



CITY PLANNING COMMISSION

December 5, 2007/Calendar No. 20

C 050384 MMK

IN THE MATTER OF IN THE MATTER OF an application, submitted by the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of Wyckoff Bennett Mont House Park at Avenue P and East 22nd Street; and
- any acquisition or disposition of real property related thereto,

Community District 15, Borough of Brooklyn, in accordance with Map No. Y-2694 dated June 5, 2007 and signed by the Borough President.

The application (C 050384 MMK) for an amendment to the City Map was filed by the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter on March 22, 2005. It involves: the establishment of Wyckoff Bennett Mont House Park at Avenue P and East 22nd Street and any acquisition or disposition of real property related thereto.

BACKGROUND

The Department of Parks and Recreation (DPR) proposes the establishment of Wyckoff Bennett Mont House Park at the southeast corner of the intersection of Avenue P and East 22nd Street in Brooklyn. Four lots (Lots: 1, 67, 70 and 72) in Block 6785 will be mapped as parkland and acquired by the City to facilitate the preservation of an intact and rare example of early colonial Dutch architecture, Wyckoff Bennett House, that is reflective of the early settlements of Brooklyn and greater New York City. The total mapped park will be 0.51 acres.

The properties proposed for park establishment are privately-owned. Currently, the owner of these properties, the Mont family, resides on the site. The Mont family has been giving informal tours of the property upon request.

Wyckoff Bennett House is a designated National Historic Register site which was also designated as a New York City Landmark in 1968. The house is believed to have been built in 1766. During the American Revolution, this house served as a billet for Hessian soldiers. Once the site is mapped as parkland, this house will serve as an Historic House Museum.

The project site is in an R3-2 zoning district in the Manhattan Terrace/Marine Park section of the Borough of Brooklyn. Adjacent zoning districts include R7A. The immediate area is developed with one and two family residential buildings. The site is located just south of Kings Highway.

Agencies were polled on April 8, 2005. No city agency had objections to this proposal.

ENVIRONMENTAL REVIEW

This application (C 050384 MMK) 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 No. is 05DPR004K. The lead agency is the Department of Parks and Recreation.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on April 13, 2006.

UNIFORM LAND USE REVIEW

This application (C 050384 MMK), was certified as complete by the Department of City Planning on July 23, 2007 and was duly referred to Community Board 15 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

COMMUNITY BOARD PUBLIC HEARING

Community Board 15 held a public hearing on this application (C 050384 MMK) on September 18, 2007, and on September 25, 2007, by a vote of 30 to 8 with 1 abstention, adopted a resolution recommending approval of the application.

BOROUGH PRESIDENT RECOMMENDATION

This application (C 050384 MMK) was considered by the Borough President, who issued a recommendation approving the application on October 24, 2007.

CITY PLANNING COMMISSION PUBLIC HEARING

On October 17, 2007 (Calendar No. 4), the City Planning Commission scheduled October 31, 2007, for a public hearing on this application (C 050384 MMK). The hearing was duly held on October 31, 2007 (Calendar No. 16).

There were two speakers in favor and none in opposition to the proposal. The speakers, representatives of the Department of Parks and Recreation and The Historic House Trust of New York City, a not-for-profit organization, described the proposal and need for preservation of early colonial Dutch architecture.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this amendment to the City Map is appropriate.

The purpose of this park mapping and acquisition is to preserve a distinguished, remarkably intact and rare example of early colonial Dutch architecture that is reflective of the early settlements of Brooklyn and of greater New York City. The house is believed to have been built in 1766 by Hendrik and Abraham Wyckoff. During the

American Revolution the house served as quarters for Hessian soldiers, and is designated as a National Historic Register site and a NYC landmark.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition to be appropriate, adopts the following 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 199 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 050384 MMK) for the amendment to the City Map involving:

- the establishment of Wyckoff Bennett Mont House Park at Avenue P and East 22nd Street; and
- any acquisition or disposition of real property related thereto,

Community District 15, Borough of Brooklyn, in accordance with Map No. Y-2694 dated June 5, 2007 and signed by the Borough President, is approved; and be it further

RESOLVED that, all such approvals being subject to the following condition:

The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. Y-2694 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.

The above resolution (C 050384 MMK), duly adopted by the City Planning Commission on December 5, 2007 (Calendar No. 20), 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 Chair

ANGELA BATAGLIA, IRWIN G. CANTOR, P.E.

ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III

BETTY CHEN, RICHARD W. EADDY

NATHAN LEVENTHAL, KAREN A. PHILLIPS

DOLLY WILLIAMS, Commissioners

MARIA M. DEL TORO, Commissioner, Abstaining