



CITY PLANNING COMMISSION

August 21, 2013 / Calendar No. 8

C 120326 MMK

IN THE MATTER OF an application submitted by the Dormitory Authority of the State of New York 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:

- the elimination, discontinuance and closing of Campus Road south of Avenue H;
- the elimination, discontinuance and closing of a portion of Avenue H between Campus Road and Nostrand Avenue;
- the discontinuance and closing of Amersfort Place between Avenue H and Nostrand Avenue;
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 14, Borough of Brooklyn, in accordance with Map Nos. X-2732 and N-2733 dated May 7, 2013 and signed by the Borough President.

This application for an amendment to the City Map was filed by the Dormitory Authority of the State of New York on May 10, 2012, and subsequently revised on July 14, 2012. The proposed City Map amendment, along with its related actions, would facilitate the development of a new 237, 705 square foot academic building. The proposed building includes approximately 140,000 square feet of academic space, 72,500 square feet of dormitory space with 242 beds and 20,549 square feet of ground-floor retail space for the City University of New York's Brooklyn College at the border of the Flatbush and Midwood neighborhoods in Brooklyn's Community District 14.

RELATED ACTIONS

In addition to the amendment to the City Map (C 120326 MMK) which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following which is considered concurrently with this application:

C 130306 ZMK A proposed amendment to the Zoning Map, Section No. 23a changing from an C8-2 District to an R6 District and establishing within the proposed R6 District a C2-4 District.

BACKGROUND

A full background discussion and description of this application appears in the related report for a zoning map amendment (C 130306 ZMK).

ENVIRONMENTAL REVIEW

This application (C 120326 MMK), in conjunction with the application for the related action (C 130306 ZMK) 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 13DAS002K. 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 February 4, 2013.

UNIFORM LAND USE REVIEW

This application (C 120326 MMK), in conjunction with the application for the related action (C 130306 ZMK) was certified as complete by the Department of City Planning on May 20, 2013, and was duly referred to Brooklyn Community Board 14 and the 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 14 held a public hearing on this action and the related action on June 6, 2013 and on June 10, 2013 by a vote of 29 in favor, 1 opposed, and 5 abstaining, the Board adopted a resolution recommending approval of the application with conditions.

A summary of the recommendations of Community Board 14 appears in the related report for a zoning map amendment (C 130306 ZMK).

Borough President Recommendation

This application (C 120326 MMK), in conjunction with the related actions, was considered by the President of the Borough of Brooklyn, who issued a recommendation of approval on July 10, 2013.

City Planning Commission Public Hearing

On July 10, 2013 (Calendar No. 3), the City Planning Commission scheduled July 24, 2013, for a public hearing on this application (C 120326 MMK). The hearing was duly held on July 24, 2013 (Calendar No. 25), in conjunction with the public hearing on the related actions.

There were a number of appearances, as described in the related report for a zoning map amendment (C 130306 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a City Map amendment (C 120326 MMK), in conjunction with the related application (C 130306 ZMK) is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the related report for a zoning map amendment (C 130306 ZMK).

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property related thereto 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 120326 MMK), for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Campus Road south of Avenue H;
- the elimination, discontinuance and closing of a portion of Avenue H between Campus Road and Nostrand Avenue;
- the discontinuance and closing of Amersfort Place between Avenue H and Nostrand Avenue;
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 14, Borough of Brooklyn, in accordance with Map Nos. X-2732 and N-2733 dated May 7, 2013 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 or 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 the legally required number of counterparts of Map Nos. X-2732 and N-2733 dated May 7, 2013 providing for the discontinuance and closing of Campus Road South of Avenue H, the discontinuance and closing of a portion of Avenue H between Campus Road and Nostrand Avenue and the discontinuance and closing of Amersfort Place between Avenue H and Nostrand Avenue, said streets to be discontinued and closed being more particularly described as follows:

DISCONTINUING AND CLOSING CAMPUS ROAD SOUTH OF AVENUE H

Starting at a Point of Beginning located distant 459.34 feet southeasterly along the southwesterly street line of Campus Road, which is a point of curvature, from its intersection with the southerly street line of Campus Road, as those streets were hereinbefore laid out on the City Map;

