

CITY PLANNING COMMISSION

May 20, 1998/Calendar No. 15

C 980203 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 101 Maspeth Avenue (Block 2885, part of Lot 1), as an Urban Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor selected by HPD, restricted to community facility use;

to facilitate construction of a seven story, 240 bed residential health care facility with an Adult Health Day Care Program, Borough of Brooklyn, Community District 1.

Approval of three separate matters is required:

1. The designation of 101 Maspeth Avenue (Block 2885, part of Lot 1) in the Borough of Brooklyn, as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of such property to a sponsor selected by HPD, restricted to community facility use.

The application for the disposition was submitted by the Department of Housing Preservation and Development on November 26, 1997.

Approval of this application would facilitate construction of a seven-story, 240 bed residential health care facility and Adult Health Day Care Program on the site as described above. The

proposed project is tentatively known as Greenpoint Nursing Home.

The Department of Housing Preservation and Development states in its application that:

The Disposition Area consists of underutilized vacant land which tends to impair or arrest the sound growth and development of the surrounding community, with or without tangible blight. Incentives are needed in order to induce the correction of these substandard, insanitary and blighting conditions. The project activities would promote sound growth and development. The disposition Area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project.

RELATED ACTIONS

In addition to the UDAAP designation and project approval which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

1. N 980204 ZCK:

Certification by the City Planning Commission to the Department of Buildings, pursuant to Section 22-42 of the Zoning Resolution that none of the findings of Section 22-13, that would require a Special Permit, exist in Community District 1.

BACKGROUND

The applicant requests UDAAP area designation, project approval and the restricted disposition of a portion of 101 Maspeth Avenue (Block 2885, part of Lot 1) for the construction of a seven-story, 240 bed nursing home and Adult Day Health Care Program.

The nursing home will have passive open space for the residents and 22 on site parking spaces.

The applicant also requests certification of a nursing home, pursuant to Section 22-42 of the Zoning Resolution that none of the findings of Section 22-13, which are a precondition of designation pursuant to Section 24-903 exist in the Community District 1, Brooklyn, for the establishment of a nursing home.

The 38,000 square foot site at 101 Maspeth Avenue is located on the north side of Maspeth Avenue, within an R6 zoning district, in Community District 1, Brooklyn. The site is part of the 4.4 acre former Greenpoint Hospital complex bounded by Jackson Street, Kingsland, Maspeth and DeBevoise avenues. Several buildings surround the vacant site of the nursing home. To the west of the site is a three-story vacant out-patient building. To the east is a five-story vacant building formerly used for nurse's residence and north of the site is a seven-story, 200 bed transitional housing facility for homeless men, operated by the Department of Homeless Services. Jackson Avenue is developed with 4-story residential buildings. The surrounding blocks are predominantly residential in character with two-story homes to the west and 8- to 10-story NYCHA buildings of Cooper Houses to the east. On the south side of Maspeth Avenue, across the street from the proposed nursing home site is a 6.4 acre public park.

ENVIRONMENTAL REVIEW

This application (C 980203 HAK), in conjunction with the application for the related action (N 980204 ZCK), 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 97HPD007K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on August 1, 1997.

UNIFORM LAND USE REVIEW

This application (C 980203 HAK) was certified as complete by the Department of City Planning on December 22, 1997, and was duly referred to Community Board 1 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules, along with the application for the related action (N 980204 ZCK) which was referred for review and comment.

COMMUNITY BOARD PUBLIC HEARING

Community Board 1 held a public hearing on this application on January 27, 1998, and on February 10, 1998, by a vote of 28 to 0 with 2 abstentions, adopted a resolution

recommending approval of the application.

BOROUGH PRESIDENT RECOMMENDATION

This application was considered by the Borough President, who issued a recommendation approving the application on April 1, 1998.

CITY PLANNING COMMISSION PUBLIC HEARING

On April 1, 1998 (Calendar No. 2), the City Planning Commission scheduled April 15, 1998, for a public hearing on this application (C 980203 HAK). The hearing was duly held on April 15, 1998 (Calendar No. 9). There were no speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for the disposition of a portion of the city-owned property located at 101 Maspeth Avenue (Block 2885, part of Lot 1) for the construction of a seven-story, 240 bed residential health care facility and Adult Health Day Care Program is appropriate. The subject property situated at the intersection of Kingsland and Maspeth avenues is vacant and currently used for parking.

