



CITY PLANNING COMMISSION

May 10, 2004/Calendar No. 11

C 040177 HDK
CORRECTED

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned properties within the Brooklyn Center Urban Renewal Area, Borough of Brooklyn, Community District 2.

The application for the disposition of city-owned property was filed by the Department of Housing Preservation and Development (HPD) on November 26, 2003 and revised on April 29, 2004.

RELATED ACTIONS

In addition to the disposition of city-owned property which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 030514 MMK Elimination, discontinuance and closing of Pearl Street between Willoughby Street and Fulton Street;
2. C 030515 MMK Elimination, discontinuance and closing of Red Hook Lane between Boerum Place and Fulton Street;
3. C 030516 MMK Widening of Willoughby Street between Albee Square and Flatbush Avenue Extension;
4. C 030517 MMK Elimination, discontinuance and closing of Fair Street between Prince Street and Fleet Place and Prince Street between Myrtle Avenue and Flatbush Avenue Extension; establishment and widening of Fleet Place between Willoughby Street and Myrtle Avenue; widening of Myrtle Avenue between Flatbush Avenue Extension and Fleet Place; modification of a sewer easement at Fleet Place;
5. C 040171 ZMK Amendment of the Zoning Map, Section Nos. 12d and 16c to rezone seven areas to C6-2, C6-4, C6-4.5 and R7-1/C2-4 in the Special Downtown Brooklyn District

6. C 040173 HUK Fifth amendment to the Brooklyn Center Urban Renewal Plan;
7. C 040174 HUK Second amendment to the MetroTech Urban Renewal Plan;
8. C 040175 HUK Tenth amendment to the Atlantic Terminal Urban Renewal Plan;
9. C 040178 HDK Disposition of city-owned property within the MetroTech Urban Renewal Area;
10. C 040179 HDK Disposition of city-owned properties within the Atlantic Terminal Urban Renewal Area;
11. C 040180 PPK Disposition of one city-owned property located at 370 Jay Street (Block 140, lot 111), pursuant to zoning;
12. C 040181 ZSK Special Permit for an unattended public parking garage with a maximum capacity of 694 spaces on a portion of the ground level, in the cellar and three sub-cellars on property located on the southerly side of Willoughby Street between Duffield Street and Gold Street, in a C6-4.5 District;
13. C 040182 ZSK Special Permit for an attended public parking garage with a maximum capacity of 465 spaces on a portion of the first floor and in the cellar of a proposed mixed-use development to be constructed on property generally bounded by Fulton Street, Ashland Place, Lafayette Street and Rockwell Place (Block 2107, Lots 2, 15, 24, 30, 36, 40 and 41), in a C6-4 District;
14. C 040183 ZSK Special Permit for an attended public parking garage with a maximum capacity of 466 spaces on a portion of the ground floor, in the cellar and the sub-cellar of a proposed mixed use development to be constructed on property bounded by Lafayette Avenue, Ashland Place and Flatbush Avenue (Block 2110, Lot 3), in a C6-1 District;
15. C 040184 ZSK Special Permit for an unattended public parking garage with a maximum capacity of 457 spaces on portions of the cellar, ground floor, 2nd floor and 3rd floor and to allow the floor area below a height of 23 feet above curb level to be exempted from the definition of floor area on property bounded by Myrtle Avenue, Fleet Place, Willoughby Street and Flatbush Avenue Extension in a C6-4 District;
16. C 040185 PSK Site selection for property located on block 2110, lot 3, on the block bounded by Flatbush Avenue, Lafayette Avenue and Ashland Place, for use as a public library.
17. N 040172 ZRK Amendments of the Zoning Resolution Section 37-03 (Off Street

Relocation or Renovation of a Subway Stair), Article VII, Chapter 4 (Special Permits by the City Planning Commission) and Article X, Chapter 1 (Special Downtown Brooklyn District)

- 18. N 040176 HGK Designation of properties in the Brooklyn Center Urban Renewal Plan;
- 19. M 860689(B)ZSK Non-ULURP Modification of a Special Permit to change the allowable floor area of Building D and removing preserved but not built floor area;
- 20. M 930481(E)ZSK Non-ULURP Modification of the MetroTech General Large-Scale Development Special Permit to increase the maximum permitted floor area and allow the distribution of floor area from zoning lot C to zoning lot A;
- 21. M 000592(A)ZSK Non-ULURP Modification of the MetroTech General Large Scale Development Special Permit to authorize bulk modifications and floor area;

BACKGROUND

The disposition of 142 properties, as certified¹, in accordance with the amended Brooklyn Center Urban Renewal Plan (BCURP), in conjunction with the rezonings and changes to the City Map, would facilitate the development of new residential uses, commercial space, public open space and public parking.