1. Running thence southerly, along the former northwesterly street line of Campus Road, discontinued and closed, along a curve to the right with a radius of 80.00 feet and a central angle of 86 degrees 27 minutes 01 second, 120.71 feet to a point of tangency;
2. Running thence southwesterly, along the former northwesterly street line of Campus Road, discontinued and closed, 136.81 feet to its terminus;
3. Running thence southeasterly, along the former southwesterly terminus line of Campus Road, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 00 minute 00 second, 60.00 feet to the former southeasterly street line of Campus Road;
4. Running thence northeasterly, along the former southeasterly street line of Campus Road, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 00 minute 00 second, 211.49 feet to its intersection with the former southerly street line of Avenue H;
5. Running thence northerly, along a line perpendicular with the former southerly street line of Avenue H, said course forming a deflection angle to the left with the last mentioned course of 41 degrees 26 minutes 22 seconds, 15.00 feet to the newly established southerly street line of Campus Road (formerly Avenue H);
6. Running thence westerly, along the newly established southerly street line of Campus Road (formerly Avenue H), said course forming a deflection angle to the left with the last mentioned course of 90 degrees 00 minute 00 second, 19.53 feet to an angle point in the newly established southerly street line of Campus Road;
7. Running thence northwesterly, along the newly established southwesterly street line of Campus Road, said course forming a deflection angle to the right with the

last mentioned course of 44 degrees 59 minutes 21 seconds, 110.69 feet to the point or place of beginning.

The area described above consists of 13,981.44 square feet, more or less.

DISCONTINUING AND CLOSING A PORTION OF AVENUE H BETWEEN CAMPUS ROAD AND NOSTRAND AVENUE

Starting at a Point of Beginning located at the intersection of the southerly street line of the former Avenue H and the westerly street line of Nostrand Avenue, as those streets were hereinbefore laid out on the City Map;

1. Running thence northerly, along the newly established westerly street line of Nostrand Avenue, 15.05 feet to its intersection with the newly established southerly street line of Campus Road (formerly Avenue H);
2. Running thence westerly, along the newly established southerly street line of Campus Road (formerly Avenue H), said course forming a deflection angle to the left with the last mentioned course of 94 degrees 29 minutes 59 seconds, 62.64 feet to a point;
3. Running thence southerly, along a line perpendicular with the newly established southerly street line of Campus Road (formerly Avenue H), said course forming a deflection angle to the left with the last mentioned course of 90 degrees 00 minute 00 second, 15.00 feet to the former southerly street line of Avenue H;
4. Running thence easterly, along the former southerly street line of Avenue H, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 00 minute 00 second, 61.46 feet to the point or place of beginning.

The area described above consists of 930.69 square feet.

DISCONTINUING AND CLOSING AMERSFORT PLACE BETWEEN AVENUE H AND
NOSTRAND AVENUE

Starting at a Point of Beginning located at the intersection of the southerly street line of the former Avenue H and the westerly street line of Nostrand Avenue, as those streets were hereinbefore laid out on the City Map;

1. Running thence southerly, along the westerly street line of Nostrand Avenue, 29.48 feet to a point;
2. Running thence northwesterly, along the former southwesterly line of Amersfort Place, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 128 degrees 34 minutes 51 seconds, 43.03 feet to the former southerly street line of Avenue H;
3. Running thence easterly, along the former southerly street line of Avenue H, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 136 degrees 55 minutes 11 seconds, 33.74 feet to the point or place of beginning.

The area described above consists of 495.79 square feet.

All such approvals being subject to the following conditions:

