



## CITY PLANNING COMMISSION

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June 9, 2004/Calendar No. 22

C 040097 PPQ

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**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services, pursuant to 197-c of the New York City Charter, for the disposition of five (5) city-owned properties pursuant to zoning,

Block	Lot	Address/Location
15599	668	Jarvis Avenue
15600	325	Seagirt Boulevard
15600	350	Seagirt Boulevard
15600	375	Seagirt Boulevard
15600	775	Beach 9 <sup>th</sup> Street

Borough of Queens, Community District 14.

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The application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES), on September 8, 2003.

### **BACKGROUND**

The Department of Citywide Administrative Services intends to dispose of five city-owned properties pursuant to zoning in Queens, Community District 14. These properties were acquired by the City through the In Rem process.

**Block 15599, Lot 668** is a vacant 50 foot by 66 foot lot (3,300 square feet) located on Jarvis Avenue between Beach 7<sup>th</sup> and Beach 9<sup>th</sup> streets in an R3-1 zoning district. The lot fronts on Jarvis Avenue. Jarvis Avenue is mapped but not built. Adjacent properties are privately owned

vacant land. Surrounding properties are developed primarily with detached and semi-detached single family homes.

**Block 15600, Lot 325** is a 20 foot by 299 foot vacant lot (5,980 square feet) in an R3-1 zoning district. The lot is a through lot and located on Seagirt Boulevard. Jarvis Avenue is mapped but not built. Adjacent properties are privately owned vacant lots. Surrounding properties are developed primarily with detached and semi-detached single family homes.

**Block 15600, Lot 350** is a 30 foot by 371 foot vacant lot (11,130 square feet) in an R3-1 zoning district. The lot is an irregular shaped lot and is located on Jarvis Avenue between Beach 7<sup>th</sup> and Beach 9<sup>th</sup> streets. Jarvis Avenue and Beach 7<sup>th</sup> Street are mapped but unbuilt streets. Adjacent properties are city and privately owned vacant lots. Surrounding properties are developed primarily with detached and semi-detached single family homes. DCAS intends to dispose of Block 15600, Lot 350 (the subject site) with adjacent Block 15600, Lot 375, which is also included in this application, as an assemblage. The total lot area will be 15,771 square feet.

**Block 15600, Lot 375** is a 51 foot by 91 foot vacant lot (4,641 square feet) in an R3-1 zoning district. The property is a corner lot located at Seagirt Blvd. and Beach 7<sup>th</sup> Street. Beach 7<sup>th</sup> Street is mapped but not built. Adjacent properties are city and privately owned vacant lots. Surrounding properties are developed primarily with detached and semi-detached single family homes. DCAS intends to dispose of Block 15600, Lot 375 (the subject site) with adjacent Block 15600, Lot 350, which is also included in this application, as an assemblage. The total lot area will be 15,771

square feet.

**Block 15600, Lot 775** is a 24 foot by 137 foot vacant lot (3,288 square feet) in an R3-1 zoning district. The property is a corner lot located at Seagirt Blvd. and Beach 9<sup>th</sup> Street. The adjacent property is developed with semi-detached homes. Surrounding properties are developed primarily with detached and semi-detached single family homes.

### **ENVIRONMENTAL REVIEW**

This application (C040097 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 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 (C040097 PPQ) was certified as complete by the Department of City Planning on February 9, 2004, and was duly referred to Community Board 14 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 14 held a public hearing on this application on April 13, 2004, and on that date, by a vote of 18 to 1 with 4 abstentions, adopted a resolution recommending approval of the application.

However, the community board voted without a quorum and therefore the vote is non-complying.

### **Borough President Recommendation**

This application was considered by the Borough President; however a recommendation was never received.

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

On May 12, 2004 (Calendar No. 6), the City Planning Commission scheduled May 26, 2004, for a public hearing on this application (C040097 PPQ). The hearing was duly held on May 26, 2004 (Calendar No. 24). There was one speaker in favor of the application, and no speakers in opposition. A representative of the applicant was available to answer Commissioners' questions. There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the disposition of these city-owned properties is appropriate.

The Commission notes that Department staff have been informed by DCAS that an adjacent

property owner on Block 15600 is interested in purchasing the four subject lots on Block 15600 at auction.

The Department of Citywide Administrative Services intends to dispose of five (5) city-owned properties in Queens, Community District 14. The parcels are located in an R3-1 zoning district.

The Commission recommends that these five properties be disposed of 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 five (5) city-owned properties pursuant to zoning,

<b>Block</b>	<b>Lot</b>	<b>Address/Location</b>
15599	668	Jarvis Avenue
15600	325	Seagirt Boulevard
15600	350	Seagirt Boulevard
15600	375	Seagirt Boulevard
15600	775	Beach 9 <sup>th</sup> Street

Borough of Queens, Community District 14, proposed in an application by the Department of Citywide Administrative Services, dated September 8, 2003, is approved.

The above resolution (C040097 PPQ), duly adopted by the City Planning Commission on June 9, 2004 (Calendar No. 22), 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.

**AMANDA M. BURDEN, AICP, Chair**

**KENNETH KNUCKLES, Esq., Vice-Chair**

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,**

**ANGELA R. CAVALUZZI, R.A., RICHARD W. EADDY,**

**JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO,**

**KAREN PHILLIPS, DOLLY WILLIAMS, Commissioners**