

CITY PLANNING COMMISSION

August 4, 1999 / Calendar No. 26

C 990290 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 four (4) city-owned properties pursuant to zoning:

BLOCK	LOT	ADDRESS
1406	27	95th Street & Jackson Mill Rd.
1407	24	96th Street & Jackson Mill Rd.
1055	54	78th Street
1757	90	37th Avenue & 114th Street

in the Borough of Queens, Community District 3.

The application for the disposition of city-owned properties was filed by the Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES), on December 31, 1998, to dispose of four (4) city-owned properties in the Borough of Queens, Community District 3. On June 21, 1999 after certification, DCAS withdrew two properties; Block 1407, Lot 24 and Block 1757, Lot 90.

BACKGROUND

Block 1406, Lot 27, a corner lot, is located on the north side of Jackson Mill Road and the west side of 95th Street in an R3-2 district. The lot is vacant and measures 10 feet by 115 feet (1,150 sq. ft.). The lots west and north of the property on Block 1406 are developed with attached residences. The surrounding

blocks are developed with a mixture of low density attached and detached residences consistent with zoning. The property was vested by the City of New York through the In Rem process. There are no other city-owned properties on this block.

Block 1055, Lot 54, is a large, vacant, irregular parcel measuring 232 feet by 100 feet (approx. 24,600 sq. ft.) located in an R4 district. The block is mostly vacant with the exception of a large parcel used as a playground by a parochial school on Block 1056. The block of the subject parcel is undeveloped because it falls within the final flight path alignment for landings at La Guardia Airport, one-half mile to the north. This property was vested by the City of New York through the In Rem process.

ENVIRONMENTAL REVIEW

This application (C 990290 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 990290 PPQ) was certified as complete by the Department of City Planning on March 15, 1999 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 17, 1999 and on that day, in a noncomplying vote of 28 to 0 with 0 abstentions, adopted a resolution recommending approval of the application with the following conditions:

Block 1406, Lot 27 - This property is maintained by an adjacent homeowner, is fenced and not large enough for development and should be offered to the adjacent homeowner in a program similar to former AHOP.

Block 1407, Lot 24 - As noted above, this property has been redeemed by owner.

Block 1757, Lot 90 - This is a Parks Department property and should remain so.

Block 1055, Lot 54 - Because this property is negatively impacted by the flight path to La Guardia Airport, the port Authority should be given the opportunity to develop it as a park. If this is not feasible, the Parks Department should develop it as a park/recreation area. A buffer zone should be provided on the south end of the property to separate it from the existing senior residence.

Borough President Recommendation

This application was considered by the Borough President of Queens, who issued a recommendation on June 22, 1999 approving this application with the following recommendation:

Based on the above consideration, I hereby recommend approval of this application with the following condition: Block 1406, Lot 27 should first be offered to the adjacent property owner for accessory use. If the adjacent property owner has no interest in it then it should be offered at public auction.

City Planning Commission Public Hearing

On June 16, 1999 (Calendar No. 4), the City Planning Commission scheduled July 7, 1999 for a public hearing on this application (C 990290 PPQ). The hearing was duly held on July 7, 1999 (Calendar No. 12). There were no speakers and the hearing was closed.

CONSIDERATION

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

Block 1406, Lot 27, is a narrow, vacant corner lot located on the north-west corner of Jackson Mill Road and 95th Street. It is in an R3-2 district and measures 10 feet by 115 feet.

Block 1055, Lot 54, a large, vacant interior lot is located on 78th Street, 200 feet north of 30th Avenue. It is irregularly shaped, in an R4 district, and measures 100 feet by 232 feet.

The Commission notes that DCAS withdrew two (2) properties; Block 1407, Lot 24 and Block 1757, Lot 90.

The Commission believes that it is appropriate to dispose of Block 1055, Lot 54 pursuant to zoning because it is vacant, located in a residential district, and large enough to be developed pursuant to zoning. The Commission concurs with the Borough President that Block 1406, Lot 27 be disposed of at first attempt for accessory, extension or enlargement use as the narrow width of the property makes development pursuant to zoning unlikely. Nonetheless, if unsuccessful, then disposition will be made 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 in the Borough of Queens, Community District 3, proposed in an application by the Department of Citywide Administrative Services dated December 31, 1998, is approved with the following conditions:

Block 1406, Lot 27 - first attempt at disposition shall be restricted to accessory, extension or enlargement uses only. If unsuccessful, disposition should be pursuant to zoning.

The above resolution (C 990290 PPQ), duly adopted by the City Planning Commission on August 4, 1999 (Calendar No. 26), 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., ALEXANDER GARVIN,
ANTHONY I. GIACOBBE, ESQ., WILLIAM J. GRINKER, BRENDA LEVIN,
EDWARD T. ROGOWSKY, Commissioners

Community/Borough Board
Recommendations

City Planning Commission
22 Reade Street, New York, 10002

INSTRUCTIONS

2. RETURN WHITE COMPLETED FORM WITH ANY ATTACHMENTS TO THE CALENDAR INFORMATION OFFICE, CITY PLANNING COMMISSION, ROOM 2E AT THE ABOVE ADDRESS
- 2 SEND 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 BOARD WHEN APPLICABLE

APPLICATION #990290PPQ

DOCKET DESCRIPTION

IN THE MATTER OF the Dept. of City-wide Administrative Services, Div. of Real Estate Services' application to dispose of City-owned property located in CB#3, Q. as follows:

- Block 1406, Lot 27 w/s 95th Street / n/s Jackson Mill Road
- * Block 1407, Lot 24 w/s 96th Street / s/s Jackson Mill Road
- Block 1757, Lot 90 Triangle 114th Street / Pell Ave. / 37th Ave.
- Block 1055, Lot 54 e/s 78th Street between 25th and 30th Avenues

Note: *On June 16, 1999, CB#3 received notification that Block 1407, Lot 24 will be withdrawn from application as it has been redeemed by private owner.

