

CITY PLANNING COMMISSION

May 5, 1999/Calendar No. 15

C 990220 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 development of a health care center in 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 18, 1998.

Approval of this application would facilitate the development of a family health care facility on the site. The proposed project is tentatively known as Greenpoint Renaissance Family Health Center.

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

The Disposition Area consists of a vacant city-owned building that 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 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.

BACKGROUND

The applicant requests UDAAP area designation, project approval and the restricted disposition of a three-story city-owned building at 101 Maspeth Avenue (Block 2885, part of Lot 1) for the development of a family health care center. The center will also have an independent job skills program, and a career preparation and placement center for work opportunities in the health care industry.

The two-story vacant structure with abasement, is a portion of the former Greenpoint Hospital complex and was used as an out-patient building. It is located on the north-east corner of Maspeth and Kingsland avenues, within an R6 zoning district, in Community District 1, Brooklyn. The project would require moderate rehabilitation of the 27,000 square feet building. The first floor is proposed to be occupied by the family health care center and will accommodate 21,000 annual patient visits. The second floor will be occupied by the home care agency that will serve 900 home bound elderly. The basement will be utilized by the health care and job training and education center.

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 east of the site is a 38,000 square foot vacant parcel slated for the construction of a seven-story, 240 bed residential health care facility. The site was approved by the Commission for UDAAP designation and disposition (C980203 HAK) on May 20, 1998 (Calendar # 15) and by the City Council on June 24, 1998 (Resolution # 363). To the north of the site is a seven-story, 200 bed transitional housing facility for homeless men, operated by the Department of Homeless Services. Further to the north of the housing facility for homeless, 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 the 8- to 10-story NYCHA Cooper Houses buildings 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. The site is accessible by mass transit. The L line train stops two blocks from the site at Graham Avenue station. The B24, B18 and B43 bus lines also serve this area.

ENVIRONMENTAL REVIEW

This application (C 990220 HAK) 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 lead agency is the Department of Housing Preservation and Development.

This application was determined to be Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 990220 HAK) was certified as complete by the Department of City Planning on December 21, 1998, 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, which was referred for review and comment.

COMMUNITY BOARD PUBLIC HEARING

Community Board 1 held a public hearing on this application on January 12, 1999, and on February 9, 1999, by a vote of 33 to 0 with 4 abstentions, adopted a resolution recommending approval of the application with the following condition:

That a clause be added to the Land Disposition Agreement (LDA) that requires both HPD and the joint venture entity return to the Board for its review and approval of any changes in the use of the facility.

BOROUGH PRESIDENT RECOMMENDATION

This application was considered by the Borough President, who issued a recommendation approving the application on March 19, 1999.

CITY PLANNING COMMISSION PUBLIC HEARING

On March 17, 1999 (Calendar No. 6), the City Planning Commission scheduled April 7, 1999, for a public hearing on this application (C 990220 HAK). The hearing was duly held on

April 7, 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 city-owned vacant building located at 101 Maspeth Avenue (Block 2885, part of Lot 1) for the development of a family health center is appropriate.

Regarding the Community Board's recommendation, the Commission notes that the disposition of property is restricted to a community facility use and the applicant's stated intent is to facilitate a health care facility. The Commission encourages the Department of Housing Preservation and Development to keep the community informed as the planning and redevelopment of the property proceeds.

The proposed project is an appropriate reuse of the existing City-owned building which, if left vacant will continue to impair the development of the surrounding community. The Commission further notes that the subject building is adjacent to a 38,000 square feet vacant site already approved by the Commission for UDAAP designation and site disposition on 20th May, 1998, to facilitate the construction of a seven-story, 220 bed nursing home.

The Commission believes that the development of the health center in a vacant city-owned building at 101 Maspeth Avenue will provide a much needed health care facility in this community and will improve the character of this area and contribute to the stability of the

neighborhood. The site is accessible to mass transit and is served by subway and three different bus lines.

RESOLUTION

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 development of a family health care center, is approved.

The above resolution (C 990220 HAK), duly adopted by the City Planning Commission on May 5, 1999 (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.

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., ALEXANDER GARVIN, ANTHONY I. GIACOBBE, ESQ.,
WILLIAM J. GRINKER, BRENDA LEVIN, EDWARD T. ROGOWSKY,
JACOB B. WARD, ESQ., 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 990220 HAK

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:
- the designation of 101 Maspeth Avenue (Block 2885, part of Lot 1) as an Urban Area;
 - 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 development of a health care center.

FFR 1/9/1998

BROOKLYN OFF

COMMUNITY BOARD NO. 1
BOROUGH Brooklyn

BOROUGH BOARD

DATE OF PUBLIC HEARING 1/12/99
WAS QUORUM PRESENT? X YES NO

LOCATION 211 AINSIE STREET
(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 2/9/99

LOCATION 211 AINSIE STREET
BROOKLYN, NY 11211

RECOMMENDATION

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

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

(See attached report)

CONDITIONS: That a clause be added to the Land Disposition Agreement (LDA) that requires both HPD and the joint venture entity return to the Board for its review and approval of any changes in the use of the facility.

