



## CITY PLANNING COMMISSION

---

August 25, 2004/Calendar No. 18

C 040096 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 one (1) city-owned property**, located at 1063 Flushing Avenue, (Block 3013, Lot 30), pursuant to zoning. \*197-d b.(2)

---

The application for the disposition of a city-owned property was filed by the Department of Citywide Administrative Services (DCAS), on September 8, 2003.

### **BACKGROUND**

The Department Citywide Administrative Services (DCAS), requests the disposition of an approximately 3,000 square foot (25-foot x120-foot) parcel located at 1063 Flushing Avenue, Brooklyn, Community District 1. The subject lot (Block 3013, Lot 30) is vacant and is located in an M1-1 district between several 3-story, mixed-use non-conforming residential buildings. The block containing the subject lot is predominantly developed with industrial and commercial uses, with two large one-story commercial uses at each corner on Flushing Avenue, and large warehousing and industrial uses including a used clothing wholesaler, and a restaurant food supply distributor. There are no other city-owned properties on this block.

The surrounding area contains a mix of industrial, commercial and residential uses. Adjacent blocks to the north, east and west are zoned M1-1 and contain a variety of industrial uses, including several food wholesalers, construction firms, metal product manufacturers and garment wholesalers, as well as

residential and automotive uses. The block to the south of the site, across Flushing Avenue is zoned R6 and contains several residential buildings, two vacant properties, a car wash, and other automotive uses.

### **ENVIRONMENTAL REVIEW**

This application ( C 040096 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Citywide Administrative Services.

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

### **UNIFORM LAND USE REVIEW**

This application ( C 040096 PPK) was certified as complete by the Department of City Planning on April 12, 2004, and was duly referred to Community Board 1 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **COMMUNITY BOARD PUBLIC HEARING**

Community Board 1 held a public hearing on this application on May 11, 2004, and on June 8, 2004, by a vote of 34 to 0 with 0 abstentions, adopted a resolution recommending disapproval of the application with the following condition:

Local not-for profits be given one year to develop a viable proposal for use of the land.

## **BOROUGH PRESIDENT RECOMMENDATION**

This application was considered by the Borough President, who issued a recommendation disapproving the application on July 21, 2004, with the following comment:

The Borough President recommends that the City Planning Commission and/or the City Council request that the application be withdrawn by DCAS and that the property be transferred to HPD for disposition to a non-profit, such as St. Nicolas Neighborhood Preservation Corporation, for development of affordable housing.”

## **CITY PLANNING COMMISSION PUBLIC HEARING**

On July 14, 2004 (Calendar No. 4), the City Planning Commission scheduled July 28, 2004, for a public hearing on this application ( C 040096 PPK). The hearing was duly held on July, 28, 2004, (Calendar No. 26). There was one speaker in favor of the application and one opposed.

The speaker representing Saint Nicholas Neighborhood Preservation Corporation, a local not-for profit housing advocacy group, opposed the disposition of this property. The speaker expressed their intention to work with Housing Preservation Development to develop affordable housing on this site. The other speaker, a representative from DCAS/DRES was present to answer questions from the Commission, and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this disposition of one (1) city-owned property is appropriate.

The property is zoned M1-1, and located at the southern edge of the East Williamsburg In-Place Industrial Park, an active industrial area set aside for industrial growth and development. The Commission notes the high levels of industrial activity on the subject block and on the surrounding blocks within the industrial park. This activity includes several industrial buildings recently constructed or currently under construction on nearby blocks. The subject property's zoning designation permits commercial or light manufacturing uses, which would complement existing uses within the Industrial Park.

The Commission acknowledges the Community Board's recommendation that a local not-for-profit be given one year to develop a viable proposal for use of the site. The Borough President further recommended that the application be withdrawn and that the property be transferred to HPD for disposition to a non-profit, such as Saint Nicholas Neighborhood Preservation Corporation, for development of affordable housing.

The Commission notes that the property is located within the well-established East Williamsburg In-Place Industrial Park, and in a manufacturing district where new residential uses are not permitted. In addition, HPD has informed Department staff that at this time they will not request a hold on this property. The Commission therefore encourages DCAS to work with the Economic Development Corporation to identify possible future development that would return this currently vacant property to productive use.

The Commission therefore believes that the disposition of this property pursuant to zoning is

appropriate.

## **RESOLUTION**

**RESOLVED**, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration in this report, the disposition of one (1) city-owned property located at 1063 Flushing Avenue, (Block 3013, Lot 30), pursuant to zoning in the Borough of Brooklyn, Community District 1, proposed in an application by the Department of Citywide Administrative Services, dated August 25, 2003, is approved.

The above resolution ( C 040096 PPK), duly adopted by the City Planning Commission on August 00, 2004 (Calendar No. 18), 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.,**  
**RICHARD W. EADDY, CHRISTOPHER KUI, KAREN A. PHILLIPS,**  
**DOLLY WILLIAMS, Commissioners**