

CITY PLANNING COMMISSION

May 15, 1989/Calendar No. 2

C 880488 MMK

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IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development and the New York City Public Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the elimination, discontinuance, and closing of Walton Street between Union Avenue and Harrison Avenue, the discontinuance and closing of Delmonico Place between Hopkins Street and Flushing Avenue, and the delineation of a sewer easement between Flushing Avenue and Ellery Street to facilitate construction of a large-scale urban renewal project, to be known as the Broadway Triangle Urban Renewal Area, Borough of Brooklyn, Community Districts 1 and 3, in accordance with Map Nos. N-2405, N-2406, N-2453, and V-2413 dated November 29, 1988, and signed by the Borough President.

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The application (C 880488 MMK) for an amendment to the City Map was filed by the New York City Department of Housing, Preservation, and Development and the New York City Public Development Corporation, on December 21, 1987 to facilitate construction of a large-scale urban renewal project, to be known as the Broadway Triangle Urban Renewal Area, Borough of Brooklyn, Community Districts 1 and 3, in accordance with Map Nos. N-2405, N-2406, N-2453, and V-2413 all dated November 29, 1988, and all signed by the Borough President.

RELATED ACTIONS

In addition to this amendment of the City Map, the following actions are the subject of related reports of the City Planning Commission, dated May 15, 1989:

- N 880603 HGK: Designation of the Broadway Triangle Urban Renewal Area, comprising the area generally bounded by Walton Street, Broadway, Whipple Street, Throop Avenue, Park Avenue, Marcy Avenue, Flushing Avenue, Harrison Avenue, Wallabout Street, Union Avenue, Lorimer Street and Harrison Avenue (including Tax Blocks 2245, 2249 through 2251, 2266, 2268, 2269 through 2274, 1720 through 1722, 1726, 1730 and 1731).
- C 880604 HUK: Urban Renewal Plan for the Broadway Triangle Urban Renewal Area, designating six sites for residential use, four sites for residential and/or commercial use, seven sites for industrial use and one site each for open space use and public/semi-public use, to facilitate the development of approximately 200 to 300 residential units and up to approximately 300,000 square feet of industrial space.
- C 880605 HDK: Disposition of Sites 5, 6, 8 through 11, 13, 14, 16 and 17 of the Broadway Triangle Urban Renewal Area for redevelopment for residential and/or commercial use, in accordance with the controls of the Broadway Triangle Urban Renewal Plan
- C 880606 HDK: Disposition of Sites 1A, 1B, 2, 3, 4, 7A, and 7B, of the Broadway Triangle Urban Renewal Area for redevelopment for industrial use, in accordance with the controls of the Broadway Triangle Urban Renewal Plan.

#### BACKGROUND

The proposed actions fall within the proposed Broadway Triangle Urban Renewal Area which is bounded by Marcy, Harrison, and Union Avenues to the west, Lorimer, and Walton Streets to the north, Broadway and Throop Avenue to the east, and Whipple Street, Flushing Avenue, and Park Avenue to the south. The larger portion

of the site, north of Flushing Avenue lies in the Williamsburg section of Brooklyn in Community District 1, and the remainder of the urban renewal area lies in the Bedford Stuyvesant neighborhood in Community District 3. A description of the proposed redevelopment within the Broadway Triangle Urban Renewal Area, summaries of the environmental review, Community and Borough Board reviews, and City Planning Commission Public Hearing, and a statement of the Commission can be found in the related report on the Broadway Triangle Urban Renewal Plan (C 880604 HUK).

#### ENVIRONMENTAL REVIEW

This application (C 880488 MMK), in conjunction with those for the related actions, was reviewed by the Department of Environmental Protection and the Department of City Planning 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) procedures set forth in Executive Order No. 91 of 1977. The designated CEQR number is 86-304K.

A summary of the environmental review and the Final Environmental Impact Statement (FEIS) is set forth in the report on the related application (C 880604 HUK).

## UNIFORM LAND USE REVIEW

This application (C 880488 MMK), in conjunction with those for the related actions, was certified as complete by the City Planning Commission on December 5, 1988, and was duly referred to Community Boards 1 and 3, and the Brooklyn Borough Board, in accordance with Article 3 of the Uniform Land Use Review Procedure. Summaries of the Community Board Public Hearings and the Borough Board actions are included in the related City Planning Commission Report (C 880604 HUK).

### Community Board 1 Public Hearing

Community Board 1 held a public hearing on January 17, 1989, and adopted a resolution on February 7, 1989 recommending disapproval of the applications by a vote of 33 in favor and 0 opposed with 5 abstentions.

On March 7, 1989, Community Board 1 again voted on this project, 30 in favor, 0 opposed with 1 abstention. The Board felt that the majority of its concerns had been addressed and therefore wished to register its support for the project with recommendations.

### Community Board 3 Public Hearing

Community Board 3 held its public hearing and voted on February 6, 1989. No official vote has been submitted to the

Commission. However, at the public hearing, the Board asked for more comprehensive residential and industrial/commercial relocation plans and the creation of incentives to encourage the industrial developments to be marketed to locally-based businesses. The development of a plan for the design and maintenance of a park within the area and the reconstruction of Hopkins and Ellery Street were also raised.

#### Borough Board Hearing

On February 21, 1989 the Brooklyn Borough Board held a public hearing and unanimously approved the project with a recommendation. The recommendation outlined the development of a residential, industrial, and commercial plan, the creation of economic incentives to retain existing local businesses, and the implementation of an outreach effort to further employment for local residents as major considerations to be included in the plan.

