



CITY PLANNING COMMISSION

July 23, 2003/Calendar No. 26

C 030269 MMK

IN THE MATTER OF an application submitted by Brooklyn Renaissance Hotel, LLC, and the New York City Economic Development Corporation 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

1. the elimination, discontinuance and closing of portions of Pearl Street north of Willoughby Street and Adams Street/Brooklyn Bridge Boulevard between Willoughby Street and Johnson Street- Tech Place; and
2. any acquisition or disposition of real property related thereto,

in Community District 2, Borough of Brooklyn, all in accordance with Map Nos. X-2657 and X-2658, dated March 18, 2003 and signed by the Borough President.

This application (C 030269 MMK) for an amendment to the City Map was filed by the Brooklyn Renaissance Hotel, LLC, and the New York City Economic Development Corporation, 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 December 27, 2002. It involves the elimination, discontinuance and closing of portions of Pearl Street and Adams Street/Brooklyn Bridge Boulevard.

RELATED ACTIONS:

In addition to the amendment to the City Map which is the subject of this report, implementation of the applicant's proposal also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 030378 ZSK Special Permit pursuant to Section 74-721 to permit the modification of tower height and

setback regulations;

2. N 030376 ZRY Zoning text amendment to Section 74-91 (Modification of Urban Plazas) to permit modification of urban plazas in C5-4 districts on zoning lots of more than 200,000 square feet;
3. C 030377 ZSK A special permit pursuant to Section 74-91 of the Zoning Resolution to modify the requirements of Section 37-04 to facilitate the redesign and upgrading of an existing urban plaza;
4. C 030379 PPK Disposition of city-owned property located at 345 Adams Street (Block 140, part of Lot 123) and the disposition of city-owned development rights (Block 140, lots 10, 123, 1001, 1002 and 1101-1105) pursuant to zoning;
5. C 030380 PPK Disposition of one (1) city-owned property, currently occupied by the Brooklyn Renaissance Hotel, located at 350 Jay Street pursuant to zoning; and
6. C 030381 PPK Disposition of the ground and second floors of 345 Adams Street (Block 140, part of lot 123) pursuant to zoning.

BACKGROUND

The applicants propose the elimination, discontinuance and closing of portions of Pearl Street north of Willoughby Street and Adams Street/Brooklyn Bridge Boulevard between Willoughby Street and Johnson Street-Tech Place.

Adams Street between Willoughby Street and Johnson Street- Tech Place has an irregular width which varies between 160 feet to 174.29 feet and is open for two way traffic. The linear portion of Adams Street to be eliminated, extending from the building line into the sidewalk area on the easterly side of the street, has an approximate length of 350 feet and varies in width from 7.86 feet to 14.26 feet. The City acquired this land when Adams Street was

widened in the 1950s. At that time, the adjoining property owner, a utility company, did not desire to purchase the land and it remained in City ownership and was included as part of Adams Street. This strip of land is within the sidewalk area and is not used for street purposes. Once this portion of the street is eliminated, Adams Street will be mapped at an even width of 160 feet. The eliminated portion of Adams Street will be merged with lot 123 of Block 140.

Pearl Street is 50 feet wide, city owned, open for two way traffic and terminates in a dead end, 350.5 feet north of Willoughby Street. The proposed action eliminates the northern most 20.49 feet of Pearl Street abutting an existing urban plaza. Once eliminated, this property will also be merged with lot 123 of Block 140 and developed as part of the enlarged and redesigned plaza.

An interagency conference was held on January 30, 2003. No agencies or utilities expressed objection to the proposal.

A full background discussion and description of the proposed project appears in the report on the related application for the special permit (C 030378 ZSK).

ENVIRONMENTAL REVIEW

This application (C030269MMK) in conjunction with the applications for the related actions [N 030376 ZRY, C 030377 ZSK, C 030378 ZSK, C 030379 PPK, C 030380 PPK and C 030381 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 designated CEQR number is 02DME015K. The lead agency is the Office of the Deputy Mayor for Economic Development and Rebuilding.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on March 26, 2003.

UNIFORM LAND USE REVIEW

This application (C030269MMK) together with the related applications (C 030377 ZSK, C 030378 ZSK, C 030379 PPK, C 030380 PPK and C 030381 PPK) was certified as complete by the Department of City Planning on March 31, 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 text change application (N030376ZRY), which was sent to the Community Board and the Borough President for information and review.

Community Board Public Hearing

Community Board 2 held a public hearing on this application (C 030269 MMK) in conjunction with the related applications [N 030376 ZRY, C 030377 ZSK, C 030378 ZSK, C 030379 PPK, C 030380 PPK and C 030381 PPK] on April 30, 2003, and on May 14, 2003, by a

vote of 35 to 0 with 0 abstentions, adopted a resolution recommending the application.

A summary of the vote and recommendation of Community Board No. 2 appears in the report on the related application for the special permit (C 030378 ZSK).

Borough President's Recommendation

This application (C 030269 MMK) together with the related applications [N 030376 ZRY, C 030377 ZSK, C 030378 ZSK, C 030379 PPK, C 030380 PPK and C 030381 PPK] was considered by the Borough President who, on May 21, 2003 held a public hearing and on May 27, 2003 issued a recommendation approving the application.

