

**CITY PLANNING COMMISSION**

May 15, 1989/Calendar No. 7

C 890005 PSK

IN THE MATTER OF an application submitted by the New York City Office of Economic Development and the New York City Public Development Corporation pursuant to Section 197-c of the New York City Charter for the selection and acquisition of privately owned property on all of the two blocks bounded by Wallabout Avenue, Bartlett Street, Flushing Avenue and Union Avenue (Tax Block 2265, Lot 14, and Tax Block 2268, Lot 1) to be disposed to a developer for industrial development

This application (C 890005 PSK) was filed on July 5, 1988 by the New York City Office of Economic Development (OED) and the New York City Public Development Corporation (PDC) for the selection and acquisition of privately owned property on two blocks generally bounded by Wallabout Avenue, Bartlett Street, Flushing Avenue and Union Avenue in the Broadway Triangle area of Brooklyn, to be disposed for industrial development.

**RELATED ACTIONS**

In addition to the site selection and acquisition which is the subject of this report (C 890005 PSK), implementation of the proposal requires action by the City Planning Commission and the Board of Estimate on the following application which is being considered concurrently with this application:

C 890006 HDK - Disposition of city-owned property to the Public Development Corporation (PDC) for subsequent disposition to a private developer for industrial development.

Concurrent with the review of the selection and acquisition and the subsequent disposition of the two above-described blocks, the following actions relating to the development of the Broadway Triangle Redevelopment Area are the subject of reports of the City Planning Commission, also dated May 15, 1989, though as actions separate from, and independent of the actions relating to Tax Blocks 2265 and 2268:

N 880603 HGK: Designation of the Broadway Triangle Urban Renewal Area as 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, 1731 and 1732).

C 880604 HUK: Urban Renewal Plan for the Broadway Triangle Urban Renewal Area, designating sites for residential use, sites for residential and/or commercial use, 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 use, and 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 Renewal Plan.

C 880488 MMK: Proposed changes to the City Map for 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. The changes would facilitate the redevelopment of Sites 1A, 1B, 3, and 12 of the Broadway Triangle Urban Renewal Area.

## BACKGROUND

The Office of Economic Development (OED) in conjunction with the Public Development Corporation (PDC) proposes to select and acquire all of two adjacent blocks (Block 2265 and Block 2268), in private ownership in the Williamsburg community of Brooklyn, as part of a planned two stage proposal to redevelop the Broadway Triangle Redevelopment Area (BTRA).

Phase I, which is the subject of several related reports that are being considered concurrently (880604 HUK, 880605 HDK, 880606 HDK, 880488 MMK), proposes to develop a number of sites within the Broadway Triangle Urban Renewal Area (BTURA) for low- and moderate-income housing (10 sites/2-300 units) and new industrial development (7 sites/300,000 square feet). For a more detailed description of Phase I and the overall Broadway Triangle Redevelopment Area proposal, refer to the related urban renewal plan report (C 880604 HUK).

Phase II, which is the subject of this (890005 PSM) and a related report being considered concurrently (890006 HDK) proposes to select and acquire two adjacent blocks (187,000 square feet) in the Broadway Triangle Redevelopment Area that are outside of the designated Broadway Triangle Urban Renewal Area. Both of the blocks in question are wholly owned by Pfizer, Inc., a

pharmaceutical and chemical manufacturer. The sites will be subsequently disposed of through PDC for industrial development.

The sites are zoned M3-1 and currently occupied by a number of industrial buildings.

Block 2265 contains an underutilized utilities complex (13 interconnected buildings, including an active power plant) which serves a number of Pfizer operations on adjacent blocks south of Flushing Avenue.

Block 2268 contains industrial facilities (14 buildings) of various sizes which are underutilized and predominantly vacant (97%) and the main administration building currently in use.

Present plans are to relocate the utilities complex and clear the remaining structures on both sites for new industrial development.

The Broadway Triangle Redevelopment Area straddles Brooklyn Community Boards 1 and 3. The surrounding area contains a mix of uses including residential (R6), manufacturing (M1-1, M1-2, M1-3, M3-1) and commercial (C4-3, C4-4, C8-2).

