



## **CITY PLANNING COMMISSION**

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May 24, 2006/Calendar No. 2

C 060221 PPK

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**IN THE MATTER OF** applications submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located at 134 Evergreen Avenue (Block 3162, Lot 28), pursuant to zoning, Borough of Brooklyn, Community District 4.

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The application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES) on November 14, 2005.

### **BACKGROUND**

134 Evergreen Avenue is a vacant, fenced in 3,160 square foot city-owned lot located between Melrose and Jefferson streets in an M1-1 district in the northwest section of Community District 4, Bushwick. Once disposition is approved, the Department of Citywide Administrative Services intends to dispose of the property to the NYC Economic Development Corporation (EDC), who intends to go into a direct sale to A&D Plumbing, LLC, the adjacent landowner (Block 3162 lot 24). A&D Plumbing seeks to construct a one-story extension to their existing facility on lot 24. A&D Plumbing currently operates a plumbing fabrication establishment and has operated at this location since 1998.

The subject property lies between an industrial building, occupied by A&D Plumbing and a parking lot and is located on a block that contains a mixture of light industrial companies, vacant land and 2-3 story row houses. The area to the north has a strong

manufacturing character which abuts the East Williamsburg Industrial Park and to the south the area is predominately residential.

#### **ENVIRONMENTAL REVIEW**

This application (C 060221 PPK) (CEQR #05DME029K), 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 Office of the Deputy Mayor for Economic Development and Rebuilding.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on June 17, 2005.

#### **UNIFORM LAND USE REVIEW**

This application (C 060221 PPK) was certified as complete by the Department of City Planning on January 9, 2006, and was duly referred to Community Board 4 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

## **COMMUNITY BOARD PUBLIC HEARING**

Community Board 4 held a public hearing on this application (C 060221 PPK) on March 15, 2006 and on that date, by a vote of 26 to 5 with 0 abstentions, issued a recommendation approving the application subject to the following conditions:

A&D LLC, will expand the current plumbing business on the said lot and not utilize the land for residential purposes.

A&D LLC will notify by writing CB#4 of any employment opportunities resulting from the expansion of this business.

## **BOROUGH PRESIDENT RECOMMENDATION**

This application (C 060221 PPK) was considered by the Borough President of Brooklyn, who issued a recommendation approving the application on March 16, 2006.

## **CITY PLANNING COMMISSION PUBLIC HEARING**

On April 5, 2006 (Calendar No. 1), the City Planning Commission scheduled April 26, 2006, for a public hearing on this application (C 060221 PPK). The hearing was duly held on April 26, 2006 (Calendar No. 12). There was one speaker who appeared in favor of the application and none in opposition.

The speaker in favor of the application was a representative from EDC, who described the current operations of A&D Plumbing and indicated that the subject property was important to the expansion plans of the company.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The City Planning Commission believes that this application by DCAS for disposition of city-owned property located at 134 Evergreen Avenue (Block 3162, Lot 28), in Community District 4, Borough of Brooklyn, is appropriate.

The Department of Citywide Administrative Services intends to dispose of the property to the NYC Economic Development Corporation (EDC), who intends to go into a direct sale to A&D Plumbing, LLC, the adjacent landowner (Block 3162 lot 24). A&D Plumbing currently operates a plumbing fabrication establishment and has operated at this location since 1998. The company plans to construct a one-story extension to their existing facility.

The Commission believes that this disposition, pursuant to zoning, is appropriate and will return this vacant parcel of land to productive use.

## **RESOLUTION**

**RESOLVED**, the City Planning Commission finds the action described herein will have no significant impact on the environment; and be it further.

**RESOLVED**, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that based on the environmental determination, the disposition of city-owned property located at 134 Evergreen Ave (Block 3162, Lot 28), pursuant to zoning, Borough of Brooklyn, Community District 4, proposed in an application by the

Department of City-wide Administrative Services, dated November 14, 2005, is approved.

The above resolution (C 060221 PPK), duly adopted by the City Planning Commission on May 24, 2006 (Calendar No. 2), 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-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,**  
**JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners**