



CITY PLANNING COMMISSION

June 21, 2006/Calendar No. 12

C 020143 MMK

IN THE MATTER OF an application, submitted by Pratt Institute pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of Classon Avenue between Willoughby Avenue and Dekalb Avenue and Willoughby Avenue between Emerson Place and Classon Avenue;
- the elimination, discontinuance and closing of Steuben Street north of Dekalb Avenue;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

Community District 2, Borough of Brooklyn, in accordance with Map Nos. Y-2633 and X-2634 dated September 21, 2005 and signed by the Borough President.

The application (C 020143 MMK) for an amendment to the City Map was filed by Pratt Institute, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code on October 10, 2001. It involves: the elimination, discontinuance and closing of portions of Classon Avenue between Willoughby Avenue and Dekalb Avenue, and Willoughby Avenue between Emerson Place and Classon Avenue; the elimination, discontinuance and closing of Steuben Street north of Dekalb Avenue; the adjustment of grades necessitated thereby; and any acquisition or disposition of real property related thereto.

BACKGROUND

Pratt Institute is requesting the elimination, discontinuance and closing of a portion of Classon Avenue from Willoughby to Dekalb avenues, a portion of Willoughby Avenue from Classon Avenue to Emerson Place and Steuben Street north of Dekalb Avenue in order to incorporate them into the abutting lots (Block 1921, Lots 19 and 64; Block 1922, Lot 1; and Block 1923, Lot 1) of Pratt's campus.

The applicant proposes the narrowing of Classon Avenue from 89 feet to 66 feet by eliminating a 23-foot-wide strip on the westerly side of Classon Avenue and narrowing of Willoughby Avenue from 94 feet to 70 feet by eliminating a 24-foot-wide strip on the southerly side of Willoughby

Avenue. Both Classon Avenue and Willoughby Avenue are open for two way traffic. The current street configuration of Classon and Willoughby avenues would not be affected. Steuben Street is a 40-foot-wide mapped street that dead-ends within the Pratt Institute Campus and currently is being used for deliveries.

The portions of Steuben Street, Classon Avenue and Willoughby Avenue proposed to be eliminated are unimproved strips of mapped street adjacent to the applicant's property. They are currently fenced off from the improved portions of the street by a fence, which was installed by the city in 1998 to prevent the accumulation of garbage in these areas. Although they are city-owned, Pratt Institute has been cleaning and maintaining these areas since 1998. Pratt Institute intends to acquire these strips of land in order to expand its property and continue to maintain it. There are no plans for the use of these properties.

The site is zoned R7-1. The surrounding area is R6 with commercial overlays. In addition to Pratt Institute, existing development in the immediate area consists of large scale residential buildings.

An interagency mapping conference was held on December 11, 2001. No city agency had any objections to this proposal.

ENVIRONMENTAL REVIEW

This application (C 020143 MMK) 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 designated CEQR No. is 04DCP059K. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on February 6, 2006.

UNIFORM LAND USE REVIEW

This application (C 020143 MMK) was certified as complete by the Department of City Planning on February 6, 2006, and was duly referred to Community Board 2 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 2 held a public hearing on this application (C 020143 MMK) on March 15, 2006, and on April 11, 2006, by a vote of 22 to 4 with 5 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 020143 MMK) was considered by the Borough President of Brooklyn who issued a recommendation approving the application on May 5, 2006.

City Planning Commission Public Hearing

On May 10, 2006 (Calendar No. 3), the City Planning Commission scheduled May 24, 2006 for a public hearing on this application (C 020143 MMK). The hearing was duly held on May 24, 2006 (Calendar No. 11).

There were two speakers in favor and none in opposition to this application. The speakers representing Pratt Institute described the proposal.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this amendment to the City Map is appropriate.

The portions of Classon Avenue, Willoughby Avenue and Steuben Street proposed to be eliminated, discontinued and closed are unimproved, are not open to pedestrian or vehicular traffic and are not required for street purposes. The change in the City Map will not alter the

current configuration of the traffic pattern in this area. Further, when Pratt institute acquires these portions of streets the maintenance responsibility of these areas would be resolved.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition to be appropriate, adopts the following resolution:

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 020143 MMK) for the amendment to the City Map involving: the elimination, discontinuance and closing of portions of Classon Avenue between Willoughby Avenue and Dekalb Avenue and Willoughby Avenue between Emerson Place and Classon Avenue; the elimination, discontinuance and closing of Steuben Street north of Dekalb Avenue; the adjustment of grades necessitated thereby; and any acquisition or disposition of real property related thereto, in Community District 2, Borough of Brooklyn, in accordance with Map Nos. Y-2633 and X-2634 dated September 21, 2005 and signed by the Borough President, is approved; and be it further

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts three (3) counterparts of Map No. X-2634 dated September 21, 2005 providing for the discontinuance and closing of Classon Avenue between Willoughby

Avenue and Dekalb Avenue, Willoughby Avenue between Emerson Place and Classon Avenue and Steuben Street north of Dekalb Avenue, more particularly described as follows:

**DISCONTINUANCE AND CLOSING OF CLASSON AVENUE BETWEEN
WILLOUGHBY AVENUE AND DEKALB AVENUE**

Starting at a **Point of Beginning** located on the intersection of the northerly street line of Dekalb Avenue and the former westerly street line of Classon Avenue, discontinued and closed, as those streets were hereinbefore laid out on the City Map;