#### City Planning Commission Public Hearing

On March 1, 1989 (Calendar No. 12), the City Planning Commission scheduled March 22, 1989 for a public hearing on this application (C 880488 MMK) and the related actions. The hearing was duly held on March 22, 1989 (Calendar No. 14), in conjunction

with the public hearing on the applications for the related actions. A summary of the statements made at the hearing are contained in the related report (C 880604 HUK).

#### CONSIDERATION

Walton Street and Delmonico Place, the subject of this report are currently improved streets and are open to traffic. Delmonico Place, a record street, is proposed to be discontinued and closed and Walton Street, which is a mapped street is proposed to be eliminated, discontinued, and closed.

The street changes will not be detrimental to the traffic system, and will benefit the proposed industrial area planned for the demapped portion of Walton Street, as well as the proposed residential area planned for Delmonico Place. The changes would facilitate the redevelopment of sites 1A, 1B, 9, and 12 of the Broadway Triangle Renewal Area.

The action will also delineate on the City Map , for information purposes, a sewer easement in the former bed of Delmonico Place from Ellery Street to Flushing Avenue.

The Commission finds that the elimination of these streets is essential to this urban renewal project and are appropriate actions.

Additional consideration is contained in the concurrent report on the urban renewal plan (C 880604 HUK).

## RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued by the Department of Environmental Protection and the Department of City Planning, as CEQR lead agencies, on December 5, 1989, with respect to this application (CEQR No. 86-304K), the City Planning Commission finds 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 effects to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the environmental impact statement will be minimized or avoided to the maximum extent by incorporating as conditions to this 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 supporting the decision and indicating the social, economic and other factors and standards that form the basis of the decision pursuant to Section 617.9(c)(3) of the SEQRA regulations; 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 determinations and the consideration described in this report, the application (C 880488 MMK) of the New York City Department of Housing Preservation and Development and the New York City Public Development Corporation, for an amendment to the City Map involving:

- a) the elimination, discontinuance and closing of Walton Street from Union Avenue to Harrison Avenue;
- b) the discontinuance and closing of Delmonico Place from Hopkins Street to Flushing Avenue;
- c) the delineation of a sewer easement within the bed of the former Delmonico Place from Ellery Street to Flushing Avenue.

to facilitate construction of a large-scale urban renewal project, to be known as the Broadway Triangle Urban Renewal Area, Borough of Brooklyn, Community Districts 1 and 3, in accordance with Map Nos. N-2405, N-2406, N-2453, and V-2413 dated November 29, 1988, and signed by the Borough President, is approved, and Further

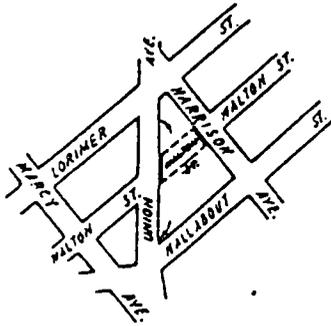
RESOLVED, that all acquisition or disposition of property related thereto is also approved,

c. The development shall include all those mitigative measures in the Final Environmental Impact Statement (CEQR No. 86-304K) issued on December 5, 1988 and identified as practicable.

The above resolution, duly adopted by the City Planning Commission on May 15, 1989 (Calendar No. 2) is filed with the Secretary of the Board of Estimate pursuant to Section 197-c of the New York City Charter.

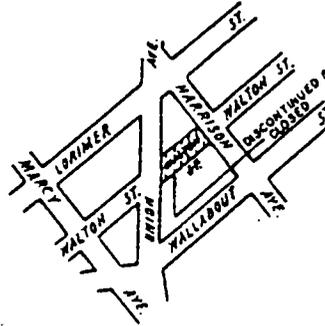
SYLVIA DEUTSCH, Chairperson  
DENISE M. SCHEINBERG, Vice-Chairperson  
SALVATORE C. GAGLIARDO, MARILYN MAMMANO,  
Wm. GARRISON McNEIL, DANIEL T. SCANNELL Commissioners.

N-2405



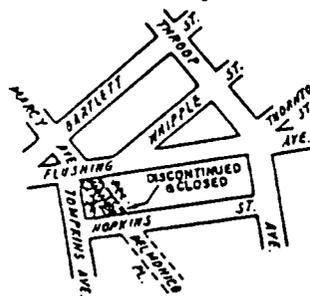
MAP CHANGE

N-2406



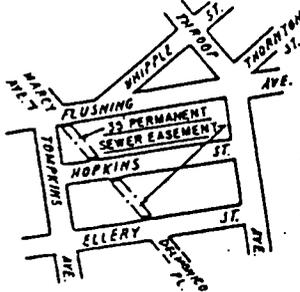
STREET CLOSING

N-2453



STREET CLOSING

V-2413



PERMANENT SEWER EASEMENT



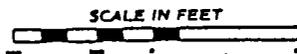
CITY PLANNING COMMISSION  
CITY OF NEW YORK

**DIAGRAM SHOWING PROPOSED  
MAP CHANGE & STREET CLOSING  
ON SECTIONAL MAP**

**13  
BOROUGH OF  
BROOKLYN**

New York, Certification Date  
**December 5, 1988**

*[Signature]*  
Deputy Director for Technical Review,  
Land Use Review Division  
*[Signature]*  
Civil Engineer



**NOTE:**

- indicates line of street legally adopted.
- indicates line of street proposed to be established.
- indicates line of street proposed to be eliminated.
-  indicates area of street proposed to be discontinued and closed.
- indicates limits of grades proposed to be established and eliminated.
- indicates line of street as shown on tentative map.