



## CITY PLANNING COMMISSION

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August 20, 2014 / Calendar No. 9

C 140291 PPQ

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**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of fourteen (14) city-owned properties pursuant to zoning, Borough of Queens, Community District 12.

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This application for the disposition of fourteen city-owned properties was filed by the Department of Citywide Administrative Services (DCAS) on February 27, 2014. The application was modified on June 23, 2014 to withdraw Block 13038, Lot 146 and Block 13039, Lot 23 from the application.

### **BACKGROUND**

The Department of Citywide Administrative Services (DCAS) seeks disposition approval, pursuant to zoning, for twelve properties located in Queens, Community District 12. While there are no projects associated with any of the twelve property dispositions, the approvals will reserve the right for the City to dispose of each property in the future.

Block 10055, Lot 28 (Site A) is a 2,503 square foot lot occupied by a one-story, approximately 2,550 square foot vacant building formerly used as a Department of Health and Mental Hygiene (DOHMH) child health center. This property is located on the north side of 105th Avenue between Sutphin Boulevard and Waltham Street in an R4-1 zoning district in Jamaica. The City of New York acquired this property in 1936 through condemnation. DOHMH vacated this building and surrendered the property to DCAS in December 2013.

Block 10120, Lot 15 (Site B) is an approximately 208 square foot vacant lot located on South Road between 150th and 153rd Streets in an R5D zoning district in Jamaica. The City of New York acquired Lot 15 in 1984 through the in rem foreclosure process.

Block 10128, Lot 110 (Site C) is an approximately 81 square foot vacant lot located on South Road between 160th and Union Hall Streets in an R5D zoning district in Jamaica. The City of New York acquired Lot 110 in 1984 through the in rem foreclosure process.

Block 10142, Lot 15 (Site D) is an approximately 1,341 square foot vacant lot located on Arlington Terrace between Sutphin Boulevard and 154th Street in an R4-1 zoning district in Jamaica. The City of New York acquired Lot 15 in 1984 through the in rem foreclosure process.

Block 10156, Lot 61 (Site E) is an approximately 1,500 square foot vacant lot located on the north side of Douglas Avenue between 168th Street and Merrick Boulevard in an M1-1 zoning district in Jamaica. The City of New York acquired Lot 61 in 1990 through the in rem foreclosure process. In 2005, the New York City Department of Housing Preservation and Development (HPD), which had been using the lot, surrendered the property to DCAS. Currently, Lot 61 is being leased on a month-to-month basis for use as accessory parking.

Block 10829, Lot 167 (Site F) is an approximately 150 square foot, vacant interior lot located between Carpenter Avenue and 199th Street, and 99th Avenue and Jamaica Avenue in an R5 zoning district in Jamaica. The City of New York acquired Lot 167 in 1984 through the in rem foreclosure process. Lot 167 is adjacent to Lot 171, which is also city-owned and for which DCAS is also seeking disposition approval.

Block 10829, Lot 171 (Site G) is an approximately 45 square foot, vacant interior lot located on 199<sup>th</sup> Street near Jamaica Avenue in an R5 zoning district in Jamaica. The property is adjacent to Lot 167, for which DCAS is also seeking disposition approval.

Block 10997, Lot 1 (Site H) is an approximately 540 square foot, irregularly-shaped vacant lot located on the northeast corner of Murdock Avenue and 202nd Street in an R2 zoning district in the Saint Albans neighborhood. The City of New York acquired Lot 1 in 1987 through the in rem foreclosure process.

Block 12070, Lot 176 (Site I) is an approximately 2,150 square foot, vacant interior

lot abutting fifteen privately-owned properties between Sutter and 130th Avenues and Inwood and 145th Streets in an R3A zoning district in Jamaica. The City of New York acquired Lot 176 in 1984 through the in rem foreclosure process.

Block 12196, Lot 67 (Site J) is an approximately 16 square foot, irregularly-shaped vacant lot located on the north side of Linden Boulevard between 159th and Bedell Streets in an R3A district in South Jamaica. The City of New York acquired Lot 67 in 1979 through the in rem foreclosure process.

Block 12363, Lot 101 (Site K) is an approximately 800 square foot, irregularly-shaped vacant lot located on the northeast corner of Smith and Bedell Streets in an R3A zoning district in South Jamaica. The property is located within the mapped but undeveloped portion of Smith Street. The City of New York acquired Lot 101 in 1954 through the in rem foreclosure process.

