



## **CITY PLANNING COMMISSION**

March 18, 2009 Calendar No. 8

C 090164 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 1145 Rockaway Avenue (Block 3644, Lot 210) pursuant to zoning, Community District 18, Borough of Brooklyn.

The application (C 090164 PPK) was filed on October 29, 2008 by the Department of Citywide Administrative Services (DCAS) for disposition of one city-owned property located at 1145 Rockaway Avenue (Block 3644, Lot 210), Community District 18, Borough of Brooklyn.

### **BACKGROUND**

DCAS proposes the disposition of one city-owned property, pursuant to zoning. The site is generally bounded by the Long Island Railroad to the north, East 101<sup>st</sup> Street to the east, Avenue D to the south and Rockaway Avenue to the west. Once disposition is approved, DCAS intends to dispose of the property to the Economic Development Corporation (EDC), who then intends to sell the property to the Rolling Steel Corporation.

The project site is a 19,508 square foot vacant lot, located in an M1-1 zoning district within the Flatlands Fairfield Industrial Business Zone. M1-1 districts permit commercial and light industrial uses at a maximum Floor Area Ratio of 1.0. Industrial business zones, which are managed by the Department of Small Business Services, provide a range of business assistance services and tax incentives to retain and promote industrial firms. Land uses immediately adjacent to and within the M1-1 district include light manufacturing, warehouses, auto and commercial office uses in one -and two-story buildings.

On June 26, 2006, EDC issued an Industrial Request for Proposals for the subject site known as Flatlands Industrial Site 1. The goal of the RFP was to encourage development of locations in NYC for the growth and expansion of the City's industrial base.

The Rolling Steel Corporation, an existing Brooklyn manufacturer, was selected by EDC to develop the site. The Rolling Steel Corporation, currently located in East New York, is a manufacturer of rolling steel doors and gates used for security purposes. They intend to expand their current operation to include this site and create an estimated twenty new jobs.

#### **ENVIRONMENTAL REVIEW**

This application (C 090164 PPK) 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 Office of the Deputy Mayor for Economic Development. This application was determined to be a Type II action which requires no further environmental review.

#### **UNIFORM LAND USE REVIEW**

This application (C 090164 PPK) was certified as complete by the Department of City Planning on November 17, 2009 and was duly referred to Community Board 18 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 18 held a public hearing on this application (C 090164 PPK) on December 17, 2008, and on that date, by a vote of 36 in favor, 0 opposed and 1 abstaining, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application (C 090164 PPK) was considered by the Brooklyn Borough President, who issued a recommendation approving the application on January 30, 2009.

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

On February 4, 2009 (Calendar No. 4), the City Planning Commission scheduled February 18, 2009 for a public hearing on this application (C 090164 PPK). The hearing was duly held on February 18, 2009 (Calendar No. 30). A representative from the Economic Development Corporation spoke in favor of the application. 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 is appropriate.

The Commission notes that the designated developer of this vacant city-owned property was

chosen after an Industrial Request for Proposals was issued by EDC. The disposition would facilitate the sale and development of this vacant city-owned property to an existing East New York Brooklyn manufacturer to expand their operation to the subject location.

## **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 located at 1145 Rockaway Avenue (Block 3644, Lot 210), Borough of Brooklyn, pursuant to zoning, is approved.

The above resolution(C 090164 PPK), duly adopted by the City Planning Commission on March 18, 2009 (Calendar No. 8), 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, AIA,**  
**ALFRED C. CERULLO, III, BETTY Y. CHEN, RICHARD W. EADDY, NATHAN LEVENTHAL,**  
**SHIRLEY A. MCRAE, JOHN MEROLO, KAREN A. PHILIPS**, Commissioners