



CITY PLANNING COMMISSION

October 7, 2008/Calendar No. 14

C 080424 PPK

IN THE MATTER OF an 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, Unit D in the Bush Terminal industrial complex, bounded by 42nd Street, First Avenue, 43rd Street, and the Gowanus Bay (Block 715, p/o Lot 1), pursuant to zoning, Community District 7, Borough of Brooklyn.

The application (C 080424 PPK) was filed on May 8, 2008 by the Department of Citywide Administrative Services (DCAS) for disposition of one city-owned property (Block 715, part of Lot 1) located in Sunset Park, Community District 7, Borough of Brooklyn.

BACKGROUND

DCAS proposes disposition pursuant to zoning of one city-owned property in Sunset Park, Community District 7, Brooklyn. The site is bounded by 42nd Street to the north, 1st Avenue to the east, 43rd Street to the south, and an internal roadway within Bush Terminal, a light-industrial manufacturing and warehousing distribution complex in which the property is located. Once disposition is approved, DCAS intends to dispose of the property to the Economic Development Corporation (EDC), who will then dispose of it to the building's current tenant, E.G. Plastics, for continued light industrial use.

The property, known as Unit D, is an existing one-story, 32,720 square foot building. In 2006, EDC released an RFP to rehabilitate and preserve industrial buildings within the Bush Terminal complex for purchase and redevelopment for light industrial uses. The facility is currently a warehouse for recycled plastic bags which are manufactured and distributed in a nearby building. The proposed disposition would allow the sale of the property to the current tenant, the RFP respondent selected by EDC. Upon ownership, the tenant would expand its production operations and warehousing into Unit D, and build better office space for the company in a mezzanine level within the building. The business currently employs 52 full-time employees, and the proposed disposition would result in the creation of approximately 15 new full-time positions within the first three years.

The site is zoned M3-1 which allows for a maximum FAR of 2.0. Uses on the surrounding are characterized by a mix of industrial, manufacturing and warehousing uses, including four story industrial buildings on adjacent blocks which are also part of the Bush Terminal complex, bounded by 41st Street and 51st Street west of 1st Avenue. Other uses in the area include the nearly ten-block South Brooklyn Marine Terminal expected to include a maritime automobile receiving and processing facility, and a metal, glass, and plastics recycling facility. In addition, the City is currently working on the design of the Bush Terminal Piers Open Space, an 18-acre park located just southwest of the project site along Piers 1 through 5.

ENVIRONMENTAL REVIEW

This application was determined to be a Type II action which requires no further environmental review

UNIFORM LAND USE REVIEW

This application (C 080424 PPK) was certified as complete by the Department of City Planning on May 19, 2008, and was duly referred to Community Board 7 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 7 held a public hearing on this application (C 080424 PPK) on June 18, 2008, and on that date, by a vote of 30 in favor and one opposed, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 080424 PPK) was considered by the Brooklyn Borough President, who issued a recommendation approving the application on August 5, 2008.

City Planning Commission Public Hearing

On August 27, 2008 (Calendar No. 8), the City Planning Commission scheduled September 10, 2008 for a public hearing on this application (C 080424 PPK). The hearing was duly held on September 10, 2008 (Calendar No. 17). A representative from EDC appeared in favor. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application by DCAS for the disposition of one city-owned property in Sunset Park, Community District 7 (Block 715, part of Lot 1) is appropriate. The demand for industrial space in the area is strong and is expected to expand in the future with City investments along the Sunset Park waterfront including the redevelopment of the remainder of the Bush Terminal complex and the development of the Bush Terminal Piers park.

The existing light industrial tenant had scaled back operations in recent years due to uncertainty of the building's future ownership; disposition of the property will enable the current tenant to expand the existing operation and make interior modifications to the building suited to the needs of the business. Disposition of the property will enable the current tenant to hire 15 additional employees.

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, Unit D in the Bush Terminal industrial complex, bounded by 42nd Street, First Avenue, 43rd Street, and the Gowanus Bay (Block 715, p/o Lot 1), pursuant to zoning, is approved.

The above resolution (C 080424 PPK), duly adopted by the City Planning Commission on October 7, 2008 (Calendar No. 14), 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, FAICP, Chair

KENNETH J. KNUCKLES, ESQ., Vice Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, A.I.A.,

ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,

NATHAN LEVENTHAL, SHIRLEY A. MCRAE, JOHN MEROLO, Commissioners