



CITY PLANNING COMMISSION

October 30, 2000/Calendar No. 1

C 000401 ZSK

IN THE MATTER OF an application submitted by the Norwegian Christian Home and Health Center pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 24-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 to apply to:

- a. a change of use of an existing 5-story nursing home to a 130-bed non-profit institution with sleeping accommodations (U.G. 3) and
- b. a 1-and 4-story horizontal enlargement of the existing 5-story building for use as a 135 bed nursing home;

on property located at 1270 67th Street, between 12th and 13th avenues (Block 5767, Lots 24, 26, 28 and 71), in an R5 District, Borough of Brooklyn, Community District 10.

This application for a special permit was filed by Norwegian Christian Home and Health Center on February 25, 2000, to allow for a change of use of an existing five-story nursing home to a 130-bed non-profit institution with sleeping accommodations and a one-and four-story horizontal enlargement of the existing five-story building for use as a 135 bed nursing home on a 80,316 square foot through lot located at 1270 67th Street and Ovington Street (68th Street) between 12th and 13th avenues within an R5 zoning district in Dyker Heights, Community District 10.

RELATED ACTIONS

In addition to the special permit which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application being considered concurrently with this application:

1. N 000400 ZCK: City Planning Commission certification pursuant to Section 22-42 that none of the findings of Section 22-13, Use Group 3, which are a precondition of designation pursuant to Section 74-903 exist in Brooklyn Community District 10.

BACKGROUND

The Norwegian Christian Home and Health Center (the “Center”) is a 135-bed skilled nursing home and a 35-bed non-profit institution with sleeping accommodations located on an 80,316 square foot through lot on 67th Street and Ovington Avenue (68th Street) between 12th and 13th avenues, (Block 5767, Lots 24, 26, 28 and 71), in Dyker Heights, Community District 10. The Center began operation in 1903 with a five-bed home for the elderly and has continued to expand over the years. The site contains eight buildings, some dating from 1912, totaling over 99,108 square feet.

The surrounding area is predominately developed with two-and-three-story residential buildings. There are a few four-story residential buildings, one located within 40 feet of the Center on the north side of Ovington Avenue. A five-story, 60 feet in height, public school is located just west of the Center on the south side of Ovington Avenue. To the east of the Center, along 13th Avenue, are a series of three story buildings, some with commercial uses on the ground floor.

The applicant proposes to demolish seven of the eight buildings comprising the Center and construct a four-story, 39 feet 8 inches in height, ‘L’ shaped nursing home facility, fronting on

Ovington Avenue and connecting to a new one-story building, up to 20 feet in height, that will front along 67th Street. The landscaped front yards depths are approximately 18 to 32 feet deep. The buildings will be interconnected and have access to the proposed approximately 10,000 square foot landscaped interior courtyard that will be developed with sitting areas, passive recreation space and plantings. The two parking lots, with a total of 41 parking spaces, will be located at the eastern and western ends of the zoning lot.

The existing 135 nursing home beds will be relocated from the remaining 5-story building, 50 feet in height, developed in 1973, to the proposed 4-story horizontal enlargement. There will be no increase in nursing home beds. The existing 5-story building will continue solely as a non-profit institution with sleeping accommodations with an increase from 35 to 130 beds. The proposed new horizontal enlargement floor area is 80,040 square feet and the remaining 5-story is 55,000 square feet for a total of 135,040 square feet and a 1.68 floor area ratio (FAR).

The applicant is seeking approval of a special permit pursuant to Section 74-902 of the Zoning Resolution that would allow the community facility floor area ratio of Section 24-11 of the Zoning Resolution to apply to this facility which as proposed exceeds the maximum permitted floor area ratio. The permitted floor area ratio pursuant to Section 24-111 for certain community facilities in R5 districts is 1.27. The proposed floor area ratio is 1.68. The maximum FAR allowed is 2.00.

ENVIRONMENTAL REVIEW

This application (C 000401 ZSK), in conjunction with the application for the related action (N 000401 ZCK) were 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 00DCP044K. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on June 12, 2000.