A full background discussion and description of this application appears in the report on the related application for an amendment of the Zoning Map (C 040171 ZMK).

ENVIRONMENTAL REVIEW

This application (C 040177 HDK), in conjunction with the applications for the related actions (C 030514 MMK, C 030515 MMK, C 030516 MMK and C 030517 MMK, C 040171 ZMK, C 040173 HUK, C 040174 HUK, C 040175 HUK, C 040178 HDK, C 040179 HDK, C 040180 PPK, C 040181 ZSK, C 040182 ZSK, C 040183 ZSK, C 040184 ZSK, C 040185 PSK, M860689(B) ZSK), M 930481(E) ZSK, M 000592(A) ZSK, N 040172 ZRK, N 040176 HGK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and

¹ The number of properties was reduced to 118 subsequent to Certification.

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 number is 03DME016K. The lead agency is Office of the Deputy Mayor for Economic Development and Rebuilding.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report on the related application for an amendment of the Zoning Map (C 040171 ZMK).

UNIFORM LAND USE REVIEW

This application (C 040177 HDK), in conjunction with the applications for the related actions (C 030514 MMK, C 030515 MMK, C 030516 MMK, C 030517 MMK, C 040171 ZMK, C 040173 HUK, C 040174 HUK, C 040175 HUK, C 040178 HDK, C 040179 HDK, C 040180 PPK, C040181 ZSK, C040182 ZSK, C040183 ZSK, C040184 ZSK, C040185 PSK), was certified as complete by the Department of City Planning on December 1, 2003, 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, along with the related non-ULURP applications (N 040172 ZRK and N 040176 HGK), which were sent to the board and the Borough President for information and review.

Community Board Public Hearing

The Community Board's action is described on the related application for an amendment of the Zoning Map (C 040171 ZMK).

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application with conditions on March 10, 2004.

A summary of the Borough President's recommendation appears in the report on the related application for an amendment of the Zoning Map (C 040171 ZMK).

City Planning Commission Public Hearing

On March 10, 2004 (Calendar No. 12), the City Planning Commission scheduled March 24, 2004 for a public hearing on this application (C 040177 HDK). The hearing was duly held on March 24, 2004 (Calendar No. 21), in conjunction with the public hearings on the applications for the related actions (C 030514 MMK, C 030515 MMK, C 030516 MMK and C 030517 MMK, C 040171 ZMK, C 040173 HUK, C 040174 HUK, C 040175 HUK, C 040178 HDK, C 040179 HDK, C 040180 PPK, C 040181 ZSK, C 040182 ZSK, C 040183 ZSK, C 040184 ZSK, C 040185 PSK, N 040172 ZRK and N 040176 HGK).

There were a number of speakers, as described in the report on the related application for an amendment of the Zoning Map (C 040171 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that the application for disposition of city-owned properties, within the Brooklyn Center Urban Renewal Area, as revised, is appropriate.

A full consideration of the issues, and the reasons for approving this application, appear in the report on the related application for an amendment of the Zoning Map (C 040171 ZMK).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed disposition of 118 properties located within the amended Brooklyn Center Urban Renewal Area conforms to the objectives and provisions of the amended Brooklyn Center Urban Renewal Plan (C 040173 HUK), which is being considered concurrently with this application; and be it further

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on April 30, 2004, with respect to this application (CEQR No. 03DME016K), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that,

consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d)(3) of the SEQRA regulations; and be it further

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 of the Department of Housing Preservation and Development for the disposition of city-owned properties located at²

BLOCK	LOT
153	3
153	14
153	15
154	5
154	11
154	12
154	1
154	36
154	37
154	38
154	39
154	40
144	1
150	1
150	6
150	10
150	11

² Correction 3/22/07: Due to administrative error, the table set forth herein is incomplete and does not reflect a complete listing of the 118 properties referenced in paragraph 1 of the Resolution. Refer to the Block/Lot table appended to this Report as Appendix A for complete list of properties disposed pursuant to the Resolution.

