



CITY PLANNING COMMISSION

May 12, 2004/Calendar No. 22

C 040125 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to 197-c of the New York City Charter, **for the disposition of five (5) city-owned properties** pursuant to zoning, borough of Brooklyn, Community District 16.

Block	Lot	Address/Location
1432	5	2076 Atlantic Avenue
1432	6	2078 Atlantic Avenue
1432	7	2080 Atlantic Avenue
1432	9	2084 Atlantic Avenue
1432	10	2088 Atlantic Avenue

The application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services on September 23, 2003. DCAS intends to dispose of these properties to the Economic Development Corporation (EDC) who intends to go into a direct sale to ERMA Realty LLC.

RELATED ACTIONS

In addition to the disposition of city-owned property, which is the subject of this report, action is required by the City Planning Commission on the following application which is being considered concurrently with this application:

C040124 ZMK: an amendment of the Zoning Map, changing from an R6 District to an M1-1 District and eliminating from an existing R6 District a C2-3 District.

BACKGROUND

A full background discussion and description of this project appears in the report on the related application for an amendment of the Zoning Map (C 040124 ZMK).

ENVIRONMENTAL REVIEW

This application (C 040125 PPK), in conjunction with the application for the related action (C 040124 ZMK), 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 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 December 8, 2003.

UNIFORM LAND USE REVIEW

This application (C 040125 PPK), in conjunction with the application for the related action (C 040124 ZMK), was certified as complete by the Department of City Planning on January 26, 2004, and was duly referred to Community Board 16 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 16 held a public hearing on this application on February 24, 2004, and on that date, by a vote of 27 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on March 30, 2004.

City Planning Commission Public Hearing

On March 24, 2004 (Calendar No. 3), the City Planning Commission scheduled April 14, 2004, for a public hearing on this application (C 040125 PPK). The hearing was duly held on April 14, 2004 (Calendar No. 12), in conjunction with the public hearing on the application for the related action (C 040124 ZMK).

There were a number of speakers, as described in the report on the related application for an amendment of the Zoning Map (C 040124 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that the disposition of these city-owned properties is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for an amendment of the Zoning Map (C 040124

ZMK).

RESOLUTION

RESOLVED, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that the disposition of five (5) city-owned properties located at 2076, 2078, 2080, 2084 and 2088 Atlantic Avenue (Block 1432, Lots 5, 6, 7, 9, and 10) pursuant to zoning, borough of Brooklyn, Community District 16, proposed in an application by the Department of Citywide Administrative Services, dated September 23, 2003, is approved.

The above resolution (C 040125 PPK), duly adopted by the City Planning Commission on May 12, 2004 (Calendar No. 22), 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
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL,
CHRISTOPHER KUI, JOHN MEROLO, DOLLY WILLIAMS, Commissioners