



CITY PLANNING COMMISSION

September 28, 2005/Calendar No. 5

C 050463 PQK

C 050464 PPK

IN THE MATTER OF applications submitted by the Department of Citywide Administrative Services and the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of privately-owned property (Block 2023, part of lot 150), and the disposition to the Brooklyn Navy Yard Development Corporation of City-owned properties (Block 2023, parts of lots 50 and 150) located at the Brooklyn Navy Yard, Community District 2, Borough of Brooklyn.

These applications (C 050463 PQK and C 050464 PPK) were filed on May 17, 2005 by the Department of Citywide Administrative Services and the Department of Small Business Services for acquisition of privately-owned property, Admiral's Row (Block 2023, part of lot 150), and subsequent disposition of two City-owned properties, the Naval Station Annex and Admiral's Row (Block 2023, parts of lots 50 and 150), to the Brooklyn Navy Yard Development Corporation.

BACKGROUND

The Department of Citywide Administrative Services and the Department of Small Business Services are proposing the acquisition of Admiral's Row and subsequent disposition of Admiral's Row and the Naval Station Annex to the Brooklyn Navy Yard Development Corporation (BNYDC) in order to consolidate these two properties into the same management structure employed for the entire Navy Yard and to allow the BNYDC to manage their future redevelopment.

The Brooklyn Navy Yard Development Corporation (BNYDC), a not-for-profit corporation, manages the 262-acre Brooklyn Navy Yard under a master lease agreement with the City of New York. BNYDC is responsible for leasing commercial and

manufacturing space within the Yard, developing underutilized areas of the Yard, and for overseeing the ongoing modernization of the Yard's infrastructure.

The Naval Station Annex (Block 2023, Part of Lot 150) is a 28-acre parcel of land that was acquired by the BNYDC from the Department of Navy in 2001. Thirty-five (35) structures are present on this site today. The majority of the parcel comprises the Naval Hospital Campus and all structures associated with the Navy's previous use of the hospital, including laboratories, housing for hospital staff, officer's club buildings, and accessory medical facilities. All buildings on the site are vacant except for Building No. 2 which is partially occupied by an industrial tenant under lease to BNYDC.

Also within the Naval Station Annex is a 1.7-acre cemetery. The cemetery was closed in 1910 and in 1926 the Navy exhumed the remains and reinterred them at the National Cemetery at Cypress Hill, (Brooklyn NY). As part of the Cultural Resource Survey (1994) and Archaeological Evaluation (1997), the State of the Research Report (1999) identified several human remains located in the cemetery. The cemetery land will therefore remain as open space and not be available for future development.

Admiral's Row (Block 2023, Part of Lot 150) is a 6-acre parcel that is currently owned by the U.S. National Guard and managed by the U.S. Department of Army, Army Corps of Engineers. Built between 1864-1901, twenty-one (21) vacant structures exist on the site but have severely deteriorated since their occupation in the 1970's. Eleven (11) of the structures are former officer's housing (Admiral's Row): three (3) detached three-story residential structures, seven (7) attached three-story structures and one single-story structure. Each of the three story structures have detached, accessory garages. Other

structures on the site are a maintenance building, a shower room, and a deteriorated ice-skating rink. There are two tennis courts at the northeast portion of the parcel.

During the late 1980's Admiral's Row was controlled by the U.S. Army and was anticipated to be redeveloped as an Army National Guard training facility. In preparation for redevelopment of the site, the U.S. Army prepared and submitted all required documentation to the New York State Historic Preservation Office (SHPO). In 1986, SHPO determined that the houses were eligible for the State Register of Historic Places and required that prior to demolition of Admiral's Row, proper documentation be submitted indicating that all feasible and prudent alternatives had been explored. Subsequently, plans for redevelopment by the U.S. Army were terminated.

There is no development proposed as a result of these actions. Any future development on these sites would be pursuant to the M1-2 and M3-1 zoning on these sites.

ENVIRONMENTAL REVIEW

These applications (C 050463 PPK and C 050464 PPK) were 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 05SBS001K. The lead agency is the Department of Small Business Services.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 16, 2005.

UNIFORM LAND USE REVIEW

These applications (C 050463 POK and C 050464 PPK) were certified as complete by the Department of City Planning on May 23, 2005, and were duly referred to Community Board 2 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 2 held a public hearing on the applications on June 23, 2005, and on July 13, 2005, by a vote of 27 to five with six abstentions, adopted a resolution recommending approval of the applications.

