



**CITY PLANNING COMMISSION**

March 24, 2004/Calendar No. 38

C 010383 MMQ

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**IN THE MATTER OF** an application submitted by D. E. Center Corp., pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the narrowing of 201<sup>st</sup> Place between Nashville Boulevard and 120<sup>th</sup> Avenue;
- the adjustment of grades necessitated thereby and any acquisition or disposition of real property related thereto,

Community District 12, Borough of Queens, in accordance with map No. 4967, dated June 24, 2002, revised June 9, 2003 and signed by the Borough President.

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The application (C 010383 MMQ) for an amendment to the City Map was filed by D. E. Center Corp., pursuant to Sections 197-c and 199 of the New York City Charter, on February 13, 2001. The proposed change involves the narrowing of 201<sup>st</sup> Place between Nashville Boulevard and 120<sup>th</sup> Avenue and the adjustment of grades necessitated thereby.

**BACKGROUND**

201<sup>st</sup> Place between Nashville Boulevard and 120<sup>th</sup> Avenue is mapped at a width of 80 feet. The roadway is improved, primarily on the westerly side, to a width of 50 feet, the easterly 30 feet width is in private ownership (Block 12693, Lots 1, 30 and 35 ). Lot 30 contains a two-story, two-family dwelling located partially within the bed of the street.

On July 20, 1950 (Cal # 135) the Board of Estimate approved the widening of 201<sup>st</sup> Place, on its easterly side, from 50 feet to 80 feet. Neither the widening nor the acquisition of the street ever took place and the Department of Transportation has no capital improvement plans to acquire or improve 201<sup>st</sup> Place to its full mapped width.

On April 13, 1999, the Board of Standards and Appeals (BSA) adopted a resolution to grant the construction of a two-story, two-family dwelling on Lot 30. On November 9, 1999, the BSA also adopted a resolution to grant the construction of a two-story two-family dwelling on Lot 35. Both lots encroach into the easterly 30-foot-wide strip of the bed of 201<sup>st</sup> Place proposed to be eliminated.

The applicant proposes the elimination of the 30-foot-wide strip on the easterly side of 201<sup>st</sup> Place, from 120<sup>th</sup> Avenue to Nashville Boulevard. Narrowing this portion of 201<sup>st</sup> Place from 80 feet to 50 feet will eliminate the encroachment of these properties into the street. It will not change the current configuration of the curbs or roadway and will not adversely affect pedestrian or vehicular traffic. It will reflect existing conditions more closely.

The subject portion of 201<sup>st</sup> Place and its abutting blocks lie in an R3-2 zoning district. The

area is a low density residential community of primarily one and two-family homes.

Since there appeared to be no major technical issues involved, the usual interagency conference was not held. Instead, DCP requested written comments from all concerned agencies. No city agency had any objections to the proposal.

### **ENVIRONMENTAL REVIEW**

This application (C 010383 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 01DCP043Q. 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 November 3, 2003.

### **UNIFORM LAND USE REVIEW**

This application (C 010383 MMQ), was certified as complete by the Department of City Planning on November 3, 2003 and was duly referred to Community Board 12 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 12 did not submit a recommendation on this application ( C 010383 MMQ).

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

This application (C 010383 MMQ), was considered by the Borough President who issued a recommendation approving the application on February 24, 2004.

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

On February 11, 2004 (Calendar No. 9) the City Planning Commission scheduled February 25, 2004 for a public hearing on this application (C 010383 MMQ). The hearing was duly held on February 25, 2004 (Calendar No. 11). There were two speakers in favor and one in opposition. Two of the applicant's representatives were available to answer questions, there were no other speakers and the hearing was closed.

## **CONSIDERATION**

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

Narrowing this portion of 201<sup>st</sup> Place from 80 feet to 50 feet, will eliminate the encroachment of four properties into the street. It will not change the current configuration of the curbs or roadway and will not adversely affect pedestrian or vehicular traffic. This change will reflect existing conditions more closely.

DOT has no immediate plans to acquire or improve the street. 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 that based on the environmental determination and the consideration described in this report, the application (C 010383 MMQ) for an amendment to the City Map involving:

- the narrowing of 201<sup>st</sup> Place between Nashville Boulevard and 120<sup>th</sup> Avenue;
- the adjustment of grades necessitated thereby and any acquisition or disposition of real property related thereto,

Community District 12, Borough of Queens, in accordance with map No. 4967, dated June 24, 2002, revised June 9, 2003 and signed by the Borough President, is approved, subject to the following condition:

The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 4967 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.

The above resolution, duly adopted by the City Planning Commission on March 24, 2004 (Calendar No.38), 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, ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI,  
JOHN MEROLO, KAREN A. PHILLIPS. DOLLY WILLIAMS, Commissioners.**