



CITY PLANNING COMMISSION

November 16, 2005 Calendar No. 11

N 060107 BDK

IN THE MATTER of an application submitted by the Department of Small Business Services on behalf of the Flatbush-Nostrand Junction 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 Flatbush-Nostrand Junction Business Improvement District, Borough of Brooklyn, Community District 14.

On August 23, 2005, the Mayor authorized the preparation of a district plan for the Flatbush-Nostrand Junction Business Improvement District (BID). On August 29, 2005, on behalf of the Flatbush-Nostrand Junction District Management Association (DMA), the Department of Small Business Services (DSBS) submitted the district plan for the BID, located in Community District 14, in the Borough of Brooklyn.

Background

The proposed BID is located in the area generally known as Flatbush, in the Borough of Brooklyn. The BID's boundaries extend along Flatbush Avenue, from Farragut Road on the north to the Long Island Railroad cut on the south; along Nostrand Avenue, from Glenwood Avenue on the north to the Long Island Railroad cut on the south; on Hillel Place, between Flatbush Avenue and Campus Road; on Glenwood Road, between Kenilworth Place and Flatbush Avenue; and on Glenwood Road, between Flatbush Avenue and Nostrand Avenue.

There are 149 properties in the BID, represented by 126 property owners. There are 235 businesses which include one non-profit, eight wholly residential properties, four government-owned properties, one church and a number of mixed-use properties with 184 residential units above commercial storefronts. The buildings are typically three-story structures and are occupied by a predominance of general merchandise, apparel and furniture stores, and local neighborhood support services.

The services of the BID will primarily focus on sanitation and security. The sanitation program may include but not be limited to sidewalk and curb sweeping and the emptying and bagging of litter baskets. The BID proposes to employ a sanitation crew to perform related services six days per week throughout the year. Graffiti removal services for all store gates and other surfaces will also be included under the budget of the sanitation program. The security program will supplement the existing police force and will address the needs of the merchants, property owners and residents of the area.

The budget for the first year of the BID is \$200,000. The budget will allocate \$50,000 to sanitation/graffiti removal, \$64,500 to security, \$10,000 to marketing/technical assistance, \$13,000 to holiday decorations, \$57,500 to administration, and \$5,000 towards the contingency plan.

The BID assessment method is based upon a combination of assessed value and front footage. The rate per linear front foot is \$21 and the rate per dollar of assessed value for a commercial property is .005. The total assessed value of all properties in the BID is \$77.9 million dollars. The total frontage for all Class A properties is 4,781 feet. Wholly residential and vacant properties will be assessed at one dollar per year. All commercial properties in development covering a single city block will be assessed at \$3,000 per year during the development phase. Following the completion of the development phase the properties shall be assessed in the same manner as commercial properties. All city-owned and non-profit properties devoted to public or non-profit use shall be exempt from assessment.

Outreach to property owners, merchants and residents was done by the Flatbush-Nostrand Junction BID Steering Committee. All property owners were informed of the BID assessment and services. The outreach for the BID was documented and submitted to the Department of 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 06SBS001K. 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 July 29, 2005.

LAND USE REVIEW

On August 29, 2005 the Department of Small Business Services (DSBS) submitted the district plan for the Flatbush-Nostrand Junction 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 45 and Brooklyn Community Board 14.

Community Board Public Hearing

On October 11, 2005 Community Board 14 adopted a resolution recommending the approval of this application (N 060107 BDK) by a vote of 31 in favor, 0 opposed and 0 abstentions.

City Planning Commission Public Hearing

On September 26, 2005 (Calendar No. 4) the Commission scheduled October 19, 2005 for a public hearing on the district plan. On October 19, 2005 (Calendar No. 39), the hearing was duly held.

There were four speakers in favor of the proposal and none in opposition.

The first speaker, the executive director of the Flatbush Development Corp. and also a member of the BID's steering committee, spoke about the issues that had facilitated their efforts in planning the proposed BID. Those issues included concerns regarding sanitation, security, traffic and parking and much needed capital improvements.

The City Councilmember of District 45 spoke in favor of the proposed BID. He stated that under his efforts and in collaboration with the Economic Development Corp., 4.5 million dollars had been allocated to a streetscape improvement project for the area within the proposed BID.

A property owner gave a history of the area and pointed out the sanitation and graffiti issues that the area had contended with over the years. She spoke of her vision of the area that would, if the proposed BID is approved and established, give the property and business owners a commercial viability.

A business owner spoke about the proposed services that the BID would provide. She broke down the budget in terms of the costs for the services and mentioned that Brooklyn College, which is exempt from the assessment, would provide in-kind services, such as office space and storage. She also spoke about the goals of

the BID to create a cleaner, safer environment that would attract businesses and help them to thrive.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposal to create the Flatbush-Nostrand Junction Business Improvement District is appropriate.

The Commission has carefully reviewed the documents that the proposed BID sponsor submitted regarding notification of constituents about the pending BID. It 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 Flatbush-Nostrand Junction Business Improvement District.

The above resolution duly adopted by the City Planning Commission on November 16, 2005 (Calendar No.11) 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

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