1. Running thence easterly, along the newly established northerly street line of Dekalb Avenue, within the prolongation of the existing northerly street line of Dekalb Avenue, a distance of 23.00 feet to its point of intersection with the newly established westerly street line of Classon Avenue;
2. Running thence northerly, along the newly established westerly street line of Classon Avenue, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 59 minutes 59 seconds, a distance of 698.11 feet to its point of intersection with the newly established southerly street line of Willoughby Avenue;
3. Running thence westerly, along the newly established southerly street line of Willoughby Avenue, said course forming a deflection angle to the left with the last mentioned course of 89 degrees 00 minute 01 second, a distance of 23.00 feet to its point of intersection with the former westerly street line of Classon Avenue, discontinued and closed;
4. Running thence southerly, along the former westerly street line of Classon Avenue, discontinued and closed, and prolongation thereof, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 59 minutes 59 seconds, a distance of 698.11 feet to its point of intersection with the northerly street line of Dekalb Avenue, said point being the **Point or Place of Beginning**.

**DISCONTINUANCE AND CLOSING OF WILLOUGHBY AVENUE BETWEEN
EMERSON PLACE AND CLASSON AVENUE**

Starting at a **Point of Beginning** located at the southerly street line of Willoughby Avenue, said point being distant 960.00 feet easterly along the southerly street line of Willoughby Avenue

from its intersection with the easterly street line of Hall Street, as those streets were hereinbefore laid out on the City Map;

1. Running thence southeasterly, along the former southerly street line of Willoughby Avenue, discontinued and closed, forming an angle of 16 degrees 41 minutes 57 seconds with the newly established southerly street line of Willoughby Avenue, a distance of 83.52 feet to an angle point on the former southerly street line of Willoughby Avenue, discontinued and closed;
2. Running thence easterly, continuing along the former southerly street line of Willoughby Avenue, said course forming a deflection angle to the left with the last mentioned course of 16 degrees 41 minutes 57 seconds, a distance of 235.65 feet to its point of intersection with the former westerly street line of Classon Avenue, discontinued and closed;
3. Running thence northerly, along the prolongation of the former westerly street line of Classon Avenue, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 59 minutes 59 seconds, a distance of 24.00 feet to its point of intersection with the newly established southerly street line of Willoughby Avenue;
4. Running thence westerly, along the newly established southerly street line of Willoughby Avenue, said course forming a deflection angle to the left with the last mentioned course of 89 degrees 00 minute 01 second, a distance of 315.23 feet to a point on the southerly street line of Willoughby Avenue, said point being the **Point or Place of Beginning**.

DISCONTINUANCE AND CLOSING OF STEUBEN STREET NORTH OF DEKALB AVENUE

Starting at a **Point of Beginning** located at the intersection of the northerly street line of Dekalb Avenue and the former westerly street line of Steuben Street, discontinued and closed, said point being distant 770.00 feet easterly along the northerly street line of Dekalb Avenue from its intersection with the easterly line of Hall Street, as those streets were hereinbefore laid out on the City Map;

1. Running thence easterly, along the newly established northerly street line of Dekalb Avenue, within the prolongation of the existing northerly street line of Dekalb Avenue, a distance of 40.00 feet to its point of intersection with the former easterly street line of Steuben Street, discontinued and closed, said point being distant 447.41 feet westerly along the northerly street line of Dekalb Avenue from its intersection with the former westerly street line of Classon Avenue, discontinued and closed;
2. Running thence northerly, along the former easterly street line of Steuben Street, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 00 minute 00 second, a distance of 158.00 feet to its point of intersection with the former northerly street terminus line of Steuben Street, discontinued and closed;
3. Running thence westerly, along the former northerly street terminus line of Steuben Street, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 00 minute 00 second, a distance of 40.00 feet to its point of intersection with the former westerly street line of Steuben Street, discontinued and closed;
4. Running thence southerly, along the former westerly street line of Steuben Street, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 00 minute 00 second, a distance of 158.00 feet to its point of intersection with the northerly street line of Dekalb Avenue, said point being the **Point or Place of Beginning**.

and be it further

RESOLVED that, pursuant to subdivision 1a of Section 5-433 of the New York City Administrative Code, public utility facilities within the subsurface of the streets cited herein which are to be discontinued and closed by this action, may be maintained in place or relocated within such subsurface by the public utility, so that such maintenance in place or relocation of such facilities is consistent with the proposed use of the closed portion or portions of such subsurface, and the requirements of other facilities located therein;

RESOLVED that, all such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map Nos. Y-2633 and X-2634 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code;
- b. The subject amendment to the City Map shall not be filed with the appropriate agencies in accordance with condition (a) above until the applicant shall have executed a mapping agreement protecting the city's interest, approved as to form and sufficiency by the Corporation Counsel and accepted by the City Planning Commission. If such agreement is not accepted by the City Planning Commission within two years of the date of this resolution, the approved amendment to the City Map may be returned to the City Planning Commission for rescission; and
- c. The subject streets to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (C 020143 MMK), duly adopted by the City Planning Commission on June 21, 2006 (Calendar No. 12), 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 Chair

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KAREN A. PHILLIPS, Commissioners