

**CITY PLANNING COMMISSION**

September 3, 1997/ Calendar No. 36

C 900440 MMK

---

**IN THE MATTER OF** an application submitted by the New York City Department of Parks and Recreation 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 discontinuance and closing of Delmonico Place between Hopkins Street and Ellery Street and the Establishment of a Park within the Broadway Triangle Urban Renewal Area and any acquisition or disposition of property related thereto, Community District 3, Borough of Brooklyn, all in accordance with map No. V-2558 dated February 25, 1997 and signed by the Borough President.

---

The application for an amendment of the City Map was filed by the New York City Department of Parks and Recreation on December 28, 1989 to discontinue and close Delmonico Place between Hopkins Street and Ellery Street and to establish a park within the Broadway Triangle Urban Renewal Area in the Borough of Brooklyn, Community District 3.

**BACKGROUND**

The Broadway Triangle Urban Renewal Plan was approved by the City Planning Commission on May 15, 1989 (Calendar No. 4 - C 880604 HUK). The Environmental Impact Statement prepared for the Urban Renewal Plan found a deficit of open space in the area. Therefore, the plan designated the 1.26 acre site for this proposed park (block 1726, formerly lot 11, now lot 114) as open space. The Department of Parks and Recreation now proposes to establish this site as park as part of the mitigation for the City's open space requirement for this Urban Renewal Area.

The area immediately surrounding this site is developed with 2-story attached residential buildings. One block to the south is a superblock occupied by Tompkins Houses, a 16-story New York City

Housing Authority development containing 1046 dwelling units. One-half block to the east is Woodhull Hospital.

The site of the proposed park formerly was traversed diagonally by Delmonico Place, a three-block-long street that predated the Town Commissioners' Map of 1874 but was not included in that map (and therefore never officially mapped) because it was not in accordance with the street grid system thereby established. In 1957, this one-block long portion of the street, the middle of the original three blocks, was physically closed (without a legal discontinuance and closing) and became part of a playground for Public School #148. Delmonico Place is, by this action, being discontinued and closed as street and the playground is, by this action, being mapped as park. The northwesterly block of Delmonico Place, north of Hopkins Street, was discontinued and closed by a previous action (C 880488 MMK), by which the Board of Estimate on June 29, 1989 approved Map Nos. 2453 and 2413 to consolidate land for a housing site, subject to an easement for an existing sewer. (Map No. 2453 discontinued and closed the street; map No. 2413 delineated a sewer easement extending from Flushing Avenue to Ellery Street.)

Since there did not appear to be significant technical issues, an interagency conference was not held and the agencies, offices and utility companies were polled by mail on February 2, 1990. There were no objections to this proposal and a precertification report was issued on March 29, 1990.

### ENVIRONMENTAL REVIEW

This application (C 900440 MMK) 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 90-105K. The co-lead agencies are the Department of City Planning and the Department of Environmental Protection.

On January 23, 1990, it was determined that this action was reviewed under the scope of CEQR No. 86-304K, for which a Final Environmental Impact Statement was prepared, and for which a Notice of Completion was issued on May 4, 1989.

### UNIFORM LAND USE REVIEW

This application (C 900440 MMK) was certified as complete by the Department of City Planning on March 31, 1997 and was duly referred to Community Board 3 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### Community Board Public Hearing

Community Board 3 did not hold a public hearing or submit a recommendation on this application.

### Borough President Recommendation

The Borough President did not hold a public hearing or submit a recommendation on this application.

### City Planning Commission Public Hearing

On July 9, 1997 (Calendar No. 4) the City Planning Commission scheduled August 6, 1997 for a public hearing on this application (C 900440 MMK). The hearing was duly held on August 6, 1997 (Calendar No. 28). There were no speakers and the hearing was closed.

### CONSIDERATION

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

The portion of Delmonico Place proposed to be legally discontinued and closed was never mapped and physically has not existed for forty years. The proposed park will provide much-needed public recreation space in this area which is being redeveloped with new residential construction.

The commission, therefore, finds the map change appropriate.

