

CITY PLANNING COMMISSION

May 1, 1991/ Calendar No. 17

C 900567 DMK

IN THE MATTER OF the disposition of one city-owned residential building in the Borough of Brooklyn, Community District 17, pursuant to Section 197-c of the New York City Charter.

On February 13, 1990, the Division of Real Property (DRP), on behalf of the Department of Housing Preservation and Development (HPD), submitted an application for the disposition of one city-owned residential building, located at 894 Rutland Road (Block 4605, Lot 7), in the Borough of Brooklyn. In accordance with the Uniform Land Use Review Procedure (ULURP), the Department of City Planning certified this application as complete on December 17, 1990, and referred it to Community Board 17 and the Brooklyn Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 17 held a public hearing on this application on February 20, 1991, and on that date, by a vote of 30 to 0 with one abstention, adopted a resolution approving this application with the following restrictions:

1. Possibility of establishing a publicly funded community group day care facility in CB 17.
2. Youth Outreach Program to include underserved youth population and after-school tutorial recreational program.
3. The location of the property is adjacent to the two properties already owned by the church.
4. Because of 3, another type of facility will not co-exist beneficially with the two church buildings

Borough President Recommendation

This application (C 900567 DMK) was considered by the Office of the President of the Borough of Brooklyn, which issued a recommendation approving the action on March 19, 1991.

City Planning Commission Public Hearing

On March 20, 1991 (Calendar No. 4), the City Planning Commission scheduled April 3, 1991 for a public hearing on this matter. On April 3, 1991 (Calendar No. 14), the hearing was duly held. There was one speaker, a representative from the Triumphant Full Gospel Church, who spoke in favor of this disposition. She stated that this building is located between two structures already used by the church group. She stated that the church group was looking to expand its facilities for area children, and this property would be an obvious site for expansion. There were no other speakers and the hearing was closed.

CONSIDERATION

This property (Block 4605 Lot 7), a two-story structure containing commercial space on the first floor with apartments above, has been vacant since 1988. It is the only city-owned property on the block and lies between two church buildings owned and operated by Triumphant Full Gospel Assembly Incorporated. This church group, which provides community services to neighborhood youth, has expressed interest in acquiring this structure to expand its facilities.

The Commission believes that the expansion of such a facility would be beneficial to the neighborhood, and such a use conforms to the R6/C1-1 zoning of the surrounding area. Therefore, the Commission believes that this property should be restricted for community facility use.

Resolution

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that the property proposed for disposition by the Division of Real Property in an application dated February 13, 1990 is approved for disposition with a community facility restriction.

The above resolution, duly adopted by the Commission on May 1, 1991 (Calendar No. 17), is filed with the Office of the Speaker, City Council, and the Brooklyn Borough President, in accordance with Section 197-d of the New York City Charter.

RICHARD L. SCHAFFER, Chairman
VICTOR G. ALICEA, Vice-Chairperson
EUGENIE L. BIRCH, AMANDA M. BURDEN, ANTHONY GIACOBBE, MAXINE GRIFFITH,
JAMES C. JAO, R.A., BRENDA LEVIN, JOEL A. MIELE, SR., P.E., EDWARD T.
ROGOWSKY, RONALD SHIFFMAN, JACOB B. WARD, DEBORAH C. WRIGHT, Commissioners

**Community/Borough Board
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 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 Borough Board, when applicable.

APPLICATION # C 900567 DMK
DOCKET DESCRIPTION

Wm. J. Rothman
C. Brooklyn office
L. Sperling

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) residential city-owned property located at 694 Rutland Road, Block No. 4605, Lot No. 7.

CITY PLANNING COMMISSION
FEB 22 PM 12:29
DEPT. OF CITY PLANNING

COMMUNITY BOARD NO. 17
BOROUGH Brooklyn

BOROUGH BOARD _____

PUBLIC HEARING HELD

DATE Feb. 20, 1991

LOCATION I.S. 232

WAS QUORUM PRESENT? YES NO

(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE Feb. 20, 1991

LOCATION I.S. 232

RECOMMENDATIONS (Attach additional sheets if necessary)

See attached testimony by Full Gospel Assembly, as well as minutes of the public hearing.

CB 17 voted to recommend that property be approved for Disposition and that priority be given to the adjacent property owner, Triumphant Full Gospel Assembly for the following reasons:

1. Possibility of establishing a publicly funded community group day care facility in CB 17
2. Youth outreach Program to include underserved youth population and after-school tutorial recreational program.
3. The location of the property is adjacent to the two properties already owned by the church.
4. Because of 3 another type of facility will not co-exist beneficially with the two church buildings.

