

CITY PLANNING COMMISSION

September 17, 1997/Calendar No. 43

C 970505 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 (1) city-owned property located at 105-45 62nd Drive (Block 2144, Lot 39), pursuant to zoning, Borough of Queens, Community District 6.

The application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services (DCAS) on March 24, 1997.

BACKGROUND

This triangular-shaped lot of approximately 1,140 square feet is located on the north side of 62nd Drive, between Yellowstone Boulevard and 108th Street, in the Rego Park section of Queens. It is in an R4 zoning district. The subject parcel is 95 feet deep and has a 12-foot frontage on 62nd Drive that widens to approximately 40 feet at the rear property line. It is partially used as one of three common driveways that provide access to the rear yard/garage areas of 16 rowhouses that abut the parcel to the west; it is also partially used as a service driveway for a seven-story apartment building to the east. A fence separates the two driveways. The use of the subject parcel by the abutting properties has not been authorized by DCAS. The city acquired the property through the in-rem process on March 12, 1984 and it is proposed for disposition pursuant to zoning.

The subject property is located two blocks south of the eastbound service road of the Long Island Expressway. The surrounding area is fully developed and is characterized by seven-story apartment buildings and one and two family attached and detached houses. There are

no vacant city-owned properties in the surrounding area.

ENVIRONMENTAL REVIEW

This application (C 970505 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 970505 PPQ) was certified as complete by the Department of City Planning on April 28, 1997, and was duly referred to Community Board 6 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 6 held a public hearing on this application on June 25, 1997 and, on that date, by a vote of 35 to 0 with 0 abstentions, adopted a resolution recommending approval of

the application with the following conditions:

- that the city sell this property to the adjoining property owners;
- that a use restriction be placed on the property so that only accessory use is permitted;
- that the property, if possible, be subdivided among the adjoining property owners.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on August 5, 1997, with the condition that use of the subject property be limited to accessory use.

City Planning Commission Public Hearing

On August 6, 1997 (Calendar No. 18), the City Planning Commission scheduled September 3, 1997, for a public hearing on this application (C 970505 PPQ). The hearing was duly held on September 3, 1997 (Calendar No. 23). There were no speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the disposition of this city-owned property is appropriate.

Block 2144, Lot 39 is an irregularly shaped parcel of approximately 1,140 square feet and is zoned R4. It is located in a residential area characterized by mid-rise apartment houses and one and two family rowhouses. The subject lot does not have the required minimum lot area to accommodate the type of residential development that characterizes the area and there is no

possibility of assemblage with other vacant city-owned properties.

The parcel has a 12-foot frontage on 62nd Drive that widens to approximately 40 feet at the rear property line. It is partially used as one of three common driveways that provide access to the rear yard/garage areas of 16 rowhouses that abut the subject property to the west; it is also partially used as a service driveway for an apartment house that abuts the parcel to the east. The two driveways are separated by a fence.

In response to the concerns of Community Board 6, the Commission notes that DCAS is not authorized to sell city-owned property directly to adjacent property owners and the agency believes it would be more practical and expedient to dispose of the entire parcel.

Since the lot area of the subject property is not adequate for new residential development and since it is presently provides access for the abutting properties, the Commission believes that a first attempt at disposition with a restriction for accessory, extension or enlargement uses only is appropriate. If unsuccessful, then disposition would be 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 (1) city-owned property located at 105-45 62nd Drive (Block 2144, Lot 39), Borough of Queens, Community District 6, proposed in an application by the Department of Citywide Administrative Services, dated March 24, 1997, is approved

with the following condition:

Block 2144, Lot 39 shall be sold, at first attempt, with a restriction for accessory, extension or enlargement uses only. If unsuccessful, disposition would be pursuant to zoning.

The above resolution (C 970505 PPQ), duly adopted by the City Planning Commission on September 17, 1997 (Calendar No. 43), 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., KATHY HIRATA CHIN, ESQ., ALEXANDER GARVIN, ANTHONY I. GIACOBBE, ESQ., WILLIAM J. GRINKER, BRENDA LEVIN, EDWARD T. ROGOWSKY, JACOB B. WARD, ESQ., Commissioners

Queens Borough President Recommendation

APPLICATION: ULURP # 970505 PPQ

COMMUNITY BOARD: Q06

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 one city owned property located at 105-45 62nd Drive, pursuant to zoning, Borough of Queens, Community District 6.

PUBLIC HEARING

A Public Hearing was scheduled 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. The applicant did not make a presentation and there were no speakers. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application, the following issues and impacts have been identified:

- o The proposal is for disposition of a city owned lot (Block 2144, Lot 39) pursuant to zoning;
- o The lot is triangular shaped and is zoned R4;
- o The lot is sandwiched between a set of rowhouses and an apartment building;
- o It is currently used as one of three common driveways that provide access from 62nd Drive to the rear yard/garage areas of 16 rowhouses. It is also used as a service driveway for the apartment building;
- o Community Board 6 held a public hearing on June 25, 1997 and recommended conditional approval by a vote of 35-0-0. The conditions include: that the use be restricted to accessory use only, that the property first be offered to the adjoining property owners.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of the proposed action on the condition that use of the subject property be limited to accessory use.

Oliver J. Mulman
PRESIDENT, BOROUGH OF QUEENS

8/5/97
DATE

Community/Borough Board 11
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 970505 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 one (1) city-owned property located at 105-45 62nd Drive (Block 2144, Lot 39), pursuant to zoning.

COMMUNITY BOARD NO. 6

BOROUGH Queens

BOROUGH BOARD

DATE OF PUBLIC HEARING June 25, 1997

LOCATION 106-06 Queens Blvd., F.H.

WAS QUORUM PRESENT? YES NO

(A public hearing shall require a quorum of 20^{1/2} of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE June 25, 1997

LOCATION 106-06 Queens Blvd., Forest Hills

RECOMMENDATION

- APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS
 DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

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

CB 6 approves the sale of the property under the following conditions:
That the City sell this property to the adjoining property owners, that a use restriction be placed on the property so that only accessory use is permitted, and that the property, if possible, be subdivided among the adjoining property owners.

VOTING :

IN FAVOR 35 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 46

R. P. H. [Signature]