Residential uses in the area consist predominantly of large public housing complexes (Tompkins Houses - 1044 units, Marcy Houses - 1706 units, Sumner Houses - 1983 units), or residential over street level commercial. A significant number of abandoned apartment buildings are also scattered throughout the area.

The Broadway and Flushing Avenue commercial strips provide the principal commercial shopping areas for the surrounding community.

Pfizer's principal industrial operations occupy a significant number of sites in the surrounding area, along with a number of small manufacturing and warehouse uses, and a large number of vacant lots.

Woodhull Hospital, a new and modern medical complex is located just east of the proposed project area.

#### ENVIRONMENTAL REVIEW

These applications (N 880603 HGK, C 880604 HUK, C 880605 HDK, C 880606 HDK, C 880488 MMK, C 890005 PSK, C 890006 HDK) 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 New York City Environmental Quality Review (CEQR)

procedures set forth in Executive Order No. 91 of 1977. The designated CEQR number is 86-304K.

The applicant prepared a Draft Environmental Impact Statement (DEIS) and the Department of Environmental Protection and the Department of City Planning submitted to the Commission for its consideration the results of their study of the potential environmental impact of the proposed action. A Notice of Completion was issued on December 5, 1988. Pursuant to the SEQRA regulations and the CEQR procedures, a joint public hearing was held on the DEIS on March 22, 1989. This joint public hearing was held in conjunction with the public hearings on the related items (N 880603 HGK, C 880604 HUK, C 880605 HDK, C 880606 HDK, C 880488 MMK, C 890005 PSK, C 890006 HDK). After the Draft Environmental Impact Statement was certified and before the FEIS was completed, it was revealed that hazardous materials were stored at several locations in the Broadway Triangle Redevelopment Area. The Final Environmental Impact Statement (FEIS) was completed, and a Notice of Completion of the FEIS was issued on May 4, 1989. The Notice of Completion for the FEIS identified the following significant adverse effects and proposed mitigation measures:

## "Land Use and Socioeconomics

The acquisition of parcels would necessitate the direct displacement of nine households (212) residents, 30 businesses employing approximately 109 persons and one store-front church. The residential displacement impacts would be mitigated by the relocation assistance offered by the New York City Department of Housing Preservation and Development. This assistance would include compensation for condemned property, relocation and moving payments, and assistance in finding alternative accommodations. Many of the residents to be displaced would qualify for relocation to public housing in the surrounding community. Those unable to qualify for public housing would most likely find housing in the new and rehabilitated moderate income units planned for the surrounding community boards by the New York City Housing Partnership (995 units), or by the New York City Department of Housing Preservation and Development (3,000 in rem units). The 30 businesses to be displaced would receive relocation assistance, and would most probably be able to relocate the space in the same area.

### Open Space

The projected residential population increase of 509 persons would exacerbate the existing condition of inadequate open space in the study area. The existing open space ratio is .26 acres per thousand residents for active open space, and .05 acres per thousand for passive open space. The future build condition would remain the same as the existing condition. Any incremental impacts resulting from the project population would be mitigated by the reconstruction of the P.S. 148 playground (Blueberry School) by NYCHPD.

### Historic Resources

Archaeological documentary research has indicated that much of the project area is covered with 7 to 14 feet of land fill, and suggests that archaeological resources may be found under undeveloped backyard areas, or under building foundations. Further documentary research is being conducted, and archaeological field work may be conducted on certain sites before development.

### Traffic and Transportation

During the morning peak hour under the future build condition, increased volume on northbound Throop Avenue results in LOS D at the Throop Avenue/Flushing Avenue intersection. The V/C could be mitigated to LOS C if four seconds of green light

from the westbound Thornton Street approach were allocated to the northbound throop Avenue approach.

#### Air Quality

The impacts of specific stationary fuel combustion sources could not be analyzed at this time, and it is possible that there may be some significant impacts at certain sites due to specific stationary sources. Potential significant impacts could also result from process emissions. For certain process emissions impacts may not be sufficiently mitigated either by existing standards or technology, and may impact adjacent residential uses.

#### Noise

The ambient noise environment would exceed 45 DBA and would be a potentially significant noise impact in the residentially zoned areas. In order to mitigate potential impacts, double glazed windows and alternate means of ventilation would be required to attenuate the indoor residential noise environment to 45 DBA. If such measures are not provided to new residential units, this impact would remain unmitigated.