VOTING

IN FAVOR 30 AGAINST 0 ABSTAINING 1

TOTAL MEMBERS APPOINTED TO BOARD 44

N. Nickerson
COMMUNITY/BOROUGH BOARD OFFICER

CHAIRPERSON
TITLE

2/21/91

orig: T. Rothman ✓
c: Brooklyn office
I. Edwards, P. Aselung

Borough President Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX: (212) 730-3308

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 applicant's representative as indicated on the Notice of Certification.

APPLICATION # R00567 DMK

DOCKET DESCRIPTION

IN THE MATTER OF an application by the Division of Real Property pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) City-owned property, located at 894 Rutland Road, Block No. 4605, Lot 7.

COMMUNITY BOARD NO.

17

BOROUGH

Brooklyn

RECOMMENDATION

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- DISAPPROVE

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

Arnold Golden
BOROUGH PRESIDENT

3/19/91
DATE

orig: J. Korman
e: Brooklyn office
L. Edwards
P. Sperling

DISPOSITION OF CITY-OWNED PROPERTY
(900567 DMK)

RECOMMENDATION REPORT BY THE
PRESIDENT OF THE BOROUGH OF BROOKLYN

Background

The applicant, the Division of Real Property on behalf of the Department of Housing Preservation and Development (HPD) is requesting approval for the disposition of 894 Rutland Road (Block 4605, Lot 7) a residential city-owned property located in the East Flatbush area, Community Board 17 of the Borough of Brooklyn.

Borough President's Public Hearing

On February 14, 1991 the Borough President held a public hearing on this application.

In response to a question from the Borough President, the representative from HPD indicated that the ground floor commercial unit of the property is not currently occupied.

Consideration

On January 17, 1991, a representative of the Borough President's Office inspected the property under consideration. 894 Rutland Road is a two-story brick residential structure with one commercial unit located on the ground floor and a vacant residential unit located on the second floor. The property, which is zoned R6 with a C1-1 overlay, is the only city-owned property on the block front. Adjacent to the property, are two improved properties owned by Triumphant Full Gospel Assembly church.

On February 20, 1991, Community Board 17 recommended approval of this application and indicated that priority for acquisition be given to the church. The Board provided the following reasons:

1. "Possibility of establishing a publicly funded community group day care facility.
2. Youth outreach program to include underserved youth population and after-school tutorial recreational program.
3. The location of the property is adjacent to two properties already owned by the church.
4. Because of item #3, another type of facility will not co-exist beneficially with the two church buildings."

The Borough President's Office believes that a not-for-profit auction would be an appropriate disposition should the agency determine that the interested organization meets the requirements for such a

disposition. However, if a not-for-profit auction is not appropriate, the Borough President's Office would support the auction of this property under HPD's standard terms and conditions.

Recommendation

Whereas, it is the policy of the President of the Borough of Brooklyn to provide opportunities for community based not-for-profit organizations to expand their capacity to provide services to the community in which they are located; and,

Whereas, it is the land use policy of the President of the Borough of Brooklyn that the disposition of residential city-owned properties should always include the HPD standard terms and conditions requiring rehabilitation within two years of purchase; therefore, be it

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



Howard Golden, President
of the Borough of Brooklyn

Calendar #7

2 May 1991

City Planning Commission

Testimony by John M. Reilly of the Fordham Bedford Housing Corporation at a Public Hearing on Edison Arms sponsored by the City Planning Commission on May 1, 1991.

The Fordham Bedford Housing Corporation was established by neighborhood residents more than 10 years ago to address the housing needs of our community. Our organization now assists tenants with management in more than 25 community and tenant controlled buildings containing more than 600 households. These were all buildings once threatened with abandonment and are now providing sound housing for residents of the Bronx. Obviously, specialized needs exist. The Housing Corporation has just opened a shelter for homeless women and their young children which provides a place to live for 42 troubled families.

Edison Arms offers a rare opportunity to help meet another great need. The proposed project will provide 69 new apartments for low-income elderly and handicapped households. It will do so with a subsidized mortgage and rental subsidies from the federal Department of Housing and Urban Development's Section 202 program which will allow us to provide this urgently needed housing at an affordable rent.

The Housing Corporation is sponsoring the project together with Fordham University. This partnership allows the project to take advantage of our organization's community housing experience along with University's vast experience in facility development and construction, as well as the expertise gained from the successful development and operation of Rosehill Apartments, another 202 project.

Edison Arms is being designed with the specialized needs of the elderly and handicapped in mind. A number of increased security measures are being taken to assure the residents that their building will provide the safety they so urgently seek. A pleasant yard will be built, a community room is included and a social services program will be developed.

Construction on this site will make good use of several vacant lots which now pose a serious eyesore and health hazard to the surrounding neighborhood.

We request the City Planning Commission's approval for this project which help meet a great housing need in the Bronx.

1 copy -

C. 910:113 HDX

Send to Jack Collins
Bronx

Marilyn
Commissioners

~~Tommy Anderson~~