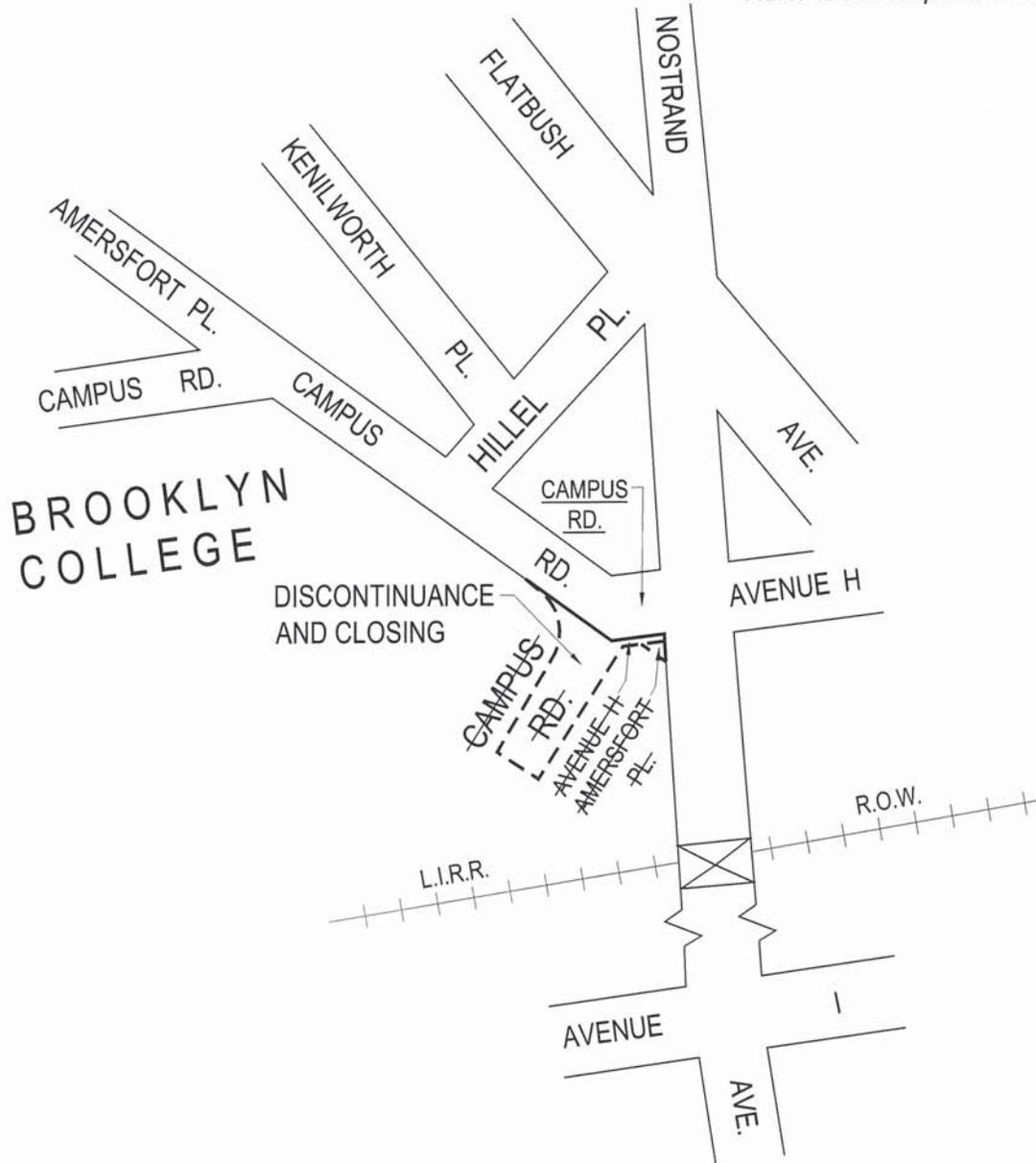
- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map Nos. X-2732 and N-2733 dated May 7, 2013, are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and
- b. The subject amendment to the City Map shall not be filed with the appropriate agencies in accordance with condition “a” above until the applicant shall have executed a mapping

agreement protecting the city's interest, approved as to form and sufficiency by the Corporation Counsel and accepted by the City Planning Commission (the "Mapping Agreement"). If such agreement is not accepted by the City Planning Commission within two years of the date of this resolution, the approved amendment to the City Map may be returned to the City Planning Commission for rescission.

The above resolution (C 120326 MMK), duly adopted by the City Planning Commission on August 21, 2013 (Calendar No. 8), 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.

AMANDA M. BURDEN, FAICP, Chair
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, ANNA HAYES LEVIN,
ORLANDO MARIN, Commissioners

RICHARD W. EADDY, Commissioner Recused



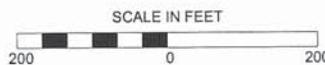
CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP

23a

BOROUGH OF
BROOKLYN

New York, Certification Date
MAY 20, 2013

Irene Sadko
I. Sadko, P.E.
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - - - Indicates line of street proposed to be eliminated.
(Discontinuance and Closing is shown on Alt. Map No. N-2733).

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.