Street.

The property located at 112-02 39th Avenue (Block 1785, Lot 41) is vacant and measures 25 feet by 125 feet. The lot is zoned R6 and located at mid-block on the north side of 39th Avenue.

Both Community Board 3 and the Borough President have recommended that both lots be disposed of pursuant to zoning. The Commission believes that it is appropriate to return these properties to the city tax rolls and allow development pursuant to zoning.

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 pursuant to zoning, in the Borough of Queens, Community District 3, proposed in an application dated March 24, 1997 by the Department of Citywide Administrative Services, is approved for disposition pursuant to zoning.

The above resolution (C 970502 PPQ), duly adopted by the City Planning Commission on October 8, 1997 (Calendar No. 30), 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.

JOSEPH B. ROSE, Chairman
VICTOR G. ALICEA, Vice-Chairman
ALBERT ABNEY, ANGELA M. BATTAGLIA, AMANDA M. BURDEN, A.I.C.P.,
IRWIN G. CANTOR, P.E., KATHY HIRATA CHIN, Esq., ALEXANDER GARVIN,
ANTHONY I. GIACOBBE, Esq., WILLIAM J. GRINKER , BRENDA LEVIN,
EDWARD T. ROGOWSKY, JACOB B. WARD, Esq. Commissioners

Community/Borough Board
Recommendation

CITY PLANNING COMMISSION
22 Rouse 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 # C970502 PPQ

DOCKET DESCRIPTION

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 City-owned properties pursuant to zoning:

Block	Lot	Address
1785	41	112-21 39th Avenue (Please note corrected address)
1781	29	111-31 38th Avenue

COMMUNITY BOARD NO. 3
BOROUGH Queens

BOROUGH BOARD _____

DATE OF PUBLIC HEARING June 19, 1997

LOCATION I.S. 227, The Louis Armstrong School

HAS QUORUM PRESENT? XX 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 June 21, 1997

LOCATION I. S. 227, The Louis Armstrong School, 32-02 Junction Blvd.,

RECOMMENDATION

XX APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS
 DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

Community Board #3 recommends the above-noted parcels, Block 1785, Lot 41 and Block 1781, Lot 29, be disposed of at auction.

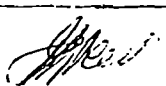
VOTING

IN FAVOR 33 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 44

COMMUNITY/BOROUGH BOARD OFFICER

June 25, 1997


District Manager

DATE

TITLE

Queens Borough President Recommendation

JUL 14 1997

APPLICATION: ULURP #970502 PPQ

COMMUNITY BOARD: Q03

DOCKET DESCRIPTION

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 two (2) city-owned properties pursuant to zoning, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in Room 213 at 120-55 Queens Boulevard on Thursday, June 26, 1997, at 10:30 AM 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. There were no speakers. The hearing was closed.

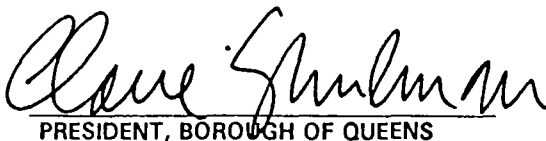
CONSIDERATION

Subsequent to a review of the application and consideration of testimony heard at the public hearing, the following issues and impacts have been identified:

- o DCAS is proposing to dispose the following properties:
 - Block 1781, Lot 29 111-31 38th Avenue: R6 district, 25' X 97' vacant lot
 - Block 1785, Lot 41, 112-02 39th Avenue: R6 district, 25' X 125' vacant lot
- o The properties are located on blocks that are predominantly developed with residential buildings;
- o Community Board 3 approved this application by a vote of thirty-three (33) in favor with none (0) opposed or abstaining at a public hearing held on June 19, 1997.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application.


PRESIDENT, BOROUGH OF QUEENS

7/11/97
DATE