

CITY PLANNING COMMISSION

April 10, 1996 /Calendar No. 22

C 960145 PQQ/C 960146 PPK

IN THE MATTER OF an application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter, for acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 3817-23 Church Avenue (Block 4875, Lots 33 and 35), Borough of Brooklyn, Community District 17, for use as a primary care facility.

The applications for the acquisition and subsequent disposition were filed by the Department of General Services on October 5, 1995, for use of property located at 3817-23 Church Avenue (Block 4875, Lots 33 and 35), Borough of Brooklyn, Community District 17, as a primary health care facility.

BACKGROUND

The Department of General Services is proposing to acquire property located at 3817-23 Church Avenue (Block 4875, Lots 33 and 35) in Brooklyn, for subsequent disposition to the Primary Care Development Corporation (PCDC) for use as a primary health care facility.

Primary health care facilities are being established throughout the city in areas where hospital emergency rooms are heavily utilized by local residents for non-emergency treatment. This facility will operate in a manner similar to a walk-in clinic where patients would be able to see doctors and other health care professionals for comprehensive primary health care services, including outpatient treatment for illness and other health conditions, check-ups, preventive health care and education.

The site is located in the northwest part of the East Flatbush section of Brooklyn.

It is zoned C2-2(R5), which allows the proposed use (not-for-profit institution without sleeping accommodations - Use Group 4A). The site is a 5,520 square-foot vacant lot and is expected to be developed with a building containing approximately 11,040 square feet of floor area. The facility is expected to be open Monday through Friday, from 9:00 AM to 5:00 PM, with some evening and/or weekend hours. It will be staffed by 50 physicians, nurses and administrative staff and will primarily serve persons residing within the 11225, 11226 and 11203 zip codes.

The site is located on the northwest corner of Church Avenue and East 39th Street. The site abuts a two-family dwelling that fronts on 39th Street and a building with two residential units above a store on Church Avenue. Across Church Avenue and East 39th Street from the site is a filling station. Church Avenue is developed predominantly with ground floor commercial uses and some of these buildings have one or two floors of residential above. The side streets on this block and the surrounding blocks are residential.

The site is served by public transportation via the # 2 and # 5 trains which stop nine blocks away at Church and Nostrand Avenues and the 35 bus which travels along Church Avenue, in front of the site.

This primary care facility will be privately owned and operated by a not-for-profit organization. The establishment of the primary care facility will be financed through bonds to be issued by the Dormitory Authority of the State of New York (DASNY), which will

lease the site from the health care provider in return for bond proceeds to build the facility. To transfer the property back to the health care provider and create a credit support structure that is sufficiently secure to enable the sale of bonds, the following ULURP actions are required:

1. An acquisition application for the City to acquire the property from DASNY through a sublease. In return, the City would guarantee payment on the debt service on the bonds.
2. Disposition of City-owned property, via sublease, to the Primary Care Development Corporation (PCDC). Since PCDC is a local development corporation, the city can sublease directly to them without an auction. PCDC intends to sublease the property back to the health care provider, who will operate the facility.

ENVIRONMENTAL REVIEW

These applications (C 960145 PPK/C 960146 PPK), 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 96DGS001K. The lead agency is the Department of General Services.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on November 2, 1995.

UNIFORM LAND USE REVIEW

These applications (C 960145 P/QK/C 960146 PPK), were certified as complete by the Department of City Planning on December 11, 1995, and were duly referred to Community Board 17 and the 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 January 17, 1996, and on that date, by a vote of 22 to 1 with 2 abstentions, adopted a resolution recommending approval of the applications.

Borough President Recommendation

These applications (C 960145 P/QK /960146 PPK) were considered by the Borough President of Brooklyn, who issued a recommendation approving the applications on March 1, 1996.

City Planning Commission Public Hearing

On February 28, 1996 (Calendar No. 3), the City Planning Commission scheduled March 13, 1996, for a public hearing on these applications (C 960145 P/QK/C960146 PPK). The hearing was duly held on March 13, 1996 (Calendar No. 8). There were three speakers in favor of the application: one speaker representing the Primary Care Development Corporation and two speakers from the Carriibbean Women's Health

Association. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that these applications of the Department of General Services for acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 3817-23 Church Avenue (Block 4875, Lots 33 and 35), Borough of Brooklyn, Community district 17, for use as a primary health care facility, are appropriate.

