

# Queens Borough President Recommendation

**APPLICATION:** DCAS Disposition Sites  
**COMMUNITY BOARD:** Q11

## DOCKET DESCRIPTION

**ULURP #240189 PPQ – 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 city-owned property located at Little Neck Parkway (Block 8136, Lots 74 and 129), Rushmore Avenue (Block 8185, Lot 58) and 253-19 Pembroke Avenue (Block 8260, Lot 226), pursuant to zoning, Borough of Queens, Community District 11.

## 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](http://www.queensbp.org) on Thursday, March 14, 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 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:

- This application was filed by the Department of Citywide Administrative Services (DCAS) for the Disposition approval of four (4) lots in Community District 11 located at Little Neck Parkway (Block 8136, Lots 74 and 129), Rushmore Avenue (Block 8185, Lot 58) and 253-19 Pembroke Avenue (Block 8260, Lot 226). These four sites are deemed surplus property and, if disposition approval is granted, the City could sell these lots to abutting property owners;
- The proposed lots within this application would be disposed of through DCAS' "S.A.I.L. Away" Program, which stands for "Sliver Lots, Access Ways, and Interior Lots." Many properties in the SAIL Away Program are small lots that were taken through in rem foreclosure by the City and cannot be developed due to their unique dimensions and small square-footage;
- The Disposition Sites are all on vacant or semi-vacant, City-owned land: Site 1 (Block 8260, Lot 226) is a regularly shaped, 1,624 SF lot at 253-19 Pembroke Avenue. It is a fully paved area and currently occupies part of a driveway connecting Pembroke Avenue, Northern Boulevard, and an interior parking lot. Site 1 has also been subject to an easement since the 1950s which would prohibit the owner from building over the driveway. Site 2 (Block 8136, Lot 74) is a regularly shaped sliver lot encompassing 207 SF and containing 1 foot of street frontage along Little Neck Parkway. Site 3 (Block 8136, Lot 129) is a regularly shaped interior lot encompassing 310 SF. Site 4 (Block 8185, Lot 58) is at the corner of Rushmore Avenue and 244th Street, between a residential lot at 243-36 Rushmore Avenue and the unbuilt right of way of 244th Street. It is a triangularly shaped lot which encompasses 109 SF and has three feet of street frontage along Rushmore Avenue;
- On February 5, 2024, Community Board 11 (CB11) voted to conditionally approve this application with thirty-two (32) votes in favor, two (2) against and one (1) abstention. CB11 also took three separate votes for the four properties in this application. The Board voted in favor of the dispositions of Block 8136, Lot 74 (Site 2) and Block 8136, Lot 129 (Site 3) by a vote of 32 in favor, 2 opposed, one abstention and one present. The Board voted in favor of the disposition of Block 8260, Lot 226 (Site 1) by a vote of 28 in favor, 7 opposed and one present. Finally, the Board voted not to recommend disposition approval of Block 8185, Lot 58 (Site 4) by a vote of 24 opposed, 11 in favor, and one present. A Board Member explained that Lot 58 is a pathway to Rushmore Avenue that is maintained by the community. The Civic Association recommends this property to stay in public domain;
- At the Borough President's Land Use Public Hearing, the Director of Land Use chaired the Hearing on the Borough President's behalf. The applicant made a presentation, and the Director asked questions related to CB11's concerns. The applicant confirmed that Site 4 is improved with the unbuilt bed of street maintained by the Civic Association and a development on the abutting land owner's property on Lot 53, as evidenced from photographs taken on September 2022 within the application. The Director of Land Use asked if Lot 58 could be transferred to DOT or Parks, but the applicant confirmed that because of the partial construction on the sliver lot, it could not be used for any City agency purpose.

**RECOMMENDATION**

Disposition approval would allow the city to sell these particular sliver lots to abutting property owners, and therefore abutting property owners could buy and maintain the additional property. This would increase property tax revenue for the City in the long-term.

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



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**PRESIDENT, BOROUGH OF QUEENS**

03/19/2024

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**DATE**