A summary of the recommendation of the Borough President appears in the report on the related application for the special permit (C 030378 ZSK).

City Planning Commission Public Hearing

On June 4, 2003 (Calendar No. 5) the City Planning Commission scheduled June 18, 2003 for a hearing on this application (C 030269 MMK). The hearing was duly held on June 18, 2003 (Calendar No. 9) in conjunction with the public hearings on the applications for the related applications [N 030376 ZRY, C 030377 ZSK, C 030378 ZSK, C 030379 PPK, C 030380 PPK and C 030381 PPK].

There were 8 speakers, all in favor, as described in the report on the related application for the special permit (C 030378 ZSK) and the hearing was closed.

CONSIDERATION

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

The streets proposed to be eliminated, discontinued and closed are city-owned, not used for street purpose or terminate in a dead-end. They are not necessary to the integrity and function of the street grid in this area.

A full consideration and analysis of the issues for approving this are contained in the report on the related application for the special permit (C 030378 ZSK).

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 030269 MMK) for an amendment to the City Map involving the elimination, discontinuance and

closing of portions of Pearl Street north of Willoughby Street and Adams Street/Brooklyn Bridge Boulevard between Willoughby Street and Johnson Street- Tech Place, and any acquisition or disposition of property related thereto, in Community District 2, Borough of Brooklyn, in accordance with Map Numbers X-2657 and X-2758 dated March 18, 2003, 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 and 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-2658 dated March 18, 2003, providing for the discontinuance and closing of Adams Street/ Brooklyn Bridge Boulevard between Willoughby Street and Johnson Street/Tech Place and northerly terminus of Pearl Street north of Willoughby Street, more particularly described as follows:

A. ADAMS STREET/ BROOKLYN BRIDGE BOULEVARD BETWEEN WILLOUGHBY STREET AND JOHNSON STREET/TECH PLACE

BEGINNING at a point located at the intersection of the

northerly street line of Willoughby Street and the former easterly street line of Adams Street/Brooklyn Bridge Boulevard, said point being distant 91.44 feet westerly along the northerly street line of Willoughby Street from its intersection with the westerly street line of Adams Street/ Brooklyn Bridge Boulevard,

1. **RUNNING THENCE** northerly, along the former easterly street line of Adams Street/ Brooklyn Bridge Boulevard, said course forming a deflection angle to the right with the last mentioned course of 89 degrees 22 minutes 24 seconds, a distance of 100.10 feet to a point;
2. **RUNNING THENCE** westerly, along the former easterly street line of Adams Street/ Brooklyn Bridge Boulevard, said course forming a deflection angle to the left with the last mentioned course of 89 degrees 22 minutes 24 seconds, 6.43 feet to a point;
3. **RUNNING THENCE** northerly, along the former easterly street line of Adams Street/ Brooklyn Bridge Boulevard, said course forming a deflection angle to the right with the last mentioned course of 89 degrees 22 minutes 24 seconds, 250.40 feet to a point;
4. **RUNNING THENCE** westerly, along the former easterly street

line of Adams Street/ Brooklyn Bridge Boulevard, said course forming a deflection angle to the left with the last mentioned course of 89 degrees 22 minutes 24 seconds, 7.86 feet to a point on the proposed easterly street line of Adams Street/ Brooklyn Bridge Boulevard;

5. **RUNNING THENCE** southerly, along the new easterly street line of Adams Street/ Brooklyn Bridge Boulevard, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 37 minutes 36 seconds, 350.50 feet to a point on the proposed northerly street line of Willoughby Street;
6. **RUNNING THENCE** easterly, along the proposed northerly street line of Willoughby Street, said course forming a deflection angle to the left with the last mentioned course of 89 degrees 22 minutes 24 seconds, 14.29 feet to the point or place of **BEGINNING**.

B. A PORTION OF PEARL STREET NORTH OF WILLOUGHBY STREET

BEGINNING at a point on the westerly street line of Pearl Street, said point being distant 330.00 feet northerly from the intersection of the westerly street line of Pearl Street with the northerly street line of Willoughby street, as those streets were hereinbefore laid out on the city map;

1. **RUNNING THENCE** northerly, along the former westerly street line of Pearl Street, 20.50 feet to a point on the former northerly street terminus line of Pearl Street;
2. **RUNNING THENCE** easterly, along the former northerly street terminus line of Pearl Street, said course forming a deflection angle to the right with the last mentioned course of 90 degrees 37 minutes 36 seconds, a distance of 50.00 feet to a point on the former easterly street line of Pearl Street;
3. **RUNNING THENCE** southerly, along the former easterly street line of Pearl Street, said course forming a deflection angle to the right with the last mentioned course of 89 degrees 22 minutes 24 seconds, 20.50 feet to a point on the proposed northerly street terminus line of Pearl Street;
4. **RUNNING THENCE** westerly, along the proposed northerly street terminus line of Pearl Street, said course forming a deflection angle to the right with the last mentioned course of 90 degrees 37 minutes 36 seconds, 50.00 feet to the point or place of **BEGINNING**.

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 No. X-2657 and X-2658 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 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, duly adopted by the City Planning Commission on July 23, 2003 (Calendar No. 26), 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

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, JOSEPH B. ROSE, DOLLY WILLIAMS, Commissioners