

# Queens Borough President Recommendation

APPLICATION: ULURP #190398 PPQ

COMMUNITY BOARD: Q10 & Q14

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Department of Citywide Administrative Services pursuant to Section 197-c of the NYC Charter for the disposition of property located at:

14a Bayview Avenue (Block 14228, Lot 167), 99-01 162 Avenue (Block 14228, Lot 731), 99-41 Russell Street (Block 14231, Lot 819), 99-75 First Street (Block 14231, Lot 1120), 102-16 160 Avenue (Block 14234, Lots 280 & 281), 102-12a 160 Avenue (Block 14234, 282 & 283), 102-14 Russell Street (Block 14238, Lot 1044), 99-73 163 Road (Block 14243, Lot 1219), 99-69 163 Road (Block 14243, Lot 1222), 102-08 164 Road (Block 14254, Lot 1653), 102-08 164 Road (Block 14254, Lot 1653), 99-76 165 Avenue (Block 14255, Lot 1791), 325 Bert Road (Block 15304, Lot 3), 10-11 Cross Bay Boulevard (Block 15315, Lot 43), 12 West 12 Road (Block 15317, Lot 32) 10 West 12 Road (Block 15317, Lot 33), 37 West 13 Road (Block 15317, Lot 67), 56 West 18 Road (Block 15323, Lot 17), 17 East 1 Road (Block 15376, Lot 710), 115 East 6 Road (Block 15400, Lot 10), 540 Cross Bay Boulevard (Block 15400, Lot 40), 506 Cross Bay Boulevard (Block 15400, Lot 63), 18 East 6 Road (Block 15451, Lot 21), 18 East 6 Road (Block 15451, Lot 22), 9 Noel Road (Block 15452, Lot 26), 101 East 7 Road (Block 15454, Lot 31), 112 Noel Road (Block 15456, Lot 15), 206 East 6 Road (Block 15457, Lot 3), 610 Walton Road (Block 15457, Lot 30), 11 East 9 Road (Block 15460, Lot 28), 13 East 10 Road (Block 15461, Lot 30), 12-10 Cross Bay Boulevard (Block 15477, Lot 18), 14-16 Cross Bay Boulevard (Block 15479, Lot 15), 12-04 Church Road (Block 15500, Lot 20), 20-14 Demerest Road (Block 15500, Lot 100), 14-50 Gipson Street (Block 15655, Lot 33), 462 Beach 43 Street (Block 15960, Lot 34), 466a Beach 43 Street (Block 15960, Lot 37), 478 Beach 43 Street (Block 15960, Lot 42), 569 Beach 43 Street (Block 15962, Lot 59), and 74-22 Alameda Avenue (Block 16062, Lot 33) for use as open space;

99-77 First Street (Block 14231, Lot 1123), 99-77 First Street (Block 14231, Lot 1124), 320 Beach 41 Street (Block 15830, Lot 20), 428 Beach 45 Street (Block 15967, Lot 14), 439 Beach 45 Street (Block 15968, Lot 92), 439 Beach 45 Street (Block 15968, Lot 94), 527 Beach 72 Street (Block 16065, Lot 48), 239 Beach 86 Street (Block 16120, Lot 65), 230 Beach 109 Street (Block 16164, Lot 20), 170 Beach 114 Street (Block 16186, Lot 65), 438 Beach 143 Street (Block 16293, Lot 60) to facilitate residential use.

(Related: Queens ULURPs #190396 PCQ, #190397 PQQ)

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 11, 2019, 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 was one other speaker. 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:

- This application proposes disposition of properties that would be offered to adjacent property owners for restricted use as open space, and a limited number of properties for residential use. The properties would be purchased from a non-profit organization that was contracted by HPD to purchase affected properties, remove damaged structures and hold the properties while decisions are made about the best resilient uses going forward;
- Following Hurricane Sandy in 2012, federal Community Development Block Grant – Disaster Relief (CDBG-DR) funding was secured by the city to facilitate the City's Build It Back Acquisition, Relocation and Buyout Program. Many properties were restored for residential use by the program. The remaining properties subject to this application have been identified for open space uses because redevelopment would not be feasible or would be better used to improve resiliency in the area. HPD is proposing that eight properties would be appropriately redeveloped for housing. Seven of those would be designated for affordable housing and the eighth would be for market rate housing;
- Community Board 10 (CB 10) conditionally approved this application by a vote of thirty-seven (37) in favor with none (0) against or abstaining at a public hearing held on June 6, 2019. CB 10's condition of approval is that all properties to be leased or sold to adjoining lot owners or assigned to city agencies must have an agreement mandating maintenance of the property and the abutting sidewalks, curbs and paving;
- Community Board 14 (CB 14) conditionally approved this application and the related applications for acquisition and disposition of storm damaged properties by a vote of thirty-three (33) in favor with none (0) against and two (2) abstaining. CB 14's condition of approval was further discussions with HPD regarding the seven properties designated for the Housing Managed Redevelopment. CB 14's concerns are about process, the AML range and availability to the general public of the public auction.

**QUEENS BOROUGH PRESIDENT RECOMMENDATION**

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RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- All of the properties designated for open space uses must always be kept to the restricted uses and maintained to assure that the properties do not become derelict and detriments to the surrounding neighborhood
- CB 14 should be consulted on the terms and conditions of the disposition of the seven properties within their district

  
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PRESIDENT, BOROUGH OF QUEENS

8/27/19  
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DATE