Block 12663, Lot 168 (Site L) is an approximately 400 square foot, vacant lot located on the southeast corner of 119th Avenue and Nashville Boulevard in an R3A zoning district in Saint Albans. The property is located within the mapped but undeveloped portion of Nashville Boulevard. The City of New York acquired Lot 168 in 1969 through the in rem foreclosure process.

## **ENVIRONMENTAL REVIEW**

This application (C 140291 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 and Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Citywide Administrative Services (DCAS).

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

## **UNIFORM LAND USE REVIEW**

The application (C 140291 PPQ) was certified as complete by the Department of City Planning on March 31, 2014 and was duly referred to Queens Community Board 12 and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Community Board 12 held a public hearing on the application (C 140291 PPQ) on May 21, 2014, and on that day, by a vote of 32 in favor, 0 opposed and 2 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

The application (C 140291 PPQ) was considered by the President of the Borough of Queens, who issued a recommendation approving the application on July 3, 2014.

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

On July 9, 2014 (Calendar No. 2), the City Planning Commission scheduled July 23, 2014 for a public hearing on the application (C 140291 PPQ). The hearing was duly held on July 23, 2014 (Calendar No. 18). There was one speaker from the Department of Citywide Administrative Services (DCAS) who summarized the project and spoke in favor of the application. There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission notes that the application was modified on June 23, 2014 to remove two properties from the application.

The Commission believes that this application (C 140291 PPQ) for the disposition of twelve city-owned properties, pursuant to zoning, is appropriate.

The Commission believes that two of the twelve properties, Block 10055, Lot 28 and Block 10156, Lot 61 are approximately 2,503 square feet and 1,500 square feet, respectively, and therefore may provide development opportunity.

The Commission further believes that the remaining ten of the twelve properties are constrained either by size or configuration. The smallest of these is Block 12196, Lot 176 and is 16 square feet in area. Block 12363, Lot 101 is additionally constrained by its location within the bed of a mapped street. The Commission therefore believes that it is appropriate that these properties be offered for sale to adjacent property owners through the Department of Citywide Administrative Services' (DCAS) "SAIL Away" program, which stands for Sliver Lots, Access ways, and Interior Lots, since it would be difficult for any of the sites to be independently developed or improved.

The Commission further notes that the proposed sale of these twelve properties is consistent with the City's goal of reducing its inventory of city-owned land.

## **RESOLUTION**

**RESOLVED**, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, for the disposition of twelve (12) city-owned properties pursuant to zoning, Queens, Community District 12, proposed in an application by the Department of Citywide Administrative Services (DCAS), dated February 27, 2014 and revised June 23, 2014, is approved.

The above resolution (C 140291 PPQ), duly adopted by the City Planning Commission on August 20, 2014 (Calendar No. 9), is filed with the Office of the Speaker, City Council, and the Queens Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**CARL WEISBROD**, Chairman

**KENNETH J. KNUCKLES**, *Esq.*, *Vice-Chairman*

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

**ALFRED C. CERULLO, III**, **MICHELLE R. DE LA UZ**, **JOSEPH I. DOUEK**,

**RICHARD W. EADDY**, **ANNA HAYES LEVIN**, **ORLANDO MARIN**, Commissioners

**CHERYL COHEN EFFRON**, **BOME E JUNG**, Commissioners Abstaining

Application #: **C140291PPQ**

CEQR Number: Type II

Project Name: **Disposition of City-owned Property**

Borough(s): Queens

Community District Number(s): 12

Please use the above application number on all correspondence concerning this application

**SUBMISSION INSTRUCTIONS**

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

*Docket Description:*

**N THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of fourteen (14) city-owned properties pursuant to zoning, located in Queens, Community District 12.