UNIFORM LAND USE REVIEW

The application (C 000401 ZSK) was certified as complete by the Department of City Planning on June 12, 2000, and was duly referred to Community Board 10 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules along with the related non-ULURP City Planning Commission certification application (N 000400 ZCK) which was referred for information and review.

Community Board Public Hearing

Community Board 10 held a public hearing on this application (C 000401 ZSK) on June 19, 2000, and on that date, by a vote of 43 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on September 1, 2000.

City Planning Commission Public Hearing

On August 23, 2000 (Calendar No. 2), the City Planning Commission scheduled September 6, 2000, for a public hearing on this application (C 000401 ZSK). The hearing was duly held on September 6, 2000 (Calendar No. 6) and the hearing was continued to October 4, 2000. The continued hearing was duly held on October 4, 2000 (Calendar No. 12). There was one speaker in favor of the application and none in opposition.

Speaking in support was the attorney for the applicant. He described the project and its benefits to the residents and the surrounding community. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the grant of this special permit is appropriate.

The Norwegian Christian Nursing and Health Center proposes a change of use to an existing 5-story 135-bed nursing home to a 130-bed non-profit institution with sleeping accommodations (Use Group 3) and a 1-and 4-story horizontal enlargement of the existing 5-story building for use as a 135 bed nursing home. The Center is located on an 80,316 square foot through lot located

on 67th Street and Ovington Avenue (68th Street) between 12th and 13th avenues. The Center proposes to demolish seven of the eight existing buildings. The horizontal enlargement will connect the remaining 5-story facility to the new 1-and 4-story development resulting in a 135,040 square foot Center with a 1.68 floor area ratio.

The Commission believes that the distribution of the bulk of the total development will not unduly obstruct access of light and air to the adjoining properties and will result in satisfactory site planning and urban design relationships of buildings to adjacent streets and surrounding developments. The bulk will be distributed over the through lot with a 4-story, 39 feet 8 inch height, L-shaped building setback 20 feet from Ovington Avenue and a minimum of 30 feet from the adjacent western properties. The 1-story building, up to 20 feet in height, is setback a minimum of 30 feet from 67th Street. The existing 5-story building is setback nearly 25 feet from the adjacent easternly properties. The 4-story enlargement, along Ovington Avenue, is across from a 5-story public school and 40 feet east of a 4-story residential building. The 1-story expansion along 67 Street is across from 2-and 3-story residential buildings.

The Commission notes that the streets providing access to the Center are adequate to handle the traffic from the projected increase in employees and potential visitors as a result of the additional 95 beds to the present 35-bed non-for profit institution with sleeping accommodations.

According to the Environmental Assessment Statement the current incremental trip increase is 36, and with the increase of 20 additional, the proposed enlargement will not generate a significant increase in traffic.

The Commission further notes that since certification the applicant has redistributed some floor area from the northwesterly side lot line wall, in order to achieve a minimum 30 foot rear yard equivalent, to the northwesterly wall within the courtyard area without any increase in floor area.

The Commission also notes that the Center currently has an internal support system for the residents, including doctors on duty or on call and other personnel in place, and will not require any increase in support services as a result of this proposed enlargement. The proposed development will enhance the operational efficiency of the facility, improve the quality of life of the facility's residents and benefit the community by providing increased services.

FINDINGS

The City Planning Commission hereby makes the following findings pursuant to Section 74-902 of the Zoning Resolution:

74-902 Certain community facility uses in R3 to R9 Districts and certain Commercial Districts

- a. That the distribution of the bulk of the total development will not unduly obstruct the access of light and air to adjoining properties or public streets, and will result in satisfactory site planning and satisfactory urban design relationships of buildings to adjacent streets and surrounding development;
- b. That the proposed development will not require any significant additions to the supporting services of the neighborhood or that provisions for the adequate

supporting services has been made; and

- c. That the streets providing access to such use will be adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

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 200 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 to apply to:

