



CITY PLANNING COMMISSION

July, 2 2003/ Calendar No. 12

C 030311 PQK

IN THE MATTER OF an application submitted by the Board of Elections and the Department of Citywide Administrative Services, pursuant to Section 197 - c of the New York City Charter, for the acquisition of property located at 645 Clinton Street and 624 Court Street (Block 583, Lots 1 and 36), for use as a warehouse facility, Community District 6, Brooklyn.

The application (C 030311 PQK) for the acquisition of property located at 645 Clinton Street and 624 Court Street was filed on February 5, 2003 by the Board of Elections (BoE) and the Department of Citywide Administrative Services (DCAS).

BACKGROUND

The Board of Elections (BoE) and the Department of Citywide Administrative Services (DCAS) propose the acquisition of property located at 645 Clinton Street (Block 583 , Lot 1) and 624 Court Street (Block 583, Lot 36) to serve as the Board of Elections Brooklyn warehouse. The properties are located in Community District 6, Red Hook, Brooklyn.

The Board of Elections is currently occupying leased space at 55 Washington Street, Community District 2, Brooklyn. The landlord now wishes to utilize the space for other purposes and has worked with the Board of Elections to find the space that is the subject of this application.

The two adjacent lots proposed for acquisition comprise the northern portion of a block (Block 583) bounded on the north by Lorraine Street, on the east by Court Street, on the south by Bay Street and on the west by Clinton Street. Lot 1 contains a 1-story vacant industrial building of

80,400 square feet and on its south side there are approximately 25,000 square feet to be used for parking. Lot 36 contains a vacant 1-story industrial building of 28,350 square feet. Both lots are zoned M1-1 and the total area of the two lots to be acquired is 133,750 square feet.

To the east and south of the project site are auto related and manufacturing uses in an area zoned M1-1 and M3-1. Directly to the west and south of the project site, in an R5 zoning district, is the Red Hook Recreational Area, a city park. To the northwest is Red Hook Houses, a NYCHA project, and directly to the north are manufacturing and industrial uses.

The applicant proposes to join the two buildings to create a 108,750 square foot building that would store 2,200 voting machines for Brooklyn and election supplies such as tables, chairs, and poll site ramps. Fifty parking spaces and storage for eight BoE trucks would be provided.

Lorraine and Court Streets will provide truck access to the site. The facility would employ 22 people on a permanent basis and another 50 at election time. Truck loading and unloading capacity will be offstreet and located off both Lorraine and Court streets.

The subject site is to be leased by the BoE's current landlord. The current landlord will assume the cost of converting the relocation site to meet the needs of the Board of Elections.

Clinton and Court streets are major north-south roadways providing access to Hamilton Avenue and the Gowanus Expressway to the north of the project site. The local B77 bus runs adjacent to the project site on Lorraine Street and the Smith-9th Street station of the "F" and "G" subway

lines is 5 blocks to the northeast of the project site.

ENVIRONMENTAL REVIEW

This application (C 030311 POK) 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 Board of Elections. The designated CEQR number is 02BOE001K.

After a study of the potential environmental impact of the proposed action a negative declaration was issued on December 23, 2002.

UNIFORM LAND USE REVIEW

This application (C 030311 POK) was certified as complete by the Department of City Planning on March 3, 2003, and was duly referred to Community Board 6 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 6 held a public hearing on this application on March 6, 2003, and on April 9, 2003, by a vote of 29 to 6 with 1 abstention, adopted a resolution recommending approval of the application with the following comments:

... it was the recommendation of our committee that we approve this action, based

on the condition that some modest site improvements be undertaken. These improvements should include, but not be limited to, the installation of new perimeter sidewalks with tree plantings and landscaping where appropriate, the installation of exterior lighting at the building perimeter, and facade improvements that should include the installation of windows.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on May 1, 2003, subject to the following conditions:

1. That the property owner replace the sidewalks surrounding the site, plant street trees and incorporate lights into the building's exterior;
2. That the property owner replace the roll-down gate opposite the Red Hook Recreation Area with a gate that is more in keeping with the aesthetic character of Parks Department fences.

City Planning Commission Public Hearing

On June 4, 2003 (Calendar No. 3), the City Planning Commission scheduled June 18, 2003, for a public hearing on this application (C 030311 PQK). The hearing was duly held on June 18, 2003 (Calendar No.7). A representative of BoE appeared in favor.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application by the Board of Elections and the Department of Citywide Administrative Services for the acquisition of property located at 645 Clinton Street and 624 Court Street (Block 583, Lots 1 and 36) for use as a warehouse is appropriate.

The proposed NYC Board of Elections Brooklyn warehouse facility was not included in the Citywide Statement of Needs, however a letter pursuant to Section 204g of the New York City Charter was sent to the Borough President of Brooklyn.

The proposed facility would improve the efficiency of the Board of Elections warehousing operations. The current location requires that the Board of Elections share elevators and loading facilities with other companies. The proposed facility would be located at street level and would not require the use or the sharing of elevators and would have sufficient truck access.

In response to the concerns of both the Borough President and the Community Board regarding street trees, sidewalks and other minor improvements the Commission urges the leaseholder to make the requested improvements.

The Commission further notes that the proposed site provides access for both trucks carrying voting machines and for employees at the facility. Clinton and Court streets are major north-south roadways providing access to Hamilton Avenue and the Gowanus Expressway to the north of the project site. The local B77 bus runs adjacent to the project site on Lorraine Street and the Smith-9th Street station for the "F" and "G" subway lines is 5 blocks to the northeast of the project site.

