



CITY PLANNING COMMISSION

July 14, 2010 Calendar No. 26

C 090376 PPK

IN THE MATTER OF an application submitted by the Department of Small Business Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, located at 8201 Foster Avenue (Block 7920, Lots 20 and 25), in the Brooklyn Terminal Market, Borough of Brooklyn, Community District 18, pursuant to zoning.

The application (C 090376 PPK) was filed on April 6, 2009 by the Department of Small Business Services (SBS) and the Department of Citywide Administrative Services (DCAS) for the disposition of city-owned property located at 8201 Foster Avenue (Block 7920, Lots 20 and 25), Community District 18, Borough of Brooklyn, pursuant to zoning.

BACKGROUND

The Department of City wide Administrative Services (DCAS) and the Department of Small Business Services (DBS) is seeking the disposition of City-owned property currently occupied by the Brooklyn Terminal Market. Located at 8201 Foster Avenue (Block 7920, Lots 20 and 25) in an M1-1 zoning district, the Brooklyn Terminal Market is generally bounded by the Long Island Railroad right-of-way to the north, East 87th Street to the east, Foster Avenue to the south and East 83rd Street to the west. The area around the Brooklyn Terminal Market is generally characterized by a mix of commercial, light manufacturing and auto related uses. DCAS intends to dispose the property to the Economic Development Corporation (EDC), who then intends to dispose the property to the Brooklyn Terminal Market Merchants Association.

Established in 1942, the Brooklyn Terminal Market offers wholesale and retail produce, flowers, plants, fish, groceries, and paper goods. It is located on a 629,197 square-foot lot that is developed with nine, one- and two-story buildings which total 221,429 square feet of floor area.

The property is currently under the jurisdiction of SBS, and 31 individual companies operate their businesses from 107 spaces, or bays, under a 30-year lease that the Merchants Association signed with EDC in 2005. Following the purchase, the Merchants Association intends to upgrade the facility in order to continue the existing operations. No additional buildings are proposed to be constructed.

ENVIRONMENTAL REVIEW

This application (C 090376 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 lead agency is the Department of Small Business Services. This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 090376 PPK) was certified as complete by the Department of City Planning on March 22, 2010 and was duly referred to Community Board 18 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 18 held a public hearing on this application (C 090376 PPK) on April 21, 2010, and on that date, by a vote of 30 in favor, 0 opposed and 1 abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 090376 PPK) was considered by the Brooklyn Borough President, who issued a recommendation approving the application on May 26, 2010.

City Planning Commission Public Hearing

On May 26, 2010 (Calendar No. 1), the City Planning Commission scheduled June 9, 2010 for a public hearing on this application (C 090376 PPK). The hearing was duly held on June 9, 2010 (Calendar No. 12). A representative from the Economic Development Corporation spoke in favor of the application. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application by the Department of Small Business Services and the Department of City-wide Administrative Services for the disposition of this city-owned property is appropriate.

The Brooklyn Terminal Market has been in existence at its current location since 1942, and the Brooklyn Terminal Market Merchant's Association currently holds a 30-year lease to continue to operate the facility.

The Commission believes that the disposition of this property to the Brooklyn Terminal Market Merchant's Association would facilitate its plans to upgrade the market's physical plant and enhance business operations. The Commission further believes that the sale of the property, pursuant to zoning, and its continued use as a wholesale and retail market is consistent with existing area land uses.

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c of the New York City Charter that, based on the environmental determination and the consideration described in this report, the application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 8201 Foster Avenue (Block 7920, Lots 20 and 25), Borough of Brooklyn, pursuant to zoning, is approved.

The above resolution(C 090376 PPK), duly adopted by the City Planning Commission on July 14, 2010 (Calendar No. 26), 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, FAICP Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, ALFRED C. CERULLO, III,

BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,

NATHAN LEVENTHAL, ANNA HAYES LEVIN, KAREN A. PHILLIPS, Commissioners

TJ/SO/JM/BK

Community/Borough Board Recommendation

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

Application # **C090376PPK**
CEQR # **TYPE II**
Community District No. 18 Borough: Brooklyn
Community District No. ___ Borough: ___
Project Name:

INSTRUCTIONS

1. Complete this form and return one copy to the Calendar Information Office, City Planning Commission, Room 2E, at the above address.

2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the NYC Department of Small Business Services (SBS) and the NYC Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property, located at 8201 Foster Avenue (Block 7920, Lots 20 and 25), in the Brooklyn Terminal Market, pursuant to zoning.

Applicant(s):
NYC Dept. of Small Business Services
110 William Street, 7th Floor
NY, NY 10038
NYC Department of Citywide Administrative Services
One Centre Street, 20th Floor North

Applicant's Representative:
Hardy Adasko, Senior Vice President
NYC Economic Development Corp.
110 William Street
NY, NY 10038
212-312-3703

Community Board No. 18 Borough: **Brooklyn**

Borough Board

Date of public hearing: 4/21/10

Location: Kings Plaza Community Room
Flatbush Avenue & Avenue V
Brooklyn, New York 11234

Was a 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: 4/21/10

Location: Same as above

RECOMMENDATION

Approve

Approve With Modifications/Conditions

Disapprove

Disapprove With Modifications/Conditions

Explanation of Recommendation-Modification/Conditions (Attach additional sheets if necessary)

Voting

In Favor: 30 Against: - 0 - Abstaining: 1

Total members appointed to the board: 47

Dorothy Turano
Community/Borough Board Officer
Dorothy Turano

District Manager
Title

April 22, 2010
Date

CITY PLANNING COM. SIB
2010 APR 26 PM 3:25
DEPT. OF CITY PLANNING

Brooklyn Borough President 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 one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION #: 090376 PPK

Brooklyn Terminal Market

In the matter of an application submitted by the NYC Department of Small Business Services (SBS) and the NYC Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City charter, for disposition of one city-owned property, located at 8201 Foster Avenue in the Brooklyn Terminal Market, pursuant to zoning.

COMMUNITY DISTRICT NO. 18

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

DISAPPROVE

APPROVE WITH

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

MODIFICATIONS/CONDITIONS

The borough president supports the efforts of the Economic Development Corporation (EDC) to enable the Brooklyn Terminal Market to be owned by its merchants association, granting full control and maintenance over the site. The use is intended to remain as a wholesale market. This disposition will allow the current tenants to readily invest in the property to a greater extent than the City would have been able to. The borough president understands that the merchant association has plans to upgrade the features of the building exteriors and sidewalk along the property, with hopes to match the design aesthetic of the planned retail center located at the eastern end of the block. He urges for these changes to be made as soon after disposition as possible.

Be it resolved that the borough president of Brooklyn, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this disposition of property.



BOROUGH PRESIDENT

May 26, 2010

DATE