



## **CITY PLANNING COMMISSION**

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May 23, 2007/Calendar No. 19

C 070278 PPK

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**IN THE MATTER OF** an application submitted by the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of city-owned property** located at 8925 Avenue D (Block 7920, Lot 1 and p/o Lot 20) which includes the disposition of an easement over a portion of Block 7920 lots 20 and 25, Borough of Brooklyn, Community District 18.

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The application for the disposition of two city owned properties (Block 7920, Lot 1 and a portion of Lot 20) and an easement (portion of Block 7920, Lots 20 and 25) over a portion of the Brooklyn Terminal Market was filed by the Department of Small Business Services (DSBS) on January 8, 2007.

### **BACKGROUND**

The Department of Small Business Services (SBS) seeks the disposition of two city-owned properties (Block 7920, Lot 1 and a portion of Lot 20) and an easement (portion of Block 7920, Lots 20 and 25) over a portion of the premises of the Brooklyn Terminal Market. DSBS intends to dispose of the properties and easement to the Economic Development Corporation (EDC), who would further dispose of the properties and easement to Canarsie Plaza, LLC, to facilitate the development of a home improvement and neighborhood retail center in the Canarsie section of Brooklyn, Community District 18

The subject property is located in an M1-1 zoning district and is bounded by Avenue D and Remsen Avenue to the east, Foster Avenue to the south, the Long Island Rail Road right-of-way to the north, and the Brooklyn Terminal Market to the west. The properties to be disposed of

(Block 7920, Lot 1 and part of Lot 20) total approximately 590,000 square feet. Lot 1 is the site of a former Key Food distribution center and is currently vacant. The portion of Lot 20 to be disposed of is currently occupied by an accessory parking lot for the Brooklyn Terminal Market.

The blocks surrounding the site are characterized by a mix of commercial, light manufacturing, auto-related, and residential uses. The Brooklyn Terminal Market, an active wholesale market that sells a variety of produce, flowers, fish, and related wholesale items is located on the western edge of the site. Within a ¼-mile radius of the site, there is an R4 zoning district to the east, R4 and R5 zoning district to the north and west, C8-1 and R5 zoning district to the south, and a M1-1 zoning district along the LIRR right-of-way to the north.

The disposition of the properties would facilitate the development of a 126,499 square foot home improvement center, 32,407 square feet of office space, an 82,007 square foot self-storage facility, a 29,848 square foot food distribution center, and 14,082 square feet of local retail space. The developer intends to build four smaller retail buildings along Avenue D and Remsen Avenue that would contain a total of 34,597 square feet of local retail space.

The proposed project would provide 746 required on-site accessory parking spaces in three parking lots containing 386, 298, and 62-spaces. Primary access to the site would be provided by on Avenue D and another on Remsen Avenue. EDC would also grant Canarsie Plaza, LLC an L-shaped easement (Block 7920, portions of Lots 20 and 25) originating at the intersection of Foster Avenue and East 87th Street that would continue along North Market Street and terminate at East 83<sup>rd</sup> Street. The easement would allow retail customers secondary access to the Canarsie

Plaza development through the Brooklyn Terminal Market. The easement would also allow service vehicles to access loading bays for the Canarsie Plaza development that front on the easement area.

## **ENVIRONMENTAL REVIEW**

This application (C 070278 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 Department of Small Business Services (DSBS). The designated CEQR number associated with this application is 07SBS002K.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on February 14, 2007.

## **UNIFORM LAND USE REVIEW**

This application (C 070278 PPK) was certified as complete by the Department of City Planning on February 26, 2007, and was duly referred to Community Board 18 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 20-02(b).

## **Community Board Public Hearing**

Community Board 18 held a public hearing on this application on March 21, 2007, and on that

date, by a vote of 34 in favor, 0 against, and 0 abstentions, adopted a recommendation approving the application.

### **Borough President Recommendation**

This application was considered by the Brooklyn Borough President, who issued a recommendation approving the application on April 19, 2007.

### **City Planning Commission Public Hearing**

On April 11, 2007 (Calendar No. 4), the City Planning Commission scheduled April 25, 2007 for a public hearing on this application (C 070278 PPK). The hearing was duly held on April 25, 2007 (Calendar No. 21). There were 2 speakers in favor and none in opposition.

A representative of the intended developer described how the proposed project would result in the return of the subject property to productive use. The representative stated that the developer intends to conduct community outreach and job fairs prior to the opening of the proposed project to encourage hiring of local community residents.

A representative of EDC also spoke in favor of the application. The speaker testified that the developer would be required, as part of the disposition agreement, to submit annual employment reports to EDC.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The City Planning Commission believes that this application by the DSBS for the disposition, pursuant to zoning, of two city-owned properties (Block 7920, Lot 1 and a portion of Lot 20) and an easement (Block 7920, portions of lots 20 and 25) over the premises of the Brooklyn Terminal Market, located at 8925 Avenue D, Community District 18, Borough of Brooklyn, is appropriate.

DSBS intends to dispose of the property and easement to EDC, who intends to further dispose of the properties and easement to Canarsie Plaza, LLC. The disposition would facilitate the development of a home improvement center and a mix of local retail. The Commission believes that approval of this project would return a vacant parcel to productive use and revitalize the surrounding area by creating an appropriate transition between the surrounding residential neighborhoods and the commercial area surrounding the Brooklyn Terminal Market.

## **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 the disposition of two (2) City-owned properties (Block 7920, Lot 1 and a portion of Lot 20) and an easement (Block 7920, portions of Lots 20 and 25) located at 8925 Avenue D in the Borough of Brooklyn, Community District 18, proposed in an application by the Department of Small Business Services, dated January 8, 2007 is approved.

The above resolution (C 070278 PPK), duly adopted by the City Planning Commission, on May 23, 2007 (Calendar No. 19), 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.,  
BETTY Y. CHEN, RICHARD W. EADDY, LISA A. GOMEZ, NATHAN LEVENTHAL,  
JOHN MEROLO, KAREN A. PHILLIPS, Commissioners**

**DOLLY WILLIAMS, Commissioner, RECUSED**