- a. change of use of an existing 5-story nursing home to a 130-bed non-profit institution with sleeping accommodations (U.G. 3) and
- b. a 1-and 4-story horizontal enlargement of the existing 5-story building for use as a 135 bed nursing home;

on property located at 1270 67th Street, between 12th and 13th avenues (Block 5767, Lots 24, 26, 28 and 71), in an R5 District, is approved, pursuant to Section 74-902 of the Zoning Resolution, subject to the following terms and conditions:

1. The property that is the subject of this application (C 000401 ZSK) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by James H. Terjesen,

R.A. filed with this application and incorporated in this resolution:

<u>Drawing No.</u>	<u>Title</u>	<u>Last Date Revised</u>
A - 1	Site Plan	August 23, 2000

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. The development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, subleasee or occupant.
5. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation

shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.

6. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

The above resolution (C 000401 ZSK), duly adopted by the City Planning Commission on October 30, 2000 (Calendar No. 1), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

JOSEPH B. ROSE, Chairman
ANGELA M. BATTAGLIA, AMANDA M. BURDEN, A.I.C.P.,
ANGELA R. CAVALUZZI, R.A.,
KATHY HIRATA CHIN, ESQ., ALEXANDER GARVIN, WILLIAM J. GRINKER,
KENNETH J. KNUCKLES, Esq., Commissioners

Community/Borough Board
Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 100
FAX # (212) 720-3244

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Board on Board, when applicable.

APPLICATION # C_000401 ZSK

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Norwegian Christian Home and Health pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a permit pursuant to Section 24-602 of the Uniform Fire Prevention and Safety Code and Section 24-11 to apply to:

- e) a 1- and 4-story, 135-bed enlargement of an existing 5-story nursing home
- f) a change of use of the existing 5-story nursing home to a 130-bed non-institution with sleeping accommodations (U.G. 3):

on property located at 1270 67th Street, between 12th and 13th Avenues (Block 0767, Lots 28, and 71), in an R5 District, Community District 10, Borough of Brooklyn.

Plans for this proposal are on file with the City Planning Commission and may be seen 3N, 22 Reade Street, New York, NY 10007.

COMMUNITY BOARD NO. 10

BOROUGH Brooklyn

BOROUGH BOARD _____

DATE OF PUBLIC HEARING June 19, 2000

Shore Hill Community Room
LOCATION 9000 Shore Road, Bklyn

HAS QUORUM PRESENT? YES NO

(A public hearing shall require a quorum of appointed members of the board, but in no case than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE June 19, 2000

LOCATION same as above

RECOMMENDATION see attached report

APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS

DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach separate sheets if necessary)

CITY FILED ON
00 AUG -2 PM 12:14
DEPT. OF CITY PLANNING

VOTING

IN FAVOR 43 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 49

Kirk P. Tzanides

COMMUNITY/BOROUGH BOARD OFFICER

June 20, 2000

Chairperson, Community Board Ten, Brook

DATE

TITLE

CB10 Zoning and Land Use Committee

Report on Applications to CPC for Special Permits

Premises: Norwegian Christian Home, 1270 67th Street, Brooklyn, New York

CPC 000615ZSK, 000400ZCK & 000401ZSK

Report Date : June 19, 2000

June 8, 2000

311 743 21 0000

00-AUG-2 PM 12:

DEPT OF PLANNING
Committee Meeting Date: 6/19/00

ZALUC met on June 8, 2000 at the offices of the board to consider land use applications of the Norwegian Christian Home for special permits and other waivers that will be necessary to construct an expansion of this residence for the elderly at 1270 67th Street. A quorum was present as was Chair Kirk Tzanides. The applicant was represented by Vincent Petraro Esq. Of the law offices of Sheldon Lobel P.C. and by Architect Jim Terjesen. Other representatives of the NCH were present to answer questions. The NCH preliminarily presented this proposal to the Board for informational purposes in October 1999. For those of you who don't recall CB10 held its January meeting in an auditorium of the Norwegian Christian Home this past January. ZALUC voted to support the applications.

