



CITY PLANNING COMMISSION

August 27, 2008/Calendar No. 14

N 080456 BDK

IN THE MATTER of an application submitted by the Department of Small Business Services on behalf of the Fulton Street Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the formation of the Fulton Street Business Improvement District, Borough of Brooklyn, Community District 2.

On March 27, 2008, the Mayor authorized the preparation of a district plan for the Fulton Street Business Improvement District (BID). On May 27, 2008, on behalf of the Fulton Street District Management Association (DMA), the Department of Small Business Services (DSBS) submitted the district plan for the BID, located in Community District 2, in the Borough of Brooklyn.

BACKGROUND

The Fulton Street BID is located in the Fort Greene and Clinton Hill sections of the Borough of Brooklyn. The proposed BID boundaries extend along Fulton Street, running south easterly from Rockwell Place to Classon Avenue.

The District represents 371 properties, 310 property owners and 195 businesses. There are 134 residential properties; including 1,300 residential units. The district contains several triangular parks, and the BAM Harvey Theatre.

The services of the BID would focus primarily on sanitation, security, holiday lighting and marketing. The sanitation program would employ uniformed sanitation workers who may operate eight hours per day, seven days a week.

The proposed budget for the BID is projected to be \$300,000. The budget would allocate

\$95,000 to sanitation, \$35,000 to security; \$40,000 to marketing and promotion, \$25,000 to holiday decorations, \$50,000 to administration, \$29,000 to operational expenses, \$11,000 to OTPS and \$15,000 to contingency.

The BID assessment method is based on linear front footage. Commercial and vacant properties would be assessed at a rate not to exceed \$50 per individual property linear front foot (FF). Corner properties will be assessed an additional \$120 per year. The median assessment is \$1,017 and the average assessment is \$1,595. Residential properties would be assessed at one dollar annually. Government and not-for-profit owned property devoted in whole to public or not-for-profit use shall be exempt from assessment.

Outreach to property owners, merchants and residents was done by the Fulton Street DMA.

ENVIRONMENTAL REVIEW

The district plan 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 State Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 08SBS009K. The lead agency is the Department of Small Business Services.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on May 20, 2008.

LAND USE REVIEW

On May 27, 2008 the Department of Small Business Services submitted the district plan for the Fulton Street Business Improvement District (BID) to the Department of City Planning. The plan was then transmitted for review to the Office of the Mayor, Office of the Brooklyn Borough President, City Council Speaker, City Council Member of Council District 35 and Brooklyn Community Board 2.

Community Board Public Hearing

On June 11, 2008, Community Board 2 adopted a resolution recommending approval of this application (N 080456 BDK) by a vote of 34 in favor, with 0 opposed and 0 abstentions.

City Planning Commission Public Hearing

On July 2, 2008, Calendar No. 1 the Commission scheduled July 23, 2008 for a public hearing on the district plan. On July 23, 2008 (Calendar No.23), the hearing was duly held. There were three speakers in favor of the proposal and none in opposition.

The executive director of the Pratt Area Community Council and also a member of the BID's steering committee spoke about the issues that had facilitated their efforts in planning the proposed BID. Those issues included concerns regarding sanitation, security, traffic and parking and much needed capital improvements.

A member, also from the Pratt Area Community Council and the steering committee gave an overview of the services, budget and assessment.

A property and business owner spoke about the issues of the district and the need for the BID.

There were no other speakers and the hearing was closed.

Consideration

The Commission believes that the proposal to establish the Fulton Street Business Improvement District in Brooklyn is appropriate.

The Commission has carefully reviewed the documents that the BID sponsor submitted regarding notification of stakeholders about the proposed BID and believes that these outreach efforts for the BID were satisfactory.

BIDs are important to the City because they promote healthy economic development for the City and help retain and attract businesses to the District.

Resolution

The Commission supports the proposed plan and has adopted the following resolution:

RESOLVED, that the City Planning Commission certifies its unqualified approval of the district plan for the Fulton Street Business Improvement District.

The above resolution duly adopted by the City Planning Commission on August 27, 2008 (Calendar No. 14) is filed with the City Council and the City Clerk pursuant to Section 25-405 of the Administrative Code of the City of New York.

AMANDA M. BURDEN, AICP, Chair

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, MARIA M. DEL TORO,

NATHAN LEVENTAL, JOHN MEROLO,

KAREN A. PHILLIPS, COMMISSIONERS

SHIRLEY A. McRAE, RECUSED