The facility will primarily serve an area generally located within the 11225, 11226 and 11203 zip codes in East Flatbush. This area is one of 25 identified by the State and City of New York (through the Health Systems Agency of New York City) as lacking critical primary health care services. As a result, residents of these communities often rely on hospital emergency rooms for primary care. The proposed facility will provide the community with comprehensive primary health care services, including outpatient treatment for illness and other health conditions, check-ups, preventive health care and health education.

The site is well situated for use as a primary health care facility. It is centrally located within its service area, and is zoned C2-2 (R5), which allows the proposed use. The site is served by public transportation: via the number 2 and 5 trains which stop nine blocks to the southwest of the site at Church and Nostrand Avenues and 35 bus which travels along Church Avenue in front of the site.

The City Planning Commission believes that these facilities will help in relieving the

City's overtaxed hospital emergency rooms and will benefit the community by providing health care services in local neighborhoods.

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 of the New York City Charter, that based on the environmental determination and consideration in this report of the applications of the Department of General Services for acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 3817-23 Church Avenue (Block 4875, Lots 33 and 35), Borough of Brooklyn, Community District 17, for use as a primary health care facility, are approved.

The above resolution (C 960145 PPK/C 960146 PPK), duly adopted by the City Planning Commission on April 10, 1996 Calendar No. 22, 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
AMANDA M. BURDEN, A.I.C.P., IRWIN G. CANTOR, P.E.,
KATHY HIRATA CHIN, ESQ., ALEXANDER GARVIN,
ANTHONY I. GIACOBBE, ESQ., WILLIAM J. GRINKER, BRENDA LEVIN,
EDWARD T. ROGOWSKY, JACOB B. WARD, ESQ., Commissioners

RONALD SHIFFMAN, A.I.C.P., Commissioner Recused

Susan
Jon

DEPT PLAN

Community/Borough Board 100
Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

BROOKLYN OFF

202

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 : 960145PQK/C 960146PPK

IN THE MATTER OF an application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter, for acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 3817/23 Church Avenue (Block 4875, Lots 33 and 35), Borough of Brooklyn, Community District 17, for use as a primary health care facility.

COMMUNITY BOARD NO. 17
BOROUGH Brooklyn

BOROUGH BOARD _____

DATE OF PUBLIC HEARING January 17, 1996
WAS QUORUM PRESENT? YES NO

LOCATION I.S. 232

(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 January 17, 1996

LOCATION IS 232

RECOMMENDATION

APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS
 DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

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

cc: T. Kess
Farnes
BKE-p-10-P
Status (P) Hise

JM/S/1

1/31/96

VOTING :
IN FAVOR 22 AGAINST 1 ABSTAINING 2
TOTAL MEMBERS APPOINTED TO BOARD 44

January 24, 1996

DATE

X Louis Burson
COMMUNITY/BOROUGH BOARD OFFICER
Chairperson

TITLE

Brooklyn Borough President 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 one copy with any attachments to the applicants representative as indicated on the Notice of Certification.

APPLICATION # 960145 POK and 960146 PPK
DESCRIPTION

CARIBBEAN WOMEN'S HEALTH ASSOCIATION PRIMARY HEALTH CLINIC

COMMUNITY DISTRICT NO. 17

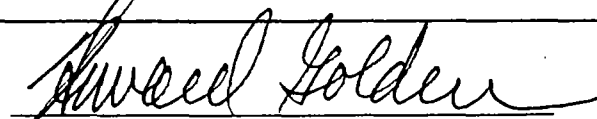
BOROUGH OF BROOKLYN

RECOMMENDATION

- APPROVE
 APPROVE WITH MODIFICATIONS/CONDITIONS
 DISAPPROVE
 DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION — MODIFICATIONS/CONDITIONS

- RECOMMENDATION ATTACHED
 RECOMMENDATION TO FOLLOW


BOROUGH PRESIDENT

03/01/96
DATE

**CARIBBEAN WOMEN'S HEALTH ASSOCIATION
PRIMARY HEALTH CLINIC**

(960145 POK and 960146 PPK)

**RECOMMENDATION REPORT BY THE
PRESIDENT OF THE BOROUGH OF BROOKLYN**

Background

The Department of General Services (DGS) has filed two applications seeking the acquisition and subsequent restricted disposition to the Primary Care Development Corporation (PCDC), of a privately-owned parcel of land located at 3817/23 Church Avenue (Block 4875, Lots 33 and 35) in the East Flatbush section of Brooklyn Community District 17. The parcel is owned by the Caribbean Women's Health Association (CWA), which intends to build a two-story health care clinic on the site. The proposed site is vacant and in an C2-2 zoning overlay of a larger R5 zoning district.

