



CITY PLANNING COMMISSION

September 22, 2004/Calendar No. 14

C 040356 PPQ

IN THE MATTER OF an application submitted by the Department of City-wide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 82-68 164th Street (Block 6858, Lot 1), pursuant to zoning , Borough of Queens, Community District 8.

The application for the disposition of city-owned property was filed by the Department of City-wide Administrative Services on March 19, 2004.

RELATED ACTIONS

In addition to the disposition of city-owned property which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 040357 ZSQ Special Permit pursuant to Section 74-90 of the Zoning Resolution to facilitate the development of this proposed project.
2. N 040358 ZAQ Authorization for the modification of the height and setback requirements

BACKGROUND

A full background discussion and description of this project appears in the report on the related application for the grant of a special permit (C 040357 ZSQ).

ENVIRONMENTAL REVIEW

This application (C040356 PPQ), in conjunction with the applications for the related actions (C040357 ZSQ) and (N040358 ZAQ), 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 Health and Hospitals Corporation.

UNIFORM LAND USE REVIEW

This application (C040356 PPQ), in conjunction with the applications for the related action (C040357 ZSQ), was certified as complete by the Department of City Planning on May 24, 2004, and was duly referred to Community Board 8 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 8 held a public hearing on this application on June 24, 2004, and on July 14, 2004, by a vote of 25 to two with one abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on August 3, 2004.

City Planning Commission Public Hearing

On August 11, 2004 (Calendar No. 4), the City Planning Commission scheduled August 25, 2004, for a public hearing on this application (C040356 PPQ). The hearing was duly held on August 25, 2004 (Calendar No. 5), in conjunction with the public hearings on the application for the related action (C040357 ZSQ).

There were a number of speakers, as described in the report on the related application for the grant of a special permit (C 040357 ZSQ), and the hearing was closed.

CONSIDERATION

The Commission believes that the disposition of this city-owned property located at 82-68 164th Street (Block 6858, Lot 1) is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for the grant of a special permit (C 040357 ZSQ).

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 Section 197-c of the New York City Charter, that the disposition of one (1) city-owned property located at 82-68 164th Street (Block 6858, Lot 1), Borough of Queens, Community District 8, proposed in an application by

the Department of City-wide Administrative Services, dated March 19, 2004, is approved.

The above resolution (C 040356 PPQ), duly adopted by the City Planning Commission on September 22, 2004 (Calendar No. 14), 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
IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI,
RICHARD W. EADDY, JANE D. GOL, CHRISTOPHER KUI,
JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners