

CITY PLANNING COMMISSION

July 1, 1998/Calendar No. 18

C 980087 PQK/C 980088 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative 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 299/325 Herkimer Street a/k/a 1454 Fulton Street (Block 1863, Lots 23, 24 and 60), Borough of Brooklyn, Community District 3, for use as a primary health care facility.

The applications for acquisition and subsequent disposition were filed by the Department of Citywide Administrative Services on August 18, 1997, for use of property located at 299/325 Herkimer Street a/k/a 1454 Fulton Street (Block 1863, Lots 23, 24 and 60) as a primary health care facility.

BACKGROUND

The Department of Citywide Administrative Services is proposing to acquire privately-owned property located at 299/325 Herkimer Street a/k/a 1454 Fulton Street (Block 1863, Lots 23, 24 and 60) for subsequent disposition, to the Primary Care Development Corporation for development 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. The facility will operate in a manner similar to a walk-in clinic. Patients who come to the facility 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 health

education. This facility will primarily serve persons residing within the 11213 and 11216 zip codes.

The facility will typically be open from Monday through Friday, from 9:00 AM to 5:00 PM, with some evening and/or weekend hours. It will be staffed by 120 physicians, nurses, and administrative staff.

The site is located in the Bedford-Stuyvesant section of Brooklyn. It is developed with three contiguous, one-story vacant buildings which will be renovated for use as a primary health care facility.

The site is zoned C2-1 (R6), which allows the proposed use (not-for-profit institution without sleeping accommodations - Use Group 4A). It abuts a two-story residential building to the east and a vacant lot to the west. Herkimer Street is predominately developed with two- and three-story residential buildings. St. Andrew's playground is across Herkimer Street from the site. The site is accessible by public transportation. The B 43 bus runs on Brooklyn Avenue, just west of the site, and the A and C trains stop at the Kingston Avenue station, one block east of the site.

The 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 State Medical Care Facilities Finance Agency (MCFFA), who will lease the site from the health care provider in return for bond proceeds to renovate 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. Acquisition of the property by the city through a sublease. The City would guarantee payment on the debt service on the bonds.
2. Disposition of the City-owned property, via sublease, to the Primary Care Development Corporation (PCDC). Since the PCDC is a local development corporation, the city can sublease directly to the PCDC without an auction. The PCDC will then sublease the property back to the health care provider, who will operate the facility.

ENVIRONMENTAL REVIEW

These applications (C 980087 POK/C 980088 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 98CAS001K. The lead agency is the Department Citywide Administrative Services.

After a study of the potential environmental impact of the proposed actions, a negative declaration was issued on January 26, 1998.

UNIFORM LAND USE REVIEW

These applications (C 980087 POK/C 980088 PPK) were certified as complete by the Department of City Planning on March 2, 1998, and were 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 held a public hearing on these applications (C 980087 POK/C 980088 PPK) on April 6, 1998 and, on that date, by a vote of 31 to 3 with 1 abstention, adopted a resolution recommending approval of the applications.

Borough President Recommendation

The applications were considered by the Borough President of Brooklyn, who issued a recommendation approving the applications on June 1, 1998, subject to the following condition:

"That the applicant agree to maintain a dialogue with all Community groups regarding the progress of this project".

City Planning Commission Public Hearing

On May 20, 1998 (Calendar No. 5), the City Planning Commission scheduled June 3, 1998 for a public hearing on these applications (C 980087 POK/C 980088 PPK). The hearing was duly held on June 3,

1998 (Calendar No. 16). There were two speakers in favor of the application and none in opposition. The Director of Public Affairs for the Primary Care Development Corporation and the Executive Director of the Bedford-Stuyvesant Family Care Center spoke in favor of the application. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the applications of the Department of Citywide Administrative Services for acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 299/325 Herkimer Street a/k/a 1454 Fulton Street (Block 1863, Lots 23, 24, and 60), Borough of Brooklyn, Community District 3, for use as a primary health care facility, are appropriate.

The facility will serve an area generally bounded by DeKalb Avenue to the north, New York Avenue to the west, Eastern Parkway to the south and Buffalo Avenue to the east. 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 C2-1 (R6), which allows the proposed use. The site is well served by public transportation, including the B 43 bus which runs on Brooklyn Avenue, just west of the site, and the A and C trains which stop at the Kingston Avenue station one block east of the site.

In response to the Borough President's condition the applicant has responded by a letter dated June 23, 1998 that PCDC and the Bedford Stuyvesant Family Health Center "have taken the appropriate steps to assure that the local community is informed about the development of this new health center. We will continue to update the Community Board and the local block associations on the progress of the project."

The City Planning Commission therefore supports this application and believes that these facilities will help relieve the City's overtaxed hospital emergency rooms and 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 described in this report, the applications (C 980087 PPK/C 980088 PPK) submitted by the Department of Citywide Administrative Services for acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 299/325 Herkimer Street a/k/a 1454 Fulton Street (Block 1863, Lots 23, 24 and 60), Borough of Brooklyn, Community District 3, for use as a primary health care facility, are approved.

The above resolution, duly adopted by the City Planning Commission on July 1, 1998 (Calendar No. 18) is filed with the Office of the Speaker, City Council, and the Borough President of Brooklyn 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.,
KATHY HIRATA CHIN, Esq., ANTHONY I. GIACOBBE, Esq., BRENDA LEVIN,
EDWARD T. ROGOWSKY, 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 980087 POK and C 980088 PPK

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Citywide Administrative 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 299 /325 Herkimer Street a/k/a 1454 Fulton Street (Block 1863, Lots 23, 24 and 60), Community District 3, Borough of Brooklyn, for use as a primary health care facility.

CITY PLANNING COMMISSION
98 APR 30 AM 9:14
DEPT. OF CITY PLANNING

COMMUNITY BOARD NO. 3

BOROUGH Brooklyn

BOROUGH BOARD Brooklyn

DATE OF PUBLIC HEARING April 6, 1998

LOCATION 1368 Fulton Street

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 April 6, 1998

LOCATION 1368 Fulton Street

RECOMMENDATION

APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS

DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

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

VOTING

IN FAVOR 31 AGAINST 3 ABSTAINING 1 TOTAL MEMBERS APPOINTED TO BOARD 46

Michael Long
COMMUNITY/BOROUGH BOARD OFFICER

4/23/98
DATE

Churmes
TITLE

Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 100
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 representatives as indicated on the Notice of Certification.

APPLICATION # 980087 POK and 980088 PPK
 DESCRIPTION Bedford-Stuyvesant Family Health Center

COMMUNITY DISTRICT NO. 3 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

June 1, 1998
 DATE

RECOMMENDATION REPORT BY
THE PRESIDENT OF THE BOROUGH OF BROOKLYN
BEDFORD-STUYVESANT FAMILY HEALTH CENTER
980087 POK and 980088 PPK

BACKGROUND

An application has been submitted by the New York City Department of Citywide Administrative Services (DCAS) for acquisition and subsequent disposition to the Primary Care Development Corporation (PCDC) of property located at 299/325 Herkimer Street a/k/a 1454 Fulton Street. PCDC will sublease the property to the intended operator, Bedford Stuyvesant Family Health Center (BSFHC), to construct a new primary health care clinic on site to provide ambulatory preventive health care services to the Bedford Stuyvesant community.

BOROUGH PRESIDENT'S PUBLIC HEARING

On April 13, 1998 the Borough President held a public hearing on this application. The only two speakers were the Director of PCDC and the Executive Director of BSFHC.

The Executive Director of BSFHC gave a presentation of the application and the history of the institution. This new site would be operated in conjunction with BSFHC's present site at 1374 Fulton Street. At the present time 100 employees receive approximately 60,000 medical visits annually. The Executive Director estimated that the new health center would employ an additional 50 people and would allow BSFHC to double its annual patient visits to 120,000. BSFHC plans to offer new as well as expanded services such as psychiatric counseling, holistic healing and pain management.

In response to the Borough President's inquiry, the BSFHC Executive Director stated that the anticipated start and completion dates for construction are late fall of 1998 and winter of 1999. The total project cost is estimated to be \$11 million.

CONSIDERATION

Community Board 3 recommended unanimous approval of this application with the condition that the block associations in this community issue letters of support and that the sponsor maintain a dialogue with the community regarding this project.

This health care facility is expected to employ an approximate total of 120 people, including physicians, nurses and administrative support staff. The facility will typically be open Monday through Friday, with some evening or weekend hours.

The Borough President believes that the establishment of the Bedford Stuyvesant Family Health Center will provide critical health care services

to the residents of central Brooklyn. It is important that community facilities establish strong lines of ongoing communication with the community they serve. Therefore, the Borough President agrees with Community Board 3 in that BSFHC maintain a dialogue with all community groups regarding the progress of the project.

RECOMMENDATION

Whereas, Community Board 3 recommended approval of this application;

Whereas, the Borough President believes that the Bedford Stuyvesant Family Health Center will have a positive impact upon the quality of life and health within the Bedford Stuyvesant community; now, 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 on the consideration described in this report, recommends approval of this application subject to the adoption of the following condition by either the City Planning Commission or the City Council:

That the applicant agree to maintain a dialogue with all community groups regarding the progress of this project.


Howard Golden, President
Borough of Brooklyn