Borough President's Public Hearing

On February 22, 1996, the Borough President held a public hearing on the application. The Borough President was represented by his Executive Assistant. There were two speakers, the Director of External Affairs from PCDC and the Associate Executive Director from CWA. Both representatives spoke in favor of the application.

The Director of External Affairs for PCDC stated that CWA intends to build a 12,000 square foot primary care facility at the proposed site. She described the proposed facility's catchment area, comprised of the Crown Heights, Flatbush and East Flatbush communities, as among Brooklyn's most medically under-served neighborhoods. She projected that the proposed health clinic will receive between 60,000-80,000 primary care visits per year at full capacity. She noted that PCDC will facilitate the financing of the project through the creation of a financial credit support structure dependant upon the leases.

The Borough President's Executive Assistant asked, in light of the projected personnel and heavy volume of patients anticipated at the proposed clinic, how those arriving by car would be accommodated. In response, the PCDC representative stated that CWA would provide all parking required under zoning regulations. The representative further stated that CWA was exploring a number of options including the installation of tiered parking racks, and the acquisition and development of additional properties for off-street parking. A letter dated February 7, 1996, from PCDC outlining CWA's options was presented by the representative for consideration by the Borough President.

The Associate Executive Director of CWA reiterated the PCDC representative's remarks regarding compliance to all zoning requirements, and the organization's investigation into additional off-street parking

opportunities. The CWA representative stated that the organization expects to finalize an action plan detailing its options for the development of additional off-street parking spaces by the end of March 1996. Further, the CWA representative indicated that approximately 80% of the clinic's patients are expected to arrive by public transportation, and explained that the remaining 20% (in need of approximately 10 spaces) could be easily accommodated through the implementation of options under consideration. In addition, he stated that CWA had entered into an agreement allowing the clinic's personnel to park at the neighboring garage operated by the State University of New York's University Hospital at Brooklyn (a.k.a. "SUNY Downstate Medical Center").

Consideration

On January 17, 1996, Brooklyn Community Board 17 voted to recommend approval of the application.

On January 4, 1996, a member of the Borough President's staff conducted a visit to the proposed site and surrounding area. The site is comprised of two vacant lots located on the northwest corner of the intersection of Church Avenue and East 39th Street. The surrounding area is comprised of a mixture of residential and retail uses.

DGS has proposed that the subject parcels be acquired by the Medical Care Facilities Finance Agency (MCFFA) and subsequently leased to the PCDC. PCDC would then lease the property to Caribbean-American Health Center, Inc. (CAHC), the intended operator. CAHC is a membership corporation formed by CWA, the project's primary sponsor, with support and representation from SUNY Downstate Medical Center, the project's clinical sponsor.

CWA has a long record of service in the provision of health related, social service and substance abuse services to the residents of Brooklyn and Queens. CWA currently operates a total of three community service centers in both boroughs. The Borough President believes that the residents of Crown Heights, Flatbush and East Flatbush, as well as the City of New York, will greatly benefit from proposed health clinic. The proposed clinic will enable CWA to further strengthen and continue its services to Central Brooklyn. Further, the Borough President supports CWA's continuing efforts to develop an increased number of off-street parking spaces for its patients and clinical personnel.

Recommendation

Whereas, on January 17, 1996, Brooklyn Community Board 17 voted to recommend approval of these applications without restrictions; and,

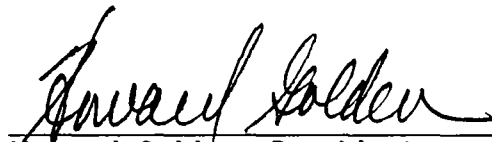
Whereas, CWA has demonstrated a commitment to provide health care and social services to the Crown Heights, Flatbush and East Flatbush communities; and,

Whereas, CWAH currently provides needed health care services to Brooklyn's Caribbean community and recognizes that the communities it serves lack adequate levels of medical services; and,

Whereas, the Borough President believes that the expeditious acquisition and restricted disposition of the subject parcels to PCDC, with subsequent leasing to CAHC, will allow CWAH to expand the range of services it provides to the residents of Central Brooklyn; and,

Whereas, the requested land use approvals and execution of the proposed leasing agreements will establish and provide CWAH with the capital funding essential for constructing the new primary care facility; now, therefore be it,

Resolved, that the Borough President of Brooklyn, pursuant to Section 197-c of the New York City Charter, and, based on the consideration described in this report, recommends approval of the applications (960145 POK and 960146 PPK).


Howard Golden, President
of the Borough of Brooklyn