Borough President Recommendation

These applications (C 050463 POK and C 050464 PPK) were considered by the Borough President, who issued a recommendation approving the applications on July 19, 2005.

City Planning Commission Public Hearing

On August 10, 2005 (Calendar No. 3), the City Planning Commission scheduled August 24, 2005, for a public hearing on this application (C 050463 POK, C 050464 PPK). The hearing was duly held on August 24, 2005 (Calendar No. 21). There were two speakers in favor of the application and three speakers in opposition.

The speaker in favor was the Vice President of Planning and Development at the Brooklyn Navy Yard. The speaker described the mission of the BNYDC, discussed the intent of the requested actions and gave a detailed description of each of the subject

properties. A representative from the Department of Small Business Services also appeared in favor.

The speakers in opposition included representatives of the Fort Greene Neighborhood Association, the Historic District Council and a community resident. The speakers testified in support of the historic preservation and adaptive reuse of Admiral's Row. Each of the speakers advocated for further studies be completed to analyze the feasibility for the adaptive reuse of the property prior to any future plans for their redevelopment.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), adopted by the Board of Estimate on September 30, 1982 (Calendar No. 17), pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 05-028.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the applications submitted by the Department of Citywide Administrative Services and the Department of Small Business Services for acquisition of privately-owned property (Block 2023, part of Lot 150) and disposition of City-owned

properties (Block 2023, parts of lots 50 and 150) within the Brooklyn Navy Yard to the Brooklyn Navy Yard Development Corporation are appropriate.

These applications would allow the BNYDC to consolidate these two properties into the same management structure used for the entire Brooklyn Navy Yard. The Commission believes that the proposed actions would be consistent with the goals and mission of the BNYDC as mandated by the City of New York. The Commission notes that though there are no specific development plans proposed as a result of these actions, any future development on these sites would be pursuant to the existing M1-2 and M3-1 zoning districts and would be consistent with the land uses within the Brooklyn Navy Yard.

The 262-acre Brooklyn Navy Yard currently supports over 200 tenants employing more than 4,500 workers. The transfer of these properties would allow the BNYDC, a not-for-profit entity, to lease the properties to new businesses without requiring the tenants to pay real estate taxes. The Commission believes that these actions are important to allow the BNYDC to further its goals for leasing commercial and manufacturing space, developing underutilized areas of the Yard, and for overseeing the ongoing modernization of the Yard's infrastructure.

In response to the testimony heard at the Commission's public hearing regarding the preservation and adaptive reuse of Admirals Row, the Commission notes that in 1994 the City prepared a Preliminary Case Report (PCR) that explored all potential alternatives for preservation of Admirals Row. The report concluded that none of the preservation alternatives explored were financially or structurally feasible and recommended demolition of the houses and mitigation in the form of photographic documentation

meeting the standards of the Historic American Buildings Survey (HABS). In 1995, SHPO accepted the conclusion of the PCR and recommended that a Memorandum of Agreement (MOA) be executed requiring HABS documentation prior to demolition. In 1996, an MOA was executed and signed by the Army Corps of Engineers, SHPO, BNYDC and the Landmarks Preservation Commission (LPC). In April, 2005 the BNYDC performed all required HABS documentation and in June, 2005 SHPO accepted this documentation as complete. The Commission believes that all required documentation has been completed and no further study is necessary.

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, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

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, these applications (C 050463 POK and C 050464 PPK) by the Department of Citywide Administrative Services and the Department of Small Business Services for acquisition of privately-owned property (Block 2023, part of lot 150) and disposition of two City-owned properties (Block 2023, parts of lots 50 and 150) located at the Brooklyn Navy Yard, Borough of Brooklyn, Community District 2, are approved.

The above resolution (C 050463 PQQ, C 050464 PPK), duly adopted by the City Planning Commission on September 28, 2005 (Calendar No. 5), 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,
ANGELA BATTAGLIA, **IRWIN G. CANTOR**,
ANGELA R. CAVALUZZI, *R.A.*, **ALFRED C. CERULLO, III**,
RICHARD W. EADDY, **JANE D. GOL**, **LISA A. GOMEZ**,
CHRISTOPHER KUI, **JOHN MEROLO**,
KAREN PHILLIPS, **DOLLY WILLIAMS**, Commissioners