COMMUNITY BOARD NO. 3

BOROUGH Queens

BOROUGH BOARD _____

DATE OF PUBLIC HEARING Thursday, June 17, 1999 LOCATION J.S. 227, The Louis Armstrong School

WAS QUOREM PRESENT? XX YES _____ NO

(A PUBLIC HEARING SHALL REQUIRE A QUORAM OF 20% OF THE APPOINTED MEMBERS OF THE BOARD, BUT IN NO EVENT NO FEWER THAN SEVEN SUCH MEMBERS)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE Thursday, June 17, 1999 LOCATION J.S. 227, The Louis Armstrong School
32-02 Junction Blvd., East Elmhurst, N.Y.

RECOMMENDATION

_____APPROVE _____XXX APPROVE WITH MODIFICATIONS/ CONDITIONS

_____DISAPPROVE _____DISAPPROVE WITH MODIFICATIONS/ CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/ CONDITIONS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

Community Board #3, Q. recommends approval of this application to dispose of City-owned properties with the following conditions for each location.

Block 1406, Lot 27 - This property is maintained by adjacent homeowner, is fenced and not large enough for development and should be offered to the adjacent homeowner in a program similar to former AHOP

Block 1407, Lot 24 - As noted above, this property has been redeemed by owner.

Block 1757, Lot 90 - This is Parks Department property and should remain so.

Block 1055, Lot 54 - Because this property is negatively impacted by flight path to LaGuardia Airport, the Port Authority should be given the opportunity to develop it as a park. If this is not feasible, the Parks Department should develop it as a park/recreation area. A buffer zone should be provided on the south end of property to separate it from the existing senior residence.

VOTING
IN FAVOR 28 AGAINST 0 ABSTAINING 0
TOTAL MEMBERS APPOINTED TO BOARD 43

COMMUNITY/BOROUGH BOARD OFFICER

June 18, 1999
DATE

Chairman
TITLE

CITY PLANNING COMMISSION
99 JUN 22 PM 12:07
DEPT. OF CITY PLANNING

Queens Borough President Recommendation

APPLICATION: ULURP #990290 PPO

COMMUNITY BOARD: Q03

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted the Department of Citywide Administrative Services/Division of Real Estate Services (DCAS/DRES), pursuant to Section 197-c of the NYC Charter, for the disposition of two (2) city-owned properties pursuant to zoning.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 17, 1999, at 10:30 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. There were no speakers on this application. The hearing was closed.

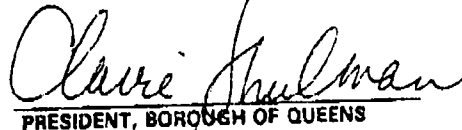
CONSIDERATION

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 The application originally filed proposed four (4) city-owned properties for disposition pursuant to zoning. DCAS/DRES has subsequently advised this office that two of those properties have been withdrawn from the application;
- o Block 1055, Lot 54: midblock 78th Street between 25th & 30th Avenues, 232' X 100' slightly irregular vacant lot, R4 district;
- o Block 1406, Lot 27: northwest corner of Jackson Mill Road & 95th Streets, 5.9' X 115.04' vacant lot, R3-2 district;
- o *Block 1407, Lot 24: southwest corner Jackson Mill Road & 96th Street, triangular 24.8' X 84.33', R3-2 district. Per DCAS/DRES the owner recently redeemed the property, the parcel has been withdrawn from application;
- o *Block 1757, Lot 90: Pell Avenue between 37th Avenue & 114th Street, triangular lot 49' X 89', R6 district. Part of expanded Reverend George Warren Hinton Park in return for use of nearby school property for modular units. Per DCAS/DRES parcel has been withdrawn from the application at the request of the Department of Parks & Recreation (DPR). DPR will be filing applications to map the parcel as park land and demap Pell Avenue;
- o Community Board 3 (CB 3) approved this application with modifications by a vote of twenty-eight (28) in favor with none (0) against or abstaining at a public hearing held on June 17, 1999. CB 3's modifications were as follows: Block 1406, Lot 27 should be offered to the adjacent homeowner for accessory use; Block 1757, Lot 90 should remain as Department of Parks and Recreation property; Block 1066, Lot 54 should be developed as a park with a buffer for the senior residence on the adjacent property by either the Port Authority or DPR.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the following condition: Block 1406, Lot 27 should first be offered to the adjacent property owner for accessory use. If the adjacent property owner has no interest then it should be offered at public auction.


PRESIDENT, BOROUGH OF QUEENS

6/22/99
DATE