It is important to note that the applications voted upon by ZALUC were NOT certified by the CPC at the time of the vote. The timing of these applications was such that the certification was expected within days of the ZALUC meeting. However, the committee does not meet over the summer and that would have delayed the project by three months. The applicant's attorney advised the committee that the certified application would be identical to that in front of the committee. On that basis we proceeded but it was specifically understood that even the difference in a comma from the presented application to the certified application would invalidate the committee's vote.

Background

The Norwegian Christian Home is located on a through lot of over 80,000 square feet. The lot is located midblock between 12th and 13th Avenues and runs through from 67th Street to Ovington. It is located wholly within a residential zone. (R5). It is not located within the SBRD.

The NCH began operations in 1903 and grew from 5 residents to the current number of 170. There are 135 residents requiring skilled nursing and the balance are residents of the adult home portion of the facility.

Currently there are a number of buildings on the site. Most date back to the early 20th century, but the primary building, the skilled nursing home, was constructed in 1973. The applicant proposes to demolish most of the earlier buildings leaving the 1973 building. They will then construct a modern facility in accordance with plans that have been shown. Upon completion of construction of the new buildings, the 135 residents of the nursing home will be moved into the new buildings. Then the 1973 building will be renovated to accept 42 adult home residents and 88 assisted living residents. There will be a total of 265 residents in three levels of care: skilled nursing, adult home and assisted living.

There are currently 18 parking spaces to serve the 135 residents. The proposed renovation will have a total of 41 spaces. Loading will continue in approximately its present location off Ovington. Present floor area on the lot, totaling all buildings is 99,108 sf. The demolition and renovation will result in a floor area of 135,040sf. This is an increase in the floor area ratio from the current 1.23 to 1.68 - a 36% increase in floor area.

Actions Requested

To accomplish this the NCH needs a number of actions from the CPC

First the applicant needs a special permit that would allow it to apply the community facility floor area ratio to this project. The floor area ratio permitted for a community facility in this area is 2.0. Applicant wants to build to only 1.68. However, certain community facilities, such as nursing homes, are limited to an FAR of 1.27, which is just about where NCH is right now. A special permit allowing the difference may be granted if the applicant shows that the proposal will not unduly obstruct light and air and result in a satisfactory urban design, will not require any significant additional support services and that the local streets can handle the additional traffic.

Second the CPC must certify, in effect, that the community is not overburdened by the existence such facilities.

With respect to these two actions the applicant explained to the committee that the proposal will not have an appreciable effect on light and air because of the location and height of the new buildings. Most support services will be handled internally. The residents will not require schools, the buildings will be fireproofed, unlike the current buildings etc. The parking facilities will be adequate for the increased traffic, deliveries will be the same or fewer. There will be additional visitor trips but the expected increase will not be burdensome and should easily be handled by the increase in parking. Moreover, the citywide average of nursing home beds to population is 6.28/1000 while CD10 is at 2.58/1000 so the community will not be overburdened.

The applicant is also requesting one more action that is actually precautionary. As the board is aware the CPC is in the process of advocating passage of the Uniform Bulk Proposal. Passage of the UBP would immediately outdate the NCH's applications. As a hedge against that event the applicant is making an application under the UBP on the assumption that it will be passed. If this occurs, the applicant would require a small additional change to permit the building, but the net result would be identical to the building proposed under the existing zoning.

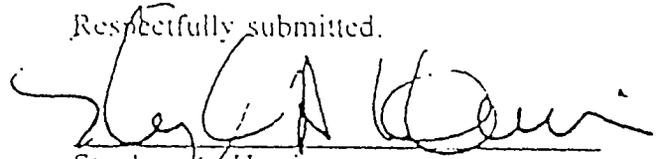
Nobody spoke in opposition to the project and the applicant advised that it had sought and received the support of Councilman Golden, Assemblyman Peter Abbate and State Senator Vincent Gentile. In addition they had approached their immediate neighbors and had received support.

