



CITY PLANNING COMMISSION

February 5, 2014 Calendar No.8

C 140122 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 3340 Kings Highway (Block 7669, Lot 17), Borough of Brooklyn, Community District 18, pursuant to zoning.

The application (C 140122 PPK) was filed on October 8, 2013 by the Department of Citywide Administrative Services (DCAS) for the disposition of one city-owned property located at 3340 Kings Highway (Block 7669, Lot 17), Community District 18, Borough of Brooklyn, pursuant to zoning.

BACKGROUND

The Department of Citywide Administrative Services (DCAS) seeks a disposition of City-owned property, pursuant to zoning, for a site located at 3340 Kings Highway (Block 7669, Lot 17), Community District 18, in Flatlands, Brooklyn. Upon approval, DCAS intends to dispose of the property to the NYC Land Development Corporation which will then dispose of the property to the NYC Economic Development Corporation (NYCEDC). The NYCEDC then intends to sell the property to its current lease holder, the Zvi Dov Academy of Yeshiva Rambam. The disposition was the subject of an earlier application (C110192 PPK) which was certified by the CPC on 1/24/11 and later withdrawn on 3/18/11.

The property, a 34,300 square foot City-owned lot, is located in an R4 zoning district. It's a corner property, generally bounded by Kings Highway to the north, East 34th Street to the east, Avenue N to the south and New York Avenue to the west.

Yeshiva Rambam is a private high school that offers a modern orthodox yeshiva education to the

local Jewish community. Their current ground lease commenced in 1970 and has a 75-year term, expiring in 2045. In 1976, the Yeshiva built a 33,748 square foot, 2-story school building. Presently, Yeshiva Rambam has an enrollment of 110 students and has 25 full time employees. In addition to the Yeshiva which occupies the building's second floor, the basement and first floor are subleased to a separate school, Yeshivat Lev Torah which has an enrollment of 227 students and 65 full time employees. The existing building will remain unchanged, with no plans for enlargement or new development.

R4 districts are general residence districts that allow for a variety of housing types, primarily low-rise attached and semi-detached houses and small multi-family apartment houses. Much of the residential development in the surrounding neighborhood is typical of this housing type. Directly north, across Kings Highway, are Brooklyn's Beth Israel Medical Center and a six-story residence, and to the direct south, east and west are low-density one and two-family residences. Community facility uses are permitted uses in R4 districts, with an allowable FAR of 2.0. The FAR of the Yeshiva building is .98.

ENVIRONMENTAL REVIEW

This application (C 140122 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 Office of the Deputy Mayor for Economic Development. This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 140122 PPK) was certified as complete by the Department of City Planning on October 21, 2013 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 140122 PPK) on November 20, 2013, and on that date, by a vote of 24 in favor, 0 opposed and 0 abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 140122 PPK) was considered by the Brooklyn Borough President, who issued a recommendation approving the application on December 20, 2013.

City Planning Commission Public Hearing

On January 8, 2014 (Calendar No.5), the City Planning Commission scheduled January 22, 2014 for a public hearing on this application (C 140122 PPK). The hearing was duly held on January 22, 2014 (Calendar No. 7). A representative from the New York City Economic Development

Corporation appeared in favor of the application. There were no other speakers, the hearing was closed.

CONSIDERATION

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

The Commission believes that the school use and its two-story building are consistent with R4 area land uses which include community facility and low -to mid-density residential uses on Kings Highway, and low-density residential uses on adjacent mid-blocks.

The Commission notes that Yeshiva Rambam currently has a 75-year lease for the subject property, commencing in 1970 and ending in 2045, and they have occupied the site since their construction of a two-story building in 1976. While the existing building will remain unchanged with no plans for enlargement or new development, the disposition would enable the school to have complete ownership of both their building and the subject disposition parcel.

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 3340 Kings Highway (Block 7669, Lot 17), Borough of Brooklyn, pursuant to zoning, is approved.

The above resolution(C 140122 PPK), duly adopted by the City Planning Commission on February 5, 2014 (Calendar No. 8), 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.

KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, ALFRED C. CERULLO, III,
BETTY Y. CHEN, MICHELLE R. DE LA UZ, MARIA M. DEL TORO,
JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, Commissioners

Community/Borough Board Recommendation Pursuant to the Uniform Land Use Review Procedure	
Application #: C140122PPK CEQR Number: Type 11	Project Name: Yeshiva Rambam Disposition Borough(s): Brooklyn Community District Number(s): 18
Please use the above application number on all correspondence concerning this application	

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:

- **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (8-digit application number), e.g., "CB Recommendation #C100000ZSQ"
- **MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
- **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"

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 Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 3340 Kings Highway (Block 7669, Lot 17), pursuant to zoning.

Applicant(s): NYC Dept. of Citywide Administrative Services One Centre Street New York, NY 10007	Applicant's Representative: Caren Morgan NYC Economic Development Corp. 110 William Street New York, NY 10038 212.312.3750		
Recommendation submitted by: Brooklyn Community Board 18			
Date of public hearing: November 20, 2013	Location: CB 18 Office, 2335 Bergen Avenue, Brooklyn, NY 11234		
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>			
Date of Vote: November 20, 2013			
Location: 2335 Bergen Avenue, Brooklyn, NY 11234			
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions			
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting # In Favor: 24 # Against: # Abstaining: Total members appointed to the board: 50			
Name of CB/BB officer completing this form Dorothy Turano	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Title District Manager</td> <td style="width: 50%;">Date 11/21/2013</td> </tr> </table>	Title District Manager	Date 11/21/2013
Title District Manager	Date 11/21/2013		

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 #: 140122 PPK

Yeshiva Rambam Disposition

In the matter of an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located at 3340 Kings Highway (Block 7669, Lot 17), pursuant to zoning.

COMMUNITY DISTRICT NO. 18

BOROUGH OF BROOKLYN

RECOMMENDATION – 140122 PPK

APPROVE
 APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE
 DISAPPROVE WITH
MODIFICATIONS/CONDITIONS


BOROUGH PRESIDENT

December 20, 2013

DATE

RECOMMENDATION FOR THE PROPOSED DISPOSITION OF CITY OWNED PROPERTY 140122 PPK

The Department of Citywide Administrative Services seeks general disposition authority pursuant to zoning to dispose of the property at 3340 Kings Highway to EDC. EDC intends to sell the property to Yeshiva Rambam (current lessee) for continued operation as a school. The proposal requires that the Yeshiva Rambam property be used to house active educational uses for a minimum of ten years from disposition. This proposal entails no new construction or change in land use.

On December 11, 2013, the Borough President held a public hearing on the proposed land disposition agreement. A Speaker for Yeshiva Rambam, in response to a question from the Borough President, expressed the wish to plant street trees and improve the backyard of the Yeshiva following purchase of the property. At the moment, the contract of sale entails no plan for site landscaping.

CONSIDERATION

Community Board 18 approved the Yeshiva Rambam Disposition application without conditions.

Yeshiva Rambam has leased the property in the Flatlands neighborhood of Brooklyn's Community District 18 since 1970 from the City. Since 1975, the Yeshiva has offered a modern yeshiva education to the local Jewish community. The property is occupied by a two-story school building containing 33,748 square feet of floor area, built and owned by Yeshiva Rambam. Yeshivat Lev Torah occupies the basement and first floor according to a sublease through June 2014. Yeshiva Rambam occupies the second floor. The ground lease on the building expires in 2045.

It is the Borough President's policy to support land use actions that sustain educational facilities and to support those Brooklyn educational institutions that further the teaching consistent with State Common Core learning standards and accredited by the State. Since 1997 the Yeshiva has expanded its mission by its establishment of the Zvi Dov Roth Academy serving high school students. In addition, it strives to maintain an economically diverse student body through its provision of scholarships.

Yeshiva Rambam and Yeshivat Lev Torah enroll 110 students and 227 students and employ 25 and 65 full-time staff respectively. These institutions are an important source of jobs in Flatlands, in addition to the education offerings provided.

RECOMMENDATION

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 the land use action requested.