

Queens Borough President Recommendation

APPLICATION: 97-22 Cresskill Place Disposition
COMMUNITY BOARD: Q12

DOCKET DESCRIPTION

ULURP #240061 PPQ — IN THE MATTER OF an application submitted by an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property, located at 97-22 Cresskill Place (10011, Lot 14) pursuant to zoning, Borough of Queens, Community District 12.

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on www.queensbp.org on Thursday, February 1, 2024 at 9:30 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(s) 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 applicant is proposing to dispose of one city-owned property in the Long Island City section of Queens. The property to be disposed (Block 10011, Lot 14) is bordered by 25ft of frontage on Cresskill Pl, 97th Ave to the north, 101st Ave to the south, and Sanders Pl to the west;
- The Existing Development is a two-story, approximately 1,840-SF residential building owned by the Department of Sanitation. The building hasn't been of use by DSNY since 2014;
- This building was constructed in 1930, and was used by the DSNY as a Section Station. This was one of a few Section Stations around the city, where sanitation workers would rest while on their routes if their home or district garages are too far or did not have adequate space for break. The DSNY vacated the site in 2014 due to significant water damage from a broken pipe, and the building was officially closed in 2016;
- Within a ¼-mile radius of the Disposition area, the predominant zoning classes are R4, R5, C1-4, and C2-4. The surrounding uses are multi-family residential buildings, with some commercial overlay. The Van Wyck Expwy, along with the Jamaica LIRR/ Sutphin-Archer (E/J/Z) station are transit options near the existing building;

- At a public hearing held on December 20, 2023, Community Board 12 (CB12) voted to oppose this application with zero (0) in favor, thirty-three (33) opposed and zero (0) abstentions. In a letter to the Borough President, CB12's Land Use Committee Chair explained the opposition by stating they would rather see DSNY and DCAS work with the local Council Member and Queens Borough President's Office to "determine how the property can best be used to improve the surrounding neighborhood" instead of disposing of the property;
- At the Borough President's Land Use Public Hearing, the Land Use Director chaired the Public Hearing on behalf of the Borough President. The applicant's team presented their plans, and the Land Use Director asked the applicants to address CB12's letter. The Applicant responded that, in addition to seeking disposition approval, they were planning to meet with the Council Member, HPD and DCP to discuss the future of Block 10011, Lot 14. No public speakers testified for this application and the item was closed.

RECOMMENDATION

Based on the above consideration, I hereby recommend disapproval unless the following condition is met:

- The Applicants should meet with the Borough President, Council Member, HPD and DCP to determine the feasibility of keeping this City-owned site. This would include estimating a budget to fix or replace the building as well as determining any future, feasible City use. The Applicants should memorialize any meeting(s) with these entities and issue a statement concluding if these criteria can be met.



PRESIDENT, BOROUGH OF QUEENS

02/07/2024

DATE