



CITY PLANNING COMMISSION

February 8, 2006 Calendar No. 15

N 060222 BDK

IN THE MATTER of an application submitted by the Department of Small Business Services on behalf of the Bay Ridge 5th Avenue Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the formation of the Bay Ridge 5th Avenue Business Improvement District, Borough of Brooklyn, Community District 10.

On September 28, 2005, the Mayor authorized the preparation of a district plan for the Bay Ridge 5th Avenue Business Improvement District (BID). On November 14, 2005, on behalf of the Bay Ridge 5th Avenue District Management Association (DMA), the Department of Small Business Services (DSBS) submitted the district plan for the BID, located in Community District 10 in the Borough of Brooklyn.

BACKGROUND

The proposed Bay Ridge 5th Avenue BID is located in the area generally known as Bay Ridge, in the Borough of Brooklyn. The BID's boundaries extend along 5th Avenue from 65th Street to 85th Street.

There are 340 properties in the BID, most of which are mixed-use buildings consisting of commercial use on the ground floor and residential units above. The District represents 320 property owners and 320 businesses.

The District can be described as a local commercial neighborhood street. Two existing BIDs anchor each end of the proposed BID including the 86th Street Bay Ridge and the Sunset Park 5th Avenue BIDs. There are approximately 1200 residential units, typically in the upper floors of three-to-four story buildings.

The services of the expanded BID will include sanitation and graffiti removal, security, holiday lighting and marketing. The sanitation program may include cleaning and sweeping of sidewalks and gutters; maintenance of street trees and snow removal at bus shelters and crosswalks. The BID proposes to employ a sanitation crew of four persons, and services will be provided 7 days a week. The program will supplement the existing municipal sanitation program.

The budget for the first year of the BID is projected to be \$338,000. The budget will allocate \$175,000 to sanitation/graffiti removal, \$38,000 to security, \$30,000 to holiday lighting, \$30,000 to merchant promotions, \$50,000 to administration and \$15,000 towards the contingency plan.

The BID assessment method is based upon linear front footage. Commercial properties will be assessed at \$41 dollars per linear foot. Corner lots will be additionally assessed \$100. Vacant lots along with wholly residential properties will be assessed at \$1, annually. Government and not-for-profit owned properties

devoted in whole to public and/or not-for-profit use will be exempt from assessment.

Outreach to property owners, merchants and residents was done by the Bay Ridge 5th Avenue Steering Committee. The outreach efforts included eleven meetings with property owners and merchants; six informational mailings; two hand-delivered informational material distribution; two public meetings and fifteen newspaper article announcements. The outreach for the BID was documented and submitted to City Planning.

ENVIRONMENTAL REVIEW

The district plan 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 State Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 06SBS003K. The lead agency is the Department of Small Business Services.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on November 1, 2005.

LAND USE REVIEW

On November 14, 2005 the Department of Small Business Services submitted the district plan for the Bay Ridge 5th Avenue Business Improvement District (BID) to the Department of City Planning. The plan was then transmitted for review to the Office of the Mayor, Office of the Brooklyn Borough President, City Council Speaker, City Council Member of Community District 43 and Brooklyn Community Board 10.

Community Board Public Hearing

On December 19, 2005, Community Board 10 adopted a resolution recommending approval of this application (N 060222 BDK).

City Planning Commission Public Hearing

On December 19, 2005 (Calendar No. 28) the Commission scheduled January 11, 2006 for a public hearing on the district plan. On January 11, 2006 (Calendar No. 24), the hearing was duly held. There were three speakers in favor of the proposal and none in opposition.

A property owner spoke about how the BID would be beneficial to aid in the maintenance of the recent investments completed in the area that included street and roadway improvements, utility upgrades and urban design enhancements that included

streetlights, benches and trees.

The chairman of the steering committee, as well as a property and business owner, spoke about how establishing a BID for the area would improve the quality of life for the residents in the community and help sustain the businesses in the district. He also spoke of the issues which plague the area such as garbage, graffiti and safety, and how the issues would be alleviated if a BID existed there.

The executive director of the 86th Street Bay Ridge BID stated that he was in support of the proposed BID.

There were no other speakers and the hearing was closed.

Consideration

The Commission believes that the proposal to create the Bay Ridge 5th Avenue Business Improvement District in Brooklyn is appropriate.

The Commission has carefully reviewed the documents that the proposed BID sponsor submitted regarding notification of constituents about the pending BID and believes that these outreach efforts for the BID were adequate and satisfactory.

BIDs are important to the City because they help retain and attract businesses to the District and promote healthy economic development for the City.

Resolution

The Commission supports the proposed plan and has adopted the following resolution:

RESOLVED, that the City Planning Commission certifies its unqualified approval of the proposed district plan for the Bay Ridge 5th Avenue Business Improvement District.

The above resolution duly adopted by the City Planning Commission on February 8, 2006 (Calendar No. 15) is filed with the City Council and the City Clerk pursuant to Section 25-405 of the Administrative Code of the City of New York.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman,

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,

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

RICHARD W. EADDY, JANE D. GOL,

LISA A. GOMEZ, CHRISTOPHER KUI, KAREN A. PHILLIPS,

JOHN MEROLO, DOLLY WILLIAMS

COMMISSIONERS