<b>Applicant(s):</b> Dept. of Citywide Administrative Services One Center Street, 20th Floor North New York, NY 10007		<b>Applicant's Representative:</b> Chris Grove Dept. of Citywide Administrative Services One Centre Street, 20th Floor North 212.386.0613	
<b>Recommendation submitted by:</b> Queens                      Community Board 12			
<b>Date of public hearing:</b>		<b>Location:</b>	
Was a quorum present?    YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
<b>Date of Vote:</b> May 21, 2014		<b>Location:</b> Family Life Center 172-17 Linden Blvd, Jamaica 11433	
<b>RECOMMENDATION</b>			
<input checked="" type="checkbox"/> Approve		<input type="checkbox"/> Approve With Modifications/Conditions	
<input type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
<b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>			
<b>Voting</b>			
# In Favor:	32	# Against:	
# Abstaining:	2	Total members appointed to the board:	34
<b>Name of CB/BB officer completing this form</b>		<b>Title</b>	<b>Date</b>
Yvonne REddick		District Manager	7/7/2014

# Queens Borough President Recommendation

APPLICATION: ULURP #140291 PPQ

COMMUNITY BOARD: Q12

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197c of the NYC Charter, for the disposition of fourteen (14) city-owned properties pursuant to zoning in Queens, Community District 12.

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 5, 2014, 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. The applicant made a presentation. There were no other speakers. The hearing was closed.

## CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:


- The following are descriptions of the fourteen (14) city owned parcels under consideration for disposition:
- Site A Block 10055 Lot 28 – 2503 sf (25.02' X 100.05') lot in an R4-1 District located on 105th Avenue between Sutphin Boulevard & Waltham Street. The site is developed with an one-story building formerly operated as a Department Health and Mental Health (DOHMH) child health center. The center was closed in 2013 and turned over to DCAS in December 2013.
- Site B Block 10120, Lot 15 – 208 sf (102.14' X 4') vacant triangular lot in an R5D District located on South Road between 150th & 153rd Streets.
- Site C Block 10128, Lot 110 – 81 sf (52.01' X 1') vacant triangular lot in an R5D District located on South Road between 160th & Union Hall Streets.
- Site D Block 10142, Lot 15 – 1341 sf (230' X 5.8') vacant lot in an R4-1 District located on Arlington Terrace between Sutphin Boulevard & 154th Street.
- Site E Block 10156, Lot 61 – 1600 sf (20' X 80') vacant lot in an M1-1 District located on Douglas Avenue between 168th Street & Merrick Boulevard. The lot was formerly used by the Department of Housing Preservation and Development. The site currently leased on a month-to-month basis for use as accessory parking
- Site F Block 10829, Lot 167 – 150 sf (25' X 6') vacant interior lot located in an R5 District located at Carpenter Avenue & 199th Street and 99th Avenue & Jamaica Avenue. This lot is adjacent to Lot 171 which is also subject to disposition in this application.
- Site G Block 10829, Lot 171 – 45 sf vacant interior lot located in an R5 District on 199th Street near Jamaica Avenue. This lot is adjacent to Lot 167 which is also subject to disposition in this application.
- Site H Block 10997, Lot 1 – 540 sf (5' X 90.79') irregular vacant lot located in an R2 District on the northeast corner of Murdock Avenue and 202nd Street.
- Site I Block 12070, Lot 176 – 2150 sf (265' X 8.11') vacant interior lot located in an R3A District abutting fifteen privately owned properties between Sutter & 130th Avenues and Inwood & 145th Streets.
- Site J Block 12196, Lot 67 – 16 sf irregular vacant lot located in an R3A District on Linden Boulevard between 159th & Bedell Streets.



- Site K Block 12363, Lot 101 – 800 sf triangular vacant lot located in an R3A District on the northeast corner of Smith and Bedell Streets. The property is within the bed of a mapped, undeveloped portion of Smith Street.
- Site L Block 12663, Lot 168 – 400 sf (5' X 80') vacant lot located in an R3A District on the south east corner of 199th Avenue and Nashville Boulevard. The property is within the bed of a mapped, undeveloped portion of Nashville Boulevard.
- Site M Block 13038, Lot 146 – 102 sf vacant lot located in an R3A District on the northwest corner of 181st Street and 141st Avenue. The property is within the bed of a mapped, undeveloped portion of 141st Avenue.
- Site N Block 13039, Lot 23 – 203 sf vacant lot located in an R3A District on the northeast corner of 141st Avenue and 181st Street. The property is within the bed of a mapped, undeveloped portion of 141st Avenue.
- Community Board approved this application by a vote of 32-0-2 at a public hearing on May 21, 2014.
- The Department of Citywide Administrative Services representative stated that since most of the parcels are undersized undevelopable parcels adjacent property owners will be given an opportunity to purchase these lots before going to public auction.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application

  
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PRESIDENT, BOROUGH OF QUEENS

7/3/14  
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DATE