



CITY PLANNING COMMISSION

July 23, 2003/Calendar No. 30

C 030379 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for disposition of city-owned property located at 345 Adams Street (Block 140, part of Lot 123) and the disposition of city-owned development rights (Block 140, lots 10, 123, 1001, 1002, 1101 - 1105) pursuant to zoning, Borough of Brooklyn, Community District 2.

The application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services (DCAS) on March 11, 2003.

RELATED ACTIONS

In addition to the special permit which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 030378 ZSK CPC Special Permit pursuant to Section 74-721 to permit the modification of tower height and setback regulations;
2. C 030269 MMK Amendment to the city map involving the elimination, discontinuance and closing of a 1,025 square foot portion of Pearl Street and closing of a 3,395 square foot portion of Adams Street;
2. N 030376 ZRY Zoning text amendment to Section 74-91 (Modification of Urban Plazas) to permit modification of urban plazas in C5-4 districts on zoning lots of more than 200,000 square feet;
4. C 030377 ZSK Special permit pursuant to Section 74-91 of the Zoning Resolution to modify the requirements of Section 37-04 of the Zoning Resolution to facilitate the re-design and upgrading of an existing urban plaza;

5. C 030380 PPK Disposition of one (1) city-owned property currently occupied by the Brooklyn Renaissance Hotel, located at 350 Jay Street (Block 140, Lots 1101-1105) pursuant to zoning; and
6. C 030381 PPK Disposition of the ground and second floors of 345 Adams Street (Block 140, part of Lot 123) pursuant to zoning.

BACKGROUND

DCAS is proposing the disposition of Block 140, part of Lot 123, a 8,615 square foot city-owned parcel adjacent to 345 Adams Street currently occupied by a vacant three-story building and all remaining development rights available on the zoning lot which comprises lots 10,123,1001-1002 and 1101-110 pursuant to zoning.

A full background discussion and description of this project appears in the report on the related application for the grant of a special permit (C 030378 ZSK).

ENVIRONMENTAL REVIEW

This application (C 030379 PPK), in conjunction with the applications for the related actions (C 030378 ZSK, C 030269 MMK, N 030376 ZRY, C 030377 ZSK, C 030380 PPK and C 030381 PPK), 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 designated CEQR number is 02DME015K. The lead agency is The Office of the Deputy Mayor for Economic Development and Rebuilding.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on March 26, 2003.

UNIFORM LAND USE REVIEW

This application (C 030379 PPK), in conjunction with the applications for the related actions (C 030378 ZSK, C 030269 MMK, C 030377 ZSK, C 030380 PPK and C 030381 PPK), was certified as complete by the Department of City Planning on March 31, 2003, and was duly referred to Community Board 2 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules, along with the related non-ULURP text change application (N 030376 ZRY), which was sent to the board and the Borough President for information and review.

Community Board Public Hearing

Community Board 2 held a public hearing on this application on April 30, 2003, and on May 14, 2003, by a vote of 35 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on May 27, 2003.

City Planning Commission Public Hearing

On June 4, 2003 (Calendar No. 9), the City Planning Commission scheduled June 18, 2003, for a public hearing on this application (C 030379 PPK). The hearing was duly held on June 18, 2003 (Calendar No. 13), in conjunction with the public hearings on the applications for the related actions (C 030378 ZSK), (C 030269 MMK), (N 030376 ZRY), (C 030377 ZSK), (C 030380 PPK) and (C 030381 PPK).

There were nine speakers in favor of the application and none opposed, as described in the report on the related application for the grant of a special permit (C 030378 ZSK), and the hearing was closed.

CONSIDERATION

The Commission believes that the disposition of this city-owned property is appropriate. A full consideration of the issues, and the reasons for approving this application, appear in the report of the related application for a special permit (C 030378ZSK).

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c of the New York City Charter, that the disposition of city-owned property located at 345 Adams Street (Block 140, part of Lot 123) and the disposition of city-owned development rights (Block 140, lots 10, 123, 1001, 1002, 1101 - 1105) pursuant to zoning, Borough of Brooklyn, Community District 2, proposed in an application by the Department of Citywide Administrative Services, dated on

March 11, 2003 is approved.

The above resolution (C 030379 PPK), duly adopted by the City Planning Commission on July 23, 2003 (Calendar No. 30), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, 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

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Commissioners**