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 Sections 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration and findings described in this report, the application by the Board of Elections and the Department of Citywide Administrative Services, pursuant to Section 197 - c of the New York City Charter, for the acquisition of property located at 645 Clinton Street and 624 Court Street (Block 583, Lots 1 and 36), Brooklyn, for use as a warehouse facility, Borough of Brooklyn, Community District 6, is approved.

The above resolution (C 030311 PQK), duly adopted by the City Planning Commission on July 2, 2003 (Calendar No. 12), 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.,
RICHARD W. EADDY, ALEXANDER GARVIN,
JANE D. GOL, CHRISTOPHER KUI,
JOHN MEROLO, KAREN A. PHILLIPS,
JOSEPH B. ROSE, DOLLY WILLIAMS, Commissioners

Community/Borough Board
Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 030311 PQK

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Board of Elections and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 645 Clinton Street and 624 Court Street (Block 583, Lots 1 and 36), Brooklyn, for use as a warehouse facility.

COMMUNITY BOARD NO. 06

BOROUGH Brooklyn

BOROUGH BOARD _____

DATE OF PUBLIC HEARING March 20, 2003

St. Mary's Residence
LOCATION 41 First Street, Brooklyn

WAS QUORUM PRESENT? YES NO

(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE April 9, 2003

Ny Methodist Hospital
LOCATION 506 Sixth Street, Brooklyn

RECOMMENDATION

APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS
 DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

"See Attached"

VOTING :

IN FAVOR 29 AGAINST 6
TOTAL MEMBERS APPOINTED TO BOARD 45

ABSTAINING 1

Craig Hammerman
COMMUNITY BOROUGH BOARD OFFICER

District Manager

DATE 4/25/03

TITLE



THE CITY OF NEW YORK
COMMUNITY BOARD SIX

Marty Markowitz
Borough President

Jerry Armer
Chairperson

Craig Hammerman
District Manager

April 25, 2003

DEPARTMENT OF CITY PLANNING

Amanda Burden
Chairperson
City Planning Commission
22 Reade Street
New York, New York 10007

MAY 9 2003

BROOKLYN OFFICE

118

Re: ULURP No. C 030311 POK
645 Clinton Street & 624 Court Street, Brooklyn

Dear Chairperson Burden:

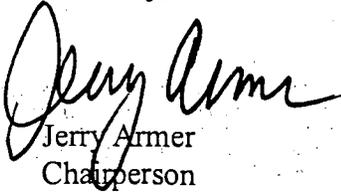
I am writing to advise you that at its April 9, 2003 general meeting Community Board 6 resolved to conditionally approve the relocation of Board of Elections warehousing operation to the above-referenced locations in our district.

After hearing a presentation by the Board of Elections in this matter, and conducting a Public Hearing at the March 20, 2003 meeting of our Landmarks/Land Use Committee, there was a strong sense on our committee that we would have preferred to have seen this property used for some more intensive industrial use that would have generated jobs for the host community. We did note that the relocation of this facility will ultimately save the City money in leasing this space. We also noted that jobs will not be lost as a result of this action, but simply relocated along with the facility itself. In the absence of other users clamoring for this particular site, we did also consider that the proposed use conforms to the area's zoning and, in fact, is similar to what it had been previously used for by the prior tenant.

For the above reasons, it was the recommendation of our committee that we approve this action, based on the condition that some modest site improvements be undertaken. These improvements should include, but not be limited to, the installation of new perimeter sidewalks with tree plantings and landscaping where appropriate, the installation of exterior lighting at the building perimeter, and facade improvements that should include the installation of windows. We believe these improvements will help improve safety around the facility, make the site more welcoming and help enhance its image to the surrounding Red Hook community.

We are hope that we can count on your support for these modest conditions and thank you for the opportunity to comment.

Sincerely,



Jerry Armer
Chairperson

cc: Hon. Marty Markowitz
Hon. Sara M. Gonzalez
John O'Grady, Board of Elections
Regina Myer, DCP/Brooklyn Office

Brooklyn Borough President Recommendation

10007

CITY PLANNING COMMISSION

22 Reade Street, New York, NY

FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicants representatives as indicated on the Notice of Certification.

APPLICATION # 030311 PCK
DESCRIPTION Board of Elections Warehouse

COMMUNITY DISTRICT NO. 6 BOROUGH OF BROOKLYN

RECOMMENDATION

- APPROVE
 APPROVE WITH MODIFICATIONS/CONDITIONS
 DISAPPROVE
 DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION – MODIFICATIONS/CONDITIONS

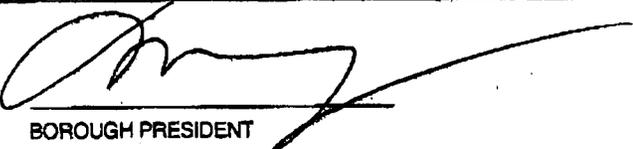
On April 28, 2003, the Borough President held a public hearing on this application. A representative of the agency presented the proposal. There was one speaker testifying in favor: a member of Community Board 6 who presented the Land Use Committee's condition that the sidewalks be replaced, street trees be planted and lights be incorporated into the building's exterior.

RECOMMENDATION

Be it resolved, that the President of the Borough of Brooklyn, pursuant to Section 197-c of the New York City Charter, recommends approval of this application, subject to the adoption of the following modifications by the City Planning Commission and/or the City Council:

1. That the property owner replace the sidewalks surrounding the site, plant street trees and incorporate lights into the building's exterior;
2. That the property owner replace the roll-down gate opposite the Red Hook Recreation Area with a gate that is more in keeping with the aesthetic character of Parks Department fences.

RECOMMENDATION ATTACHED
 RECOMMENDATION TO FOLLOW



BOROUGH PRESIDENT

May 1, 2003

DATE