#### Hazardous Materials

Potential impacts from the presence of elevated levels of benzene, toluene and leachable lead exist. Appropriate remediation methodologies would be determined after further testing, but include:

1. Capping the materials in-place with clean fill and asphalt or concrete or soil excavation and off-site disposal for the area containing leachable lead; and
2. Soil excavation and off-site disposal, soil excavation and on-site soil treatment, including aeration and treatment of vapors and groundwater pumping and treatment for the area containing the underground storage tanks.

Remediation plans would be developed, submitted and approved by DEP and all other appropriate regulatory agencies. Such plans must be implemented prior to construction."

#### UNIFORM LAND USE REVIEW

This application (C 890005 PSK) and related items were certified as complete by the City Planning Commission on December

5, 1988, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules and were referred to Community Board 1.

#### Community Board Public Hearing

Community Board 1 held a public hearing on January 17, 1989 on this application and several related items on the Broadway Triangle Redevelopment Area proposal. Community Board 1 adopted a resolution on February 7, 1989 recommending disapproval of the overall Broadway Triangle Redevelopment Area proposal by a vote of 33 in favor, none in opposition, with 5 abstentions. There was no specific reference to the two parcels which are the subject of this report (Blocks 2265 and 2268).

Subsequently, on March 7, 1989 Community Board 1 submitted a revised recommendation, voting 30 in favor, none opposed, with 1 abstention in support of the Broadway Triangle Redevelopment Area proposal. In submitting a revised recommendation, Community Board 1 noted that issues and concerns that had been noted in its earlier recommendation were now resolved or in the process of being mitigated to the boards satisfaction. The issues and concerns which were raised were not related to the two blocks which are the subject of this report, and a more detailed discussion of Community Board 1's recommendation is continued in the related urban renewal plan report (880604 HUK).

### City Planning Commission Public Hearing

On March 1, 1989, the City Planning Commission scheduled March 22, 1989 for a public hearing on this application (C 890005 PSK) and the above-described related actions in, and adjacent to, the urban renewal area (N 880603 HGK, C 880604 HUK, C 880605 HDK, C 880606 HDK, C 880488 MMK, C 890005 PSK and C 890006 HDK). A combined public hearing was duly held on March 22, 1989.

There were two speakers in favor of this report and three speakers opposed. None of the testimony related directly to the parcels which are the subject of this report. For a more detailed discussion of the City Planning Commission public hearing, the related urban renewal plan report (880604 HUK) that is being considered concurrently should be referred to.

### CONSIDERATION

The Office of Economic Development (OED) in conjunction with the Public Development Corporation (PDC) is proposing to select and acquire two parcels (Blocks 2265 and 2268) in private ownership in the Williamsburg Community of Brooklyn for new industrial development. The proposed use of these sites is one component of the city's effort to redevelop the Broadway Triangle Redevelopment Area. This proposal represents a major effort on the part of the city in partnership with the private sector to rebuild and redevelop this part of the Williamsburg community.

The City Planning Commission believes that the Broadway Triangle Redevelopment Area proposal will provide a much needed stimulus to the community, providing much needed housing, stabilizing existing economic interests in the community and attempting to attract new economic interests to the area.

In proposing to use these currently underutilized parcels for new industrial development, it is anticipated that a number of tasks will be accomplished, including the creation of economic and employment opportunities and the removal of potential blighting influences. These are consistent with the overall goals of the Broadway Triangle Redevelopment Area proposal.

The City Planning Commission finds that the proposed use of these parcels for new industrial development are appropriate and consistent with land uses in the surrounding area. It therefore recommends that the Board of Estimate approve this application for the selection and acquisition of private property (Blocks 2265 and 2260), for use as industrial development.

**RESOLUTION**

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that the application (C 89005 PSK), by the Office of Economic Development (OED) in conjunction with the Public Development Corporation (PDC) for selection and

acquisition of privately owned property (Block 2265/Block 2268),  
Borough of Brooklyn, Community District 1 for industrial  
development is approved.

The above resolution, duly adopted by the City Planning  
Commission on May 15, 1989 (Calendar No. 7), is filed with the  
Secretary of the Board of Estimate, in accordance with the  
requirements of 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