The 38,000 square foot site is part of 4.5 acre former Greenpoint Hospital complex. The site is flanked by two vacant buildings: to the east is a five story vacant building (former nurse's residence) and to the west is a three story vacant (former out-patient clinic) building. The proposed development is an appropriate reuse of a vacant city-owned property which, if left

vacant will continue to impair the development of the surrounding community.

The Commission believes that the construction of the nursing home at 101 Maspeth Avenue will provide a much needed health care facility to this community will improve the character of this area. The proposed project is an appropriate reuse of the site and will contribute to the stability of the neighborhood.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 101 Maspeth Avenue (Block 2885, part of Lot 1), in Community District 1, Borough of Brooklyn, as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property; therefore, be it further

RESOLVED, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of 101 Maspeth Avenue (Block 2885, part of Lot 1), as an Urban Area;
- b) an Urban Development Action Area Project for such area;

and the City Planning Commission recommends that the New York City Council find that:

- a. The present status of the area tends to impair or arrest the sound development of the municipality;
- b. The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c. The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 101 Maspeth Avenue (Block 2885, part of Lot 1), Community District 1, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development restricted to community facility use, for the construction of a seven-story, 240 bed nursing home and Adult Health Day Care Program, is approved.

The above resolution (C 980203 HAK), duly adopted by the City Planning Commission on May 20, 1998 (Calendar No. 15), 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.

**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. GIACOBBE, ESQ.,
WILLIAM J. GRINKER, BRENDA LEVIN, EDWARD T. ROGOWSKY,
JACOB B. WARD, ESQ., Commissioners**

**Community/Borough Board
R commendation**

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 980203 HAK

CEQR # 97HPD007K

(Please use this number on all correspondence concerning this application)

N980204 ZCK

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 101 Maspeth Avenue (Block 2885, part of Lot 1), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
 - 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor selected by HPD, restricted to community facility use:
- to facilitate construction of a seven story, 240 bed residential health care facility with an Adult Health Day Care program.

COMMUNITY BOARD NO. 1
BOROUGH _____

BOROUGH BOARD _____

PUBLIC HEARING HELD

DATE 1/27/98

LOCATION 211 AINSIE 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 2/10/98

LOCATION 211 AINSIE STREET

RECOMMENDATIONS (Attach additional sheets if necessary)

APPROVAL (SEE ATTACHED REPORT)

VOTING

IN FAVOR 28 AGAINST 0 ABSTAINING 2 (FOR CAUSE)

TOTAL MEMBERS APPOINTED TO BOARD 47

Vincent V. White
COMMUNITY/BOROUGH BOARD OFFICER

CHAIRMAN

TITLE

DATE

GREC NURSING HOME PROPOSAL

This is a request submitted by the NYC Department of Housing Preservation and Development on behalf of the Greenpoint Renaissance Enterprise Corporation (GREC), a non-for-profit, community based agency, to establish a nursing home in a portion of the former Greenpoint Hospital campus, which is situated at the intersection of Maspeth and Kingsland Avenue. This project will involve the construction of the facility that will house this program in an unimproved portion of the site that is currently utilized for parking.

Two ULURP proposals have been submitted. One seeks a special permit that will enable this project to be implemented; the second essentially states that a special permit is not required in this instance. The factors involving a special permit are primarily concerned with the statistical justification for a providing additional nursing home beds in Kings County. Both proposals present the same land use question, which will be the prime focus of our recommendation: Is the construction of a nursing home at this location compatible with the interests of this community?

At the Board's public hearing, the applicant raised a concern related to the former hospital site's inclusion as a potential "brownfield" location. While this designation might help expedite the removal of asbestos from the site's existing buildings, it could only, in the applicant's view, complicate the implantation of this new construction project. This is especially the case since, as the applicant noted, no brownfield related material has been identified at the proposed construction site. For this reason, the applicant requested that the brownfield designation not apply to the nursing home site.

After careful consideration, we recommend that this application be APPROVED. We take this position for the following reasons:

1. The construction of a nursing home at this location will provide the community with a much needed and highly valuable resource. Since only 1 nursing home is currently situated in Community District #1, the need for this service is both compelling and largely unmet. Documentary information that the applicant has submitted in support of this application further validates this point. Thus, whatever the borough-wide need for this service may be, the case for an additional nursing home in this community has clearly been made.

2. This proposal has received strong and consistent community support for over 10 years, a factor that also underscores its need. As a prime component of the GREC plan to develop the former hospital site, the construction of this project has been approved by this Board, all local elected officials and scores of community organizations on numerous occasions. Absolutely no

reason exists to alter this position at this time.

3. The facility's proposed design, which compliments the architecture of the existing buildings situated on the campus, will enhance the aesthetic integrity of the vicinity and, as such, constitutes a potent independent reason to support the proposal.

4. We agree with the applicant that the nursing home site should not be included within the area designated as a brownfield. Such a designation would not serve any legitimate purpose; it would, however, further complicate the already long delayed implementation process.

For these reasons, this application should be APPROVED.

**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 # 980203 HAK
DESCRIPTION Greenpont Nursing Home

COMMUNITY DISTRICT NO. 1

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

April 1, 1998
DATE

RECOMMENDATION REPORT BY THE
PRESIDENT OF THE BOROUGH OF BROOKLYN
GREENPOINT NURSING HOME
980203 HAK

BACKGROUND

An application has been submitted by the Department of Housing Preservation and Development (HPD) on behalf of the Greenpoint Renaissance Enterprise Corporation (GREC), a nonprofit, community based agency, for the disposition of a portion of vacant city-owned land (Block 2885, part of Lot 1) on the former Greenpoint Hospital campus for the construction of the Greenpoint Nursing Home.

The nursing home will be a 240-bed residential health care facility in a 106,920 square foot seven-story masonry building with an elevator, full cellar, and 22 accessory parking spaces.

BOROUGH PRESIDENT'S PUBLIC HEARING

Five speakers spoke in favor of this application at the Borough President's March 16, 1998 public hearing. They were: Matthew Haas, Senior Project Director, Saint Nicholas Neighborhood Preservation Corporation; James Bermel, Associate Architect, Breger Terjesen Associates; Guido and Theresa Cianciotta, Greenpoint Renaissance Enterprise Corporation; and Marshal Smith, HPD Project Manager.

The project director presented the application. He described the strong and consistent community support for this proposal over fourteen years. He stated that the construction of a nursing home at this location will provide the community with a much needed and highly valuable resource -- as only one nursing home is currently situated in Community District 1, the need for this service is both compelling and largely unmet. He noted that the construction of this project has been approved by Community Board 1 (CB1), all local elected officials and scores of community organizations on numerous occasions. He acknowledged the Borough President's allocation of \$500,000 in capital funding for the nursing home.

In response to the Borough President's question about the anticipated construction schedule for this project and the project budget, the representative stated that it is anticipated that construction will begin in December of this year and continue for eighteen months. A \$37 million budget incorporates funds from a variety of sources. In addition to the Borough President's allocation, he acknowledged \$1.1 million from the Saint Nicholas Neighborhood Preservation Corporation, \$1.5 million from National Bank, \$1.8 million from Chase Bank, and noted that the land was assessed at over \$2 million.

The Borough President asked the representative what efforts the Saint Nicholas Neighborhood Preservation Corporation will take to market this facility within the community. Mr. Haas stated that significant community outreach and advertisements in local publications will be conducted.

The architect stated that the facility's proposed design compliments the architecture of the existing buildings situated on the campus and will enhance the esthetic integrity of the area.

When asked about ingress and egress to the Greenpoint Nursing Home, the architect responded that there will be access to the facility from Maspeth Avenue. Pedestrians and vehicles will not pass through the security gate on Kingsland Avenue. Entrance to the Greenpoint campus main building, which will continue to house homeless men, will continue to be through the Kingsland Avenue gated entrance.

CONSIDERATION

On February 10, 1998 CB1 unanimously approved this application and special permit.

The Borough President believes the residence will provide needed care to the elderly. Furthermore, development of this underutilized vacant land will positively impact the Greenpoint community. The residence will not cause a significant increase in traffic.

RECOMMENDATION

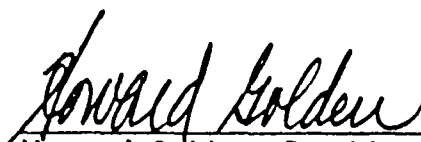
Whereas, on February 10, 1998 CB1 unanimously voted to recommend approval of this application;

Whereas, the environmental assessment indicated that there would be no significant negative impacts from this project, especially regarding traffic;

Whereas, the Saint Nicholas Neighborhood Preservation Corporation has exercised care and concern in developing its plans with input from the community; and,

Whereas, there is a need for adult residences in Brooklyn; 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.


Howard Golden, President
Borough of Brooklyn