ZALUC voted unanimously to approve each of the applications as filed and recommends that

the board do the same.

After the vote, in accordance with board policy, Carolyn DeLuca sent a notification to nearby residents. One neighbor, Mr. Anthony Silverance, who lives in an apartment at 1231 Ovington Ave. objected to the project. ZALUC of course did not consider the objection because it was received after the meeting. In essence Mr. Silverance questioned whether the NCH served the entire community or only the Norwegian Christian segment. He states that he has heard stories from the residents that may "qualify as negligent behavior on the part of the staff" though he does not substantiate his charge. He is concerned about parking after the project is complete, about construction consequences, and about quality of life for the neighbors and also residents of the home.

Respectfully submitted,



Stephen B. Harrison

Chair

Zoning and Land Use Committee

Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

22 Reade Street, New York, NY 10007

FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicants representatives as indicated on the Notice of Certification.

APPLICATION # 000400 ZCK, 000401 ZSK AND 000615 ZSK

DESCRIPTION Norwegian Christian Home and Health Center

COMMUNITY DISTRICT NO.

10

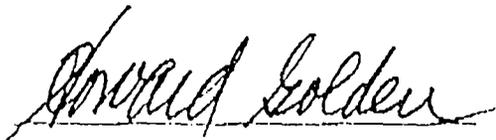
BOROUGH OF BROOKLYN

RECOMMENDATION

- APPROVE
 APPROVE WITH MODIFICATIONS/CONDITIONS
 DISAPPROVE
 DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION – MODIFICATIONS/CONDITIONS

- RECOMMENDATION ATTACHED
 RECOMMENDATION TO FOLLOW


 BOROUGH PRESIDENT

September 1, 2000

DATE

**PRESIDENT OF THE BOROUGH OF BROOKLYN
RECOMMENDATION REPORT
NORWEGIAN CHRISTIAN HOME AND HEALTH CENTER
000400 ZCK, 000401 ZSK 000615 ZSK**

The Norwegian Christian Home and Health Center has submitted applications to allow construction of a new 135-bed skilled nursing facility (SNF), thereby expanding its existing facility located at 1270 67th Street in Community District 10. The applicant is seeking special permits to allow the construction of a U-shaped building of one and four stories to house the SNF. The existing SNF, built in 1973, will be renovated and accommodate 130 residents, with 42 residents in the adult home portion of the building and 88 residents in the assisted living portion of the residence. All other buildings on the lot, some dating back to the early 20th century, will be demolished to make room for the new construction.

PUBLIC HEARING

On August 15, 2000, the Borough President held a public hearing on the application. An attorney representing the applicant was the only speaker on the item.

The representative began his testimony by noting that the applicant has been at this location for nearly a century. He explained that the applicant proposes to demolish most existing buildings, renovate the 1973 structure and construct an adjoining modern building. The completed facility will house three levels of residential services for the elderly, include an enclosed courtyard with amenities and offer on site parking. Three special permits are requested. The first would permit an increase in the floor area ratio from the center's current 1.23 to 1.68, a 36 percent increase in floor area. The second would certify that there is not a concentration of nursing home facilities in the district. The third action is being filed under the Unified Bulk Program Text Amendment as a precautionary measure. If the text amendment is adopted, the planned structure will exceed the Unified Bulk height restrictions by nine feet, eight inches, and would require further set back on Ovington Avenue.

The Borough President commenced with a question about whether the positioning of the new building would have a detrimental affect on the amount of light and air enjoyed by residents of Ovington Avenue and whether a substantial portion of the courtyard area would be rendered in shadow throughout the day. He further asked the representative to describe the factors that led to the decision to have the four-story building front along Ovington Avenue. The representative replied that Ovington Avenue would not be adversely affected and the courtyard would have partial afternoon shadow, which the applicant contends is the residents' preference. The representative went on to say, after a long history of having this facility front 67th Street, the applicant and neighbors wish to continue the practice of entering on the more residential block of 67th Street and accepting deliveries on Ovington Avenue.