150	19
145	8
145	26
145	32
145	10
145	13
145	14
145	15
145	16
145	18
145	19
145	20
145	21
145	22
146	p/o18
146	23
146	p/o37
146	29
146	34
146	35
146	36
146	2
146	7
146	11
146	12
146	13
146	14
146	15
146	16
146	17
146	p/o18
146	p/o37
146	41
146	42
146	43
146	46
146	47
146	48
146	50
146	51
146	52
2061	p/o1

Closed Street beds

Red Hook Lane, between Fulton Street and Boerum Place

Fair Street, between Prince Street and Fleet Place
Pearl Street, between Fulton Street and Willoughby Street
Prince Street, between Flatbush Avenue Extension and Myrtle Avenue

within the Brooklyn Center Urban Renewal Area, Borough of Brooklyn, Community District 2,
is approved (C 040177 HDK).

The above resolution (C 040177 HDK), duly adopted by the City Planning Commission on
May 10, 2004 (Cal. No. 11), 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-Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO,
KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners

RICHARD W. EADDY, Commissioner, Recused

APPENDIX A

CORRECTED ON 3/22/07

The table set forth above was incomplete due to administrative error. The Block/Lot table below is a complete list of properties disposed.

Lot List	UR Site No.	Block No.	Lot No.
1	2A	167	15
2	2A	167	16
3	2A	167	26
4	2A	167	27
5	2A	167	28
6	2A	167	36
7	4	149	14
8	4	149	15
9	4	149	17
10	4	149	19
11	4	149	21
12	4	149	22
13	4	149	23
14	4	149	24
15	4	149	25
16	4	149	50
17	4A	149	26
18	4A	149	28
19	4A	149	30
20	4A	149	31
21	4A	149	32
22	4A	149	33
23	4A	149	34
24	5 p/o	2106	4
25	5 p/o	2106	5
26	5 p/o	2106	6
27	5 p/o	2106	7
28	5 p/o	2106	9
29	5 p/o	2106	16
30	5 p/o	2106	19

Lot List	UR Site No.	Block No.	Lot No.
31	5 p/o	2106	24
32	5 p/o	2106	26
33	5 p/o	2106	29
34	5 p/o	2106	35
35	5 p/o	2106	40
36	7 p/o	2107	2
37	7 p/o	2107	15
38	7 p/o	2107	24
39	7 p/o	2107	30
40	7 p/o	2107	40
41	7 p/o	2107	41
42	7A	2107	36
43	11	2060	22
44	11	2060	23
45	11	2060	24
46	11	2060	25
47	11	2060	26
48	11	2060	27
49	11	2060	p/o 32
50	11	2060	122
51	12	2062	1
52	12	2062	103
53	12	2062	5
54	12	2062	6
55	12	2062	17
56	12	2062	18
57	12	2062	19
58	12	2062	21
59	12	2062	23
60	12	2062	24
	12	2060	p/o 32
61	13	2108	1

Lot List	UR Site No.	Block No.	Lot No.
62	14	153	3
63	14A	153	14
64	14A	153	15
65	15	154	5
66	15	154	11
67	15	154	12
68	15A	154	1
69	15B	154	36
70	15B	154	37
71	15B	154	38
72	15B	154	39
73	15B	154	40
74	16	144	1
75	17	150	1
76	17	150	6
77	17	150	10
78	17	150	11
79	17	150	19
80	18	145	8
81	18	145	26
82	18	145	32
83	18A	145	10
84	18A	145	13
85	18A	145	14
86	18A	145	15
87	18A	145	16
88	18A	145	18
89	18A	145	19
90	18A	145	20
91	18A	145	21

Lot List	UR Site No.	Block No.	Lot No.
92	18A	145	22
93	19	146	p/o18
94	19	146	23
95	19	146	p/o37
96	19A	146	29
97	19A	146	34
98	19A	146	35
99	19A	146	36
100	19B	146	2
101	19B	146	7
102	19B	146	11
103	19B	146	12
104	19B	146	13
105	19B	146	14
106	19B	146	15
107	19B	146	16
108	19B	146	17
	19B	146	p/o18
	19B	146	p/o37
109	19B	146	41
110	19B	146	42
111	19B	146	43
112	19B	146	46
113	19B	146	47
114	19B	146	48
115	19B	146	50
116	19B	146	51
117	19B	146	52
118	21	2061	p/o1