



**CITY PLANNING COMMISSION**

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February 7, 2006/Calendar No. 15

C 070080 PPQ

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**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) City-owned properties pursuant to zoning,

Block	Lot	Address
9755	31	89-14 Parsons Boulevard
9755	59	153-15 90th Avenue

Borough of Queens, Community District 12.

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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 August 25, 2006.

**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 070079 ZMQ      Amendment to the Zoning Map changing C4-2 and R6 districts to C4-5X district.
  
2. C 070081 ZSQ      Special permit pursuant to Section 74-52 to allow for a 500-space, below

grade public parking garage.

3. C 070082 ZSQ Special permit to permit the modification of street wall and setback regulations pursuant to Section 74-743(a)2, to permit the location of business entry and show windows within 75 feet of a residential district boundary pursuant to Section 74-743(a)3, to permit the location of commercial uses on the same floors as residential use pursuant to Section 74-744(b), and to permit the location of signage within 75 feet of a residential district boundary pursuant to section 744-744(c).

## **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 070082 ZSQ).

## **ENVIRONMENTAL REVIEW**

This application (C 070080 PPQ), in conjunction with the applications for the related actions (C 070079 ZMQ), (C 070081 ZSQ) and (C 070082 ZSQ), 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 06DME014Q. The lead agency is The Office of the Deputy Mayor for Economic Development and Rebuilding.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on September 19, 2006.

### **UNIFORM LAND USE REVIEW**

This application (C 070080 PPQ), in conjunction with the applications for the related actions (C 070079 ZMQ), (C 070081 ZSQ) and (C 070082 ZSQ), was certified as complete by the Department of City Planning on September 25, 2006, 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 held a public hearing on this application on November 15, 2006, and on that date, by a vote of 30 to none with 3 abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of the recommendation of Community Board 12 appears in the report on the related application for the grant of a special permit (C 070082 ZSQ).

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on January 9, 2007.

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

On December 20, 2007 (Calendar No. 4), the City Planning Commission scheduled January 10, 2007, for a public hearing on this application (C 070080 PPQ). The hearing was duly held on January 10, 2007 (Calendar No. 23), in conjunction with the public hearing on the applications for the related actions (C 070079 ZMQ), (C 070081 ZSQ) and (C 070082 ZSQ).

There were a number of speakers, as described in the report on the related application for the grant of a special permit (C 070082 ZSQ), and the hearing was closed.

### **CONSIDERATION**

The City Planning Commission believes that this application by DCAS for disposition of city-owned property located at 89-14 Parsons Boulevard and 153-15 90th Avenue (Block 9755, Lots 31 and 59), in Community District 12, Borough of Queens, is appropriate.

A full consideration and analysis of the issues, and reason for approving this application appears in the report on the related application for a special permit (C 070082 ZSQ)

### **RESOLUTION**

**RESOLVED**, the City Planning Commission finds 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 based on the environmental determination, the disposition of city-owned property located at 89-14 Parsons Boulevard and 153-15 90th Avenue (Block 9755, Lots 31 and 59), pursuant to zoning, Borough of Queens, Community District 12, proposed in an application by the Department of City-wide Administrative Services, dated August 26, 2006, is approved.

The above resolution (C 070080 PPQ), duly adopted by the City Planning Commission on February 7, 2007 (Calendar No. 15), 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. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,**  
**ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,**  
**CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS Commissioners**