



## CITY PLANNING COMMISSION

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November 19, 2008/Calendar No. 6

N 090095 BDK

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IN THE MATTER of an application submitted by the Department of Small Business Services on behalf of the Bed-Stuy Gateway 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 Bed-Stuy Gateway Business Improvement District, Borough of Brooklyn, Community District 3.

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On August 6, 2008, the Mayor authorized the preparation of a district plan for the Bed-Stuy Gateway Business Improvement District (BID). On September 11, 2008, on behalf of the Bed-Stuy Gateway District Management Association (DMA), the Department of Small Business Services (DSBS) submitted the district plan for the BID, located in Community District 3 in the Borough of Brooklyn.

### **BACKGROUND**

The proposed Bed-Stuy Gateway BID is located in the Borough of Brooklyn. The BID boundaries extend along Fulton Street, from Classon to Troy avenues and on Nostrand Avenue, from Halsey Street to Atlantic Avenue. The proposed district is within Community District 3 and City Council District 36.

The District represents 357 tax lots and 267 property owners. There are 322 commercial and/or mixed use properties and three residential properties. The area contains a mix of retail and cultural uses as well as neighborhood services. The buildings are typically three-to-four story buildings with ground floor commercial use.

The BID will provide sanitation, security, promotional and event marketing and landscaping and beautification services.

The first year budget for the BID is projected to be \$675,000. The budget will allocate \$155,991 to sanitation; \$166,455 to security; \$74,982 to retail and marketing; \$72,732 to capital improvements; \$53,577 to landscaping and beautification; \$33,750 towards contingency; \$51,560 to overhead and \$65,953 to administrative services.

The BID assessment method is based upon linear front footage. Commercial properties, vacant lot and parking lots will be assessed at \$60 per linear front foot. Residential properties will be assessed at one dollar annually. Government and not-for-profit owned property devoted in whole to public or not-for-profit use shall be exempt from assessment.

Outreach to property owners, merchants and residents was done by the Bed-Stuy Gateway Steering Committee. The BID has obtained support from 98 percent of the assessed value property owners.

## **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 09SBS001K. 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 August 25, 2008.

## **LAND USE REVIEW**

On September 11, 2008 the Department of Small Business Services submitted the district plan for the Bed-Stuy Gateway 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 Council District 36 and Brooklyn Community Board 3.

### **Community Board Public Hearing**

On May 5, 2008, Community Board 3 adopted a resolution recommending approval of this application (N 090095 BDM), by a vote of 29 in favor, with 0 opposed and 2 abstentions.

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

On October 7, 2008, Calendar No. 1 the Commission scheduled October 29, 2008 for a public hearing on the district plan. On October 29, 2008 (Calendar No. 14), the hearing was duly held. There were three speakers in favor of the proposal and none in opposition.

The director of the Commercial Revitalization for Bedford Stuyvesant Restoration Corp. and member of the BID Steering Committee spoke about the vision of the BID and the commitment to foster thriving and profitable businesses. The co-chair of the BID, who also owns a business, spoke about the sanitation and crime issues of the area and how the BID would be a tool to help address the issues and transform the area. The other co-chair, who also owns a business, spoke about his lengthy involvement in the communities that his company serves. He stated that the BID would be beneficial to the area by providing services that would make the area more attractive to shop and to locate to.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the proposal to establish the Bed-Stuy Gateway Business Improvement District in Brooklyn is appropriate.

The Commission has carefully reviewed the documents that the BID sponsor submitted regarding notification of stakeholders about the proposed BID and believes that these outreach efforts for the BID were satisfactory.

BIDs are important to the City because they promote healthy economic development for the City and help retain and attract businesses to the District.

## **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 district plan for the Bed-Stuy-Gateway Business Improvement District.

The above resolution duly adopted by the City Planning Commission on November 19, 2008 (Calendar No. 6) 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, FAICP, Chair**

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