In response to the Borough President's inquiry about additional parking spaces, the representative stated that once the westerly parking lot is paved, laid out and striped, there will be twenty-three

additional parking spaces, exceeding the requirement and sufficiently meeting the needs of staff and visitors. The Borough President pointed out that on the day staff visited the facility, the parking lot was filled to capacity. Despite the representative's assurances that additional parking would be provided and that the applicant did not anticipate a significant increase in the number of vehicle visits to the facility, the Borough President maintained that the expansion would invariably increase the need for parking, and pointed out that parking is already a problem in the surrounding neighborhood.

The Borough President inquired about the design of the new building specifically as it relates to recreational space and facilities. The representative stated that the courtyard recreational space includes a barbecue area, shuffleboard, golf putting green, a gazebo, benches, movable tables and chairs. The interior building design includes a solarium, activity rooms, computer rooms, a library, an ice cream parlor and game rooms.

The Borough President asked the representative if the parking lot design could be modified to reroute traffic away from the school on Ovington Avenue. The representative contended that several factors entered into the design of the parking lot egress. Because few additional cars are anticipated and shift changes do not coincide with the school's arrival or dismissal schedule, the design reflects the applicant's preference to have cars enter adjacent to the main entrance on 67th Street and exit near the rear of the facility on Ovington Avenue.

On behalf of the applicant, the representative agreed to provide additional landscaping to screen the dumpsters from sight on Ovington Avenue.

CONSIDERATION

On June 19, 2000 Community Board 10 voted unanimously to recommend approval of the application. The applicant had met with the board's zoning and land use committee as early as October 1999 to assess the community's level of support for the proposal.

The Borough President felt that, after the public hearing, an additional site visit was needed to gather more information about the parking facilities and the positioning of the building. Staff from the Borough President's Office met with the representative and the Director of Facilities at the Center. In response to the Borough President's concern that the positioning of the new building would cast the courtyard in shadow for most of the day, the applicants provided a shadow study which showed that the courtyard would be in only partial shade. The Borough President is satisfied that residents will have as much access to sunlight as they desire, either in the courtyard during warmer months, or in the rooftop solarium.

Staff inspected the number of current parking spaces in relation to the number of cars parked that day and found that parking seemed adequate. Staff also received additional assurances from the applicant that under the current plan, more spaces than required by law would be provided.

The Borough President believes the Norwegian Christian Home and Health Center provides needed care to the elderly. The proposed expansion will allow the facility to increase and diversify its services, thereby responding to both the increase in the population of elderly in

Brooklyn and to the changing needs of the elderly. The facility's expansion will provide improved living space for its residents and establish an assisted living residence.

The Borough President is committed to expanding housing options for seniors who wish to remain in their communities and is pleased that 70 percent of the Norwegian Christian Home and Health Center's resident population comes from the surrounding neighborhood.

RECOMMENDATION

Whereas, on June 19, 2000, Community Board 10 voted to recommend approval of this application:

Whereas, the Borough President supports the creation of quality services and residences for Brooklyn's expanding and diverse elderly population:

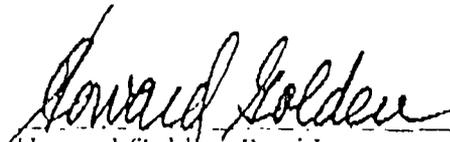
Whereas, the Borough President supports residential programs that allow the elderly to choose to remain in their communities;

Whereas, the expansion will allow the Norwegian Christian Home and Health Center to add a program for assisted living and to improve the existing building:

Whereas, shadow cast in the courtyard by the new construction will not prevent the center's residents full enjoyment of the outdoor space;

Whereas, the additional parking spaces to be provided appear to be sufficient for anticipated need; now therefore be it,

Resolved, that the President of the Borough of Brooklyn, pursuant to Section 197-c of the New York City Charter and based upon the consideration described in this report, recommends approval of these applications.


Howard Golden, President
Borough of Brooklyn