### RESOLUTION

**RESOLVED**, that the City Planning Commission finds that with respect to the discontinuance and closing of Delmonico Place between Hopkins Street and Ellery Street and the establishment of a park, the requirements of Part 617, State Environmental Quality Review, have been met and that, consistent with social, economic

and other essential considerations:

1. From among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts 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 practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS (CEQR No. 90-105K and CEQR No. 86-304K), constitutes the written statement of facts, and of social economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-d 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 900440 MMK) of the New York City Department of Parks and Recreation for an amendment to the City map

involving the discontinuance and closing of Delmonico Place from Hopkins Street to Ellery Street and the establishment of a park within the Broadway Triangle Urban Renewal Area and any acquisition or disposition of property related thereto, Community District 3, Borough of Brooklyn, in accordance with Map No. V-2558 dated February 25, 1997 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 three (3) counterparts of Map No. V-2558 dated February 25, 1997 providing for the discontinuance and closing of Delmonico Place between Hopkins Street and Ellery Street, more particularly described as follows:

**DELMONICO PLACE BETWEEN HOPKINS STREET AND ELLERY STREET**

BEGINNING AT A POINT on the northerly line of Ellery Street distant 383.67 feet westerly from the intersection of the westerly line of Throop Avenue with the northerly line of Ellery Street, as these streets are laid out on the present City Map; and running

- 1) thence westerly along the northerly line of Ellery Street 63.83 feet to the southwesterly line of Delmonico Place;
- 2) thence northwesterly deflecting 59°-25'-38" to the right along

the southwesterly line of Delmonico Place 232.29 feet to the southerly line of Hopkins Street;

- 3) thence easterly deflecting  $120^{\circ}-34'-22''$  to the right along the southerly line of Hopkins Street 63.83 feet to the northeasterly line of Delmonico Place;
- 4) thence southeasterly deflecting  $59^{\circ}-25'-38''$  to the right along the northeasterly line of Delmonico Place 232.29 feet to the point or place of beginning;

the above-described property being located in Section 6, Blocks 1726 and 1727 of Kings County, City and State of New York.

all such approvals being subject to the following conditions:

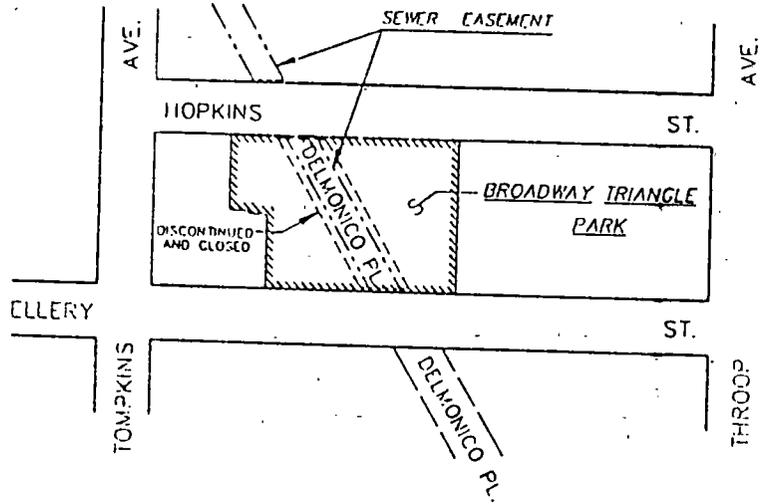
- a. the subject amendment to the City Map shall take effect on the day subsequent to the date on which certified counterparts of Map No. V-2558 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code, and
- b. the subject street to be discontinued and closed shall be discontinued and closed on the day subsequent to the date on which such maps adopted by this resolution shall be filed in the offices specified by law.

The resolution (C 900440 MMK), duly adopted by the City Planning Commission on September 3, 1997 (Calendar No. 36), 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.

JOSEPH B. ROSE, Chairman

VICTOR G. ALICEA, Vice-Chairman

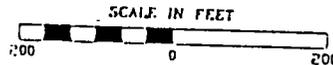
ALBERT ABNEY, ANGELA M. BATTAGLIA, AMANDA M. BURDEN, A.I.C.P,  
IRWIN G. CANTOR, P.E., KATHY HIRATA CHIN, Esq., ALEXANDER GARVIN,  
ANTHONY I. GIOCOBBE, Esq., WILLIAM J. GRINKER, BRENDA LEVIN,  
EDWARD T. ROGOWSKY, JACOB B. WARD, Esq., Commissioners



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
MAP CHANGE  
ON SECTIONAL MAP  
13  
BOROUGH OF  
BROOKLYN

*Gene Sadko, P.E.*  
Topographic Engineer

New York, Certification Date  
MARCH 31 1997



- NOTE:
- — — — — Indicates line of street legally adopted.
  - ////// Indicates Park hereby established.
  - [- - - - -] Indicates area to be Discontinued and Closed.  
(Discontinuing and Closing is shown on All. Map No. V-2558).

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.