



## CITY PLANNING COMMISSION

April 28, 2004/Calendar No. 20

C 980627 MMQ

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**IN THE MATTER OF** an application submitted by Antwest Associates and Baldon Associates pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

! the elimination of a portion of Beach 60<sup>th</sup> Street, between Rockaway Beach Boulevard and Arverne Boulevard,

! the elimination, discontinuance and closing of a portion of Arverne Boulevard,

! the adjustment of grades necessitated thereby

! and any acquisition or disposition of property related thereto,

Community District 14, Borough of Queens, in accordance with Map No. 4944, dated March 3, 1999 and signed by the Borough President.

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The application (C 980627 MMQ) for an amendment to the City Map was filed by Antwest Associates and Baldon Associates pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, on May 13, 1998. It involves the elimination of a portion of Beach 60<sup>th</sup> Street, between Rockaway Beach Boulevard and Arverne Boulevard, the elimination, discontinuance and closing of a portion of Arverne Boulevard and the adjustment of grades necessitated thereby.

### **BACKGROUND**

The applicants are requesting the elimination of a portion of Beach 60th Street in order to facilitate the expansion of an existing two story building. The structure has been continuously occupied by the income support offices of the NYC Human Resources Administration (HRA) since 1976 and has become overcrowded. The City Planning Commission approved the expansion of the HRA office use on November 20, 1996 (N 970200PXQ).

Beach 60th Street from Rockaway Beach Boulevard to Arverne Boulevard is privately owned, mapped at a width of 50 feet, unimproved and not accessible to traffic. The subject portion to be eliminated extends from the northerly ROW line of the LIRR Far Rockaway Branch to Arverne Boulevard. It abuts Block 15900, Lot 8 to the east ( owned by Antwest Associates) and Block 15901, Lot 57, to the west (owned by Baldon Associates). Adjoining the southerly side of the property are the Rockaway Freeway and an elevated subway trestle (the A line) which preclude the possibility of improving the street as a through street.

The street area to be eliminated lies partly on Block 15900, Lot 8 and partly on Block 15901, Lot 57 (shown as part of Block 15901, Lots 57, 58, and 62 at the time when the application was filed, but

since merged into Lot 57). On August 6, 1996, the New York City Board of Standards and Appeals adopted a resolution (70-96A) pursuant to Section 35 of the New York State General City Law to allow the applicant to enlarge an existing two-story building located on Block 15900, Lot 8, with a significant portion of the enlargement encroaching onto Beach 60th Street. Despite the fact that the BSA granted the permit, the applicant has requested this elimination to remove the cloud on the property.

#### Contagious

Beach 60th Street is located within an R5. The surrounding area is zoned R5, R6 and C2-2. The area is generally surrounded by hi-rise residential buildings to the east and south and low-rise residential development to the north and west. Immediately to the north is a post office facility, to the west is vacant land.

An interagency conference was held on June 25, 1998; no city agency had any objections to the proposal.

### **ENVIRONMENTAL REVIEW**

This application (C 980627 MMQ), 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 designated CEQR number is 98DCP056Q. The lead agency is the Department of City Planning.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on December 1, 2003.

### **UNIFORM LAND USE REVIEW**

This application (C 980627 MMQ), was certified as complete by the Department of City Planning on December 1, 2003 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 (C 980627 MMQ) on February 10, 2004 and on that date by a vote of 32 in favor, 0 against, 0 abstaining adopted a resolution recommending approval of the application.

### **Borough President's Recommendation**

This application (C 980627 MMQ) was considered by the Borough President, who issued a recommendation approving the application on March 10, 2004.

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

On March 10, 2004 (Calendar No. 24) the City Planning Commission scheduled March 24, 2004 for a public hearing on this application (C 980627 MMQ). The hearing was duly held on March 24, 2004 (Calendar No. 9).

There were no speakers and the hearing was closed..

### **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW**

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), adopted by the Board of Estimate on September 30, 1982 (Calendar No. 17), pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*) The designated WRP number is 04-031.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

### **CONSIDERATION**

The Commission believes that this amendment to the City Map is appropriate.

The subject portion to be eliminated will allow for the expansion of an existing building used by the Human Resources Administration (HRA). The expansion will enable the administration of the HRA building to continue its function as a work-fare center and to better serve the community.

Beach 60<sup>th</sup> Street is an unimproved, vacant parcel of land currently used as a parking area for the patrons of the HRA center. Adjoining the southerly side of the property are the Rockaway Freeway and an elevated subway trestle (the A line) which preclude the possibility of improving the street as a through

street. DOT's Capital improvement Program does not include the improvement of Beach 60<sup>th</sup> Street at this location. Therefore, this change will not adversely affect pedestrian or vehicular traffic, it will reflect existing conditions more closely.

## **RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property to be appropriate, adopts the following resolution:

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 980627 MMQ) for an amendment to the City Map involving:

- ! the elimination of a portion of Beach 60<sup>th</sup> Street, between Rockaway Beach Boulevard and Arverne Boulevard,
- ! the elimination, discontinuance and closing of a portion of Arverne Boulevard
- ! the adjustment of grades necessitated thereby
- ! and any acquisition or disposition of property related thereto,

Community District 14, Borough of Queens, in accordance with map No.4944, dated March 3, 1999 and signed by the Borough President, is approved,

and be it further

**RESOLVED** that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that "such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City"; and be it further

**RESOLVED** that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts three (3) counterparts of Map No. 4944 dated March 3, 1999 and signed by the Borough President providing for the discontinuance and closing of a portion of Arverne Boulevard, more particularly described as follows:

**BEGINNING** at a point formed by the intersection of the southerly line of Arverne Boulevard and the easterly line of Beach 60<sup>th</sup> Street proposed to be eliminated;

1. **THENCE** westerly, along the westerly prolongation of said southerly line of Arverne Boulevard, a distance of 5.00 feet to a point;
2. **THENCE** northerly, along a line a distance of 1.11 feet forming an interior angle of 90 degrees, 00 minutes, 00 seconds, with the previous course, to a point ;
3. **THENCE** westerly, along a line a distance of 5.12 feet forming an interior angle of 77 degrees, 26 minutes, 37.2 seconds, with the previous course, to the point or place of **BEGINNING**.

The above parcel encloses an area of 2.78 square feet, as shown on the City Map.

all such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 4944 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code;
- b. The subject amendment to the City Map shall not be filed with the appropriate agencies in accordance with condition (a) above until the applicant shall have executed an agreement protecting the City's interest, approved as to form and sufficiency by the Corporation Counsel and accepted by the City Planning Commission provided that, if such agreement is not accepted by the City Planning Commission within two years of the date of this resolution, the approved amendment to the City Map may be returned to the City Planning Commission for rescission; and
- c. The subject streets to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution, duly adopted by the City Planning Commission on April 28, 2004 (Calendar No.20), 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 J. KNUCKLES, Esq., Vice Chairman**

**ANGELA M. BATAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,  
RICHARD W. EADDY, JANE D. GOL, JOHN MEROLO, KAREN A. PHILLIPS. DOLLY  
WILLIAMS, Commissioners.**