



CITY PLANNING COMMISSION

June 17, 2009/ Calendar No.16

C 090277 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property pursuant to zoning, located at:

A:

BLOCK	LOTS
7074	4, 6, p/o 20, p/o 23, 89, p/o 105, 170, p/o 190
7074	250, 254, p/o 256, 300, p/o 310, 340, 348, p/o 360
8694	1, 5, 11, 12, 14, 16, 18, 25, 30, 33, 421
8695	61, 64, p/o 72, p/o 120, p/o 433
8696	35, 37, 44, 47, 48, 49, 50, 53, p/o 70, p/o 140, p/o 145, 211, p/o 212

B: Block 7071, Lot 142

Borough of Brooklyn, Community District 13.

This application (C 090277 PPK) for disposition of city-owned property was submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Small Business Services (SBS), on January 15, 2009. Approval of this application would facilitate the development of amusement and entertainment uses pursuant to the proposed zoning in the proposed amusement and entertainment district.

RELATED ACTIONS

In addition to the acquisition of property, which is the subject of this report, implementation of the proposal for Coney Island requires action by the City Planning Commission on the following applications which are considered concurrently with this application.

1. **N 090273 (A) ZRK:** Zoning Text amendment to create the Special Coney Island District.
2. **C 090272 ZMK:** Amendment to the Zoning Map, Section Nos. 28d, to rezone C7 and R6 districts to R7A, R7X and R7D districts with C2-4 overlays within the proposed Special Coney Island District and to rezone C7 district to R5 outside of the Special Coney Island District.

3. **C 090107 MMK:** Amendment of the City Map to eliminate and establish parkland, to eliminate, discontinue and close, establish and extend certain streets and to modify the grades of existing streets.
4. **C 090274 POK:** Acquisition of property located within the Coney East subdistrict.
5. **C 090275 POK:** Acquisition of property located at West 19th Street and Surf Avenue.
6. **C 090276 HAK:** UDAAP designation, project approval and disposition of City-owned property located between West 19th Street and West 20th Street and between Surf Avenue and Mermaid Avenue.

BACKGROUND

A full background discussion and description of this application appears in the report on the related zoning text change application N 090273 (A) ZRK.

ENVIRONMENTAL REVIEW

This application (C 090277 PPK), in conjunction with the related applications (C 090272 ZMK, N 090273 ZRK, N 090273 (A) ZRK, C 090107 MMK, C 090274 POK, C 090275 POK, and C 090276 HAK) 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 08DME007K. The lead agency is the Office of the Deputy Mayor for Economic Development.

It was determined that the proposed actions may have a significant effect on the environment. A Positive Declaration was issued on January 11, 2008, and distributed, published and filed. Summaries of the environmental review process, the Final Environmental Impact Statement (FEIS), and the Technical Memorandum, dated June 15, 2009, appear in the report on the related zoning text change application, N 090273 (A) ZRK.

UNIFORM LAND USE REVIEW

This application (C 090277 PPK) was certified as complete by the Department of City Planning on January 20, 2009, and was duly referred to Brooklyn Community Board 13 and the Brooklyn Borough President for information and review, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 13 held a public hearing on the application (C 090277 PPK) and related applications (C 090272 ZMK, N 090273 ZRK, C 090107 MMK, C 090274 PPK, C 090275 PPK and C 090276 HAK) on March 3, 2009. A full discussion of the Community Board 13 resolution appears in the report on the related zoning text change application N 090273 (A) ZRK.

Borough President Recommendation

This application (C 090277 PPK) and related applications (C 090272 ZMK, N 090273 ZRK, C 090107 MMK, C 090274 PPK, C 090275 PPK and C 090276 HAK) were considered by the Brooklyn Borough President. A full discussion of the Brooklyn Borough President resolution appears in the report on the related zoning text change application N 090273 (A) ZRK.

City Planning Commission Public Hearing

On April 22, 2009, (Calendar Nos. 10), the City Planning Commission scheduled May 6, 2004, for a public hearing on the application (C 090277 PPK). The hearing was duly held on May 6, 2009, (Calendar Nos. 25), in conjunction with the public hearings on the related applications (C 090272 ZMK, N 090273 ZRK, N 090273 (A) ZRK, C 090107 MMK, C 090274 PPK, C 090275 PPK and C 090276 HAK).

There were several speakers as described in the report on the related zoning text change application N 090273 (A) ZRK, and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application in conjunction with the applications for the related actions, was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 22, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The WRP number is 08-097. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the proposed disposition of city-owned property by the Department of Housing Preservation and Development (C 090277 PPK) is appropriate.

A full consideration and analysis of the issues, and reasons for approval of the application, appear in the report on the related zoning text change application N 090273 (A) ZRK.

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on June 5, 2009 with respect to this application, together with the Technical Memorandum, dated June 15, 2009, the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action, together with the modifications thereto adopted herein, and as described in the Technical Memorandum, dated June 15, 2009, is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, and the Technical Memorandum, dated June 15, 2009, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; 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 and 200 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 (DCAS) and the Department of Small Business Services (SBS), pursuant to Section 197-c of New York City Charter, for the disposition of city-owned property located at:

A:

BLOCK	LOTS
7074	4, 6, p/o 20, p/o 23, 89, p/o 105, 170, p/o 190
7074	250, 254, p/o 256, 300, p/o 310, 340, 348, p/o 360
8694	1, 5, 11, 12, 14, 16, 18, 25, 30, 33, 421
8695	61, 64, p/o 72, p/o 120, p/o 433
8696	35, 37, 44, 47, 48, 49, 50, 53, p/o 70, p/o 140, p/o 145, 211, p/o 212

B: Block 7071, Lot 142

pursuant to zoning, Borough of Brooklyn, Community District 13, is approved.

The above resolution (C 090277 PPK), duly adopted by the City Planning Commission on June 17, 2009 (Calendar No. 16), 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,
IRWIN G. CANTOR, P.E. ANGELA R.CAVALUZZI, AIA,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. McRAE,
KAREN A. PHILLIPS, Commissioners

RAYANN BESSER, Commissioner, ABSTAINING