

## CITY PLANNING COMMISSION

July 12, 1995/Calendar No.38

C 950199 DMQ

---

**IN THE MATTER OF** an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned residential unit located at 84-10 101st Street (Block 9177, Lot 1009), pursuant to zoning, Borough of Queens, Community District 9.

---

The application for disposition of city-owned property was filed by the Department of General Services, Division of Real Estate Services on November 15, 1994, to dispose of one city-owned residential unit in Queens, Community District 9.

### **BACKGROUND**

The Department of General Services proposes to dispose of one residential condominium unit located within 84-10 101st Street (Block 9177, Lot 1009), a four-story building in the Woodhaven neighborhood. The building, located in an M1-1 zoning district, was converted from industrial to residential use through a BSA variance (1103/80BZ).

Factory and warehouse buildings are immediately to the south within the M1-1 zoning district. The area surrounding this small M1-1 district is zoned R3-1 and developed with low rise residences.

### **ENVIRONMENTAL REVIEW**

This application (C 950199 DMQ) 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.

This application was determined to be a Type II action which requires no further environmental review.

## **UNIFORM LAND USE REVIEW**

This application (C 950199 DMQ) was certified as complete by the Department of City Planning on February 27, 1995, and was duly referred to Community Board 9 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 9 held a public hearing on this application on April 11, 1995, and on that date, by a vote of 35 to 0 with no 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 the action on May 2, 1995.

### **City Planning Commission Public Hearing**

On May 24, 1995 (Calendar No. 10), the City Planning Commission scheduled June 7, 1995, for a public hearing on this application (C 950199 DMQ). The hearing was duly held on June 7, 1995 (Calendar No. 14). There were no appearances and the hearing was closed.

## **CONSIDERATION**

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

The subject property is a residential condominium unit within a four-story building. The building, located within an M1-1 zoning district, was converted from industrial to residential use through a BSA variance and could continue to be used for residential uses subsequent to disposition.

The Commission has been informed that when In Rem condominium units are sold by the City, non-purchasing tenants shall be entitled to continued protection under rent stabilization or rent control, as the case may be, or to alternative regulation provided under the General Business Law.

## **RESOLUTION**

**RESOLVED**, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that the disposition of one (1) city-owned residential unit, Borough of Queens, Community District 9, proposed in an application dated November 15, 1994 by the Department of General Services, Division of Real Estate Services, is approved.

The above resolution (C 950199 DMQ) duly adopted by the City Planning Commission on July 12, 1995 (Calendar No.38), is filed with the Office of the Speaker, City Council, and the Office of the Borough President of Queens, in accordance with the requirements of Section 197-d of the New York City Charter.

**JOSEPH B. ROSE**, Chairman  
**VICTOR G. ALICEA**, Vice-Chairman  
**AMANDA M. BURDEN, A.I.C.P., IRWIN G. CANTOR, P.E., ALEXANDER GARVIN, ANTHONY I. GIACOBBE, Esq., MAXINE GRIFFITH, WILLIAM J. GRINKER, BRENDA LEVIN, EDWARD T. ROGOWSKY, RONALD SHIFFMAN, A.I.C.P., Commissioners**

# Queens Borough President Recommendation

APPLICATION: ULURP #950199 DMQ

RECEIVED  
MAY 10 1995  
QUEENS OFFICE  
Department of City Planning

COMMUNITY BOARD: Q09

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of General Services/ Division of Real Estate Services, pursuant to 197-c of the New York City Charter, for the disposition pursuant to zoning, of one city-owned residential unit located at 84-10 101st Street, Block 9177, Lot 1009, Zoning Map 14b, Richmond Hill, Borough of Queens.

## PUBLIC HEARING

A Public Hearing was held in Room 213 at 120-55 Queens Boulevard on Thursday, April 27, 1995 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 was not present at the hearing. The hearing was closed.

## CONSIDERATION

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

- o The residential condominium unit is located within a building which was formerly used as a smoking pipe factory;
- o The building, located in an M1-1 zoning district, was converted from industrial to residential use through a Board of Standards and Appeals Special Permit issued in 1980;
- o The four-story apartment building contains a total of 87 units, ranging from one- to three-bedroom apartments;
- o The subject residential unit was taken In-Rem by the City of New York in March 1992 for non-payment of taxes;
- o Community Board 9 at their April 11, 1995 monthly meeting, unanimously approved the application by a vote of 35-0-0.

## RECOMMENDATION

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

*Clara Shulman*  
PRESIDENT, BOROUGH OF QUEENS

*5/2/95*  
DATE

Community/Borough Board  
R comm ndation

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

RECEIVED  
MAY 3 1995  
QUEENS OFFICE  
Department of City Planning

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 950199 DMQ

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned residential unit located at 84-10 101st Street (Block 9177, Lot 1009), pursuant to zoning.

COMMUNITY BOARD NO. 9  
BOROUGH Queens

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING April 11, 1995  
WAS QUORUM PRESENT?  YES  NO

LOCATION Queens Borough Hall

(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 April 11, 1995

LOCATION Queens Borough Hall

RECOMMENDATION

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

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

95 APR 27 11:33 AM

4/27/95

VOTING :  
IN FAVOR 35 AGAINST 0  
TOTAL MEMBERS APPOINTED TO BOARD 43

ABSTAINING 0

May Ann Carey  
COMMUNITY/BOROUGH BOARD OFFICER  
District Manager  
TITLE

April 18, 1995  
DATE