VOTING :

IN FAVOR 33 AGAINST 0
TOTAL MEMBERS APPOINTED TO BOARD 43

ABSTAINING 4* *4 present, abstaining
for cause

Vincent V. Arate
COMMUNITY/BOROUGH BOARD OFFICER

CHAIRMAN

DATE

2/17/99

TITLE

CITY PLANNING COMMISSION
39 FEB 18 AM 11:59
DEPT. OF CITY PLANNING

TO: Members of Community Board No. 1, Brooklyn


FROM: Ronald E. Webster, Chairperson

Date: February 8, 1999

SUBJ: ULURP Committee Report of January 27, 1999

On Wednesday, January 27th the ULURP Committee meet at the Offices of the District Manager to review applications for the following items;

- (1) The Fire Department of the City of New York and the NYC Dept. Of City Wide Administrative Services application for site selection and acquisition Of 332 Metropolitan Avenue between Roebling Street and Havermeyer Streets aka Block 2368 Lot 1 (a section of the lot). The stated need for this action is to improve EMS's service specifically to the Greenpoint Community.

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- (2) NYC Department of Housing Preservation and Development application For two items:

(A) The disposition of 101 Maspeth Avenue to the St. Nicholas N.P. Corporation and the Renaissance Health Development Corp through the Urban Development Action Area Project (UDAAP) process. The proposed re-development of the site will be a health care clinic open to all members of the community district.

(B) Request to include 213 Johnson Ave aka Block 3063, Lot 33 In the StoreWorks Program. The proposed re-development of this vacant city-owned mixed use building is to renovate the ground floor unit as a Commerical storefront and the units above as residential rental units.

- (3) Variance request by Gorbin Realty, LLC. For 299 Heyward Street, aka 502 Broadway. Because of a scheduling problem this action was handled under a separate action. A report on this item is being issued Under separate cover.


Attached to this report is a list of the board members and public who attended.

Item number #1. Application C-990190PCK . This joint request by the FDNY and Dept. of City Wide Administrative Services to select and acquire 332 Metropolitan aka Block 2368 and Lot 1 a two story commerical building located between Roebling and Havemeyer Streets. This item will be processed under the Uniform Land Use Review Procedures (ULURP).

The applicants intends to acquire the site for the following uses; to stationing five to six EMS ambulances, supplies for the vehicles and place where the vehicles and its crew can return to refresh.

After careful consideration, the committee recommends the following actions be taken: The committee approves the applicants request, as the committee believes the results from this action will aid in the improvement of the quality of life for the community district. In addition the committee recommends the following:

- (1) The applicant return to Community Board No. 1, Brooklyn to review the scope of the renovation prior to finalizing plans & specification for public bidding.
- (2) The applicant provided adequate parking for its' employees assigned to the ambulance quarters.
- (3) The applicant is restricted from parking ambulances, publicly owned vehicles and privately owned vehicles on the sidewalk.



Item #2. NYC Department of Housing Preservation & Development is seeking Board approval on two separate actions; The first C#990220HAK the disposition of 101 Maspeth Ave to a joint venture entity to be created by St. Nicholas Neighborhood Preservation Corp and the Renaissance Health Development Corporation. The action will be processed as an Urban Development Action Area Project (UDAAP) with the disposition structured as a direct sale to the joint venture entity. The sales prices will be based upon appraisal.

The proposed project seeks to renovate the existing administrative building of the old Green point Hospital into a Community Facility. The existing building is a two-story structure with a partial basement. Planned for the re-use will be a new primary care center located on the first floor. The proposed health care providers are Brooklyn Hospital and Catholic Medical Center. A full range of health care services will be offered to all residents in the community district.

The second floor of the building will dedicated to health-related activities. For example the St. Nicholas Human Support Corporation (Home Care services) will be relocated to this space. Other health care services will be added once the facility is open.

The re-development of the existing building will cost approximately \$3 Million dollars. The sources of financing will be equity, private bank financing and the Local Initiative Support Corporation.

The second action requested by HPD is to add 213 Johnson Avenue to the StoreWorks Program. 213 Johnson Ave is a vacant three-story City-Owned building located in the Williamsburg section of the district. The building has a commercial storefront on the ground floor level and 4 residential units on the second and third floor.

The StoreWorks Program will be operated by Neighborhood Housing Services Community Development Corporation (NHS is Not-for Profit Corporation) through a contract with HPD. NHS will be responsible to develop plans to renovate the building, select a contractor and then sell the building to an eligible buyer. The buyer must be a resident of NYC. (See attached StoreWorks application)

After careful consideration, the committee recommends the following actions to be taken:

Action 1: The committee approves the applicants request, as the committee believes the results from this action will increase health services to the residents of the community district. In addition, the committee also recommends that a clause be added to the Land Disposition Agreement LDA that requires both HPD and the joint venture entity return to the Board for its review and approval of any changes in the use of the facility.

Action 2: The Committee approves the applicants request, as the committee believes the results from this action will remove the blight of a vacant building, provide affordable housing and offer the opportunity for a small business owner.

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 representatives as indicated on the Notice of Certification.

APPLICATION # 990220 HAK

DESCRIPTION Greenpoint Renaissance Health Center

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

March 19, 1999

DATE

RECOMMENDATION REPORT BY
THE PRESIDENT OF THE BOROUGH OF BROOKLYN
GREENPOINT RENAISSANCE HEALTH CENTER
990220 HAK

BACKGROUND

An application has been submitted by the New York City Department of Housing Preservation and Development for acquisition and subsequent disposition, to the Greenpoint Renaissance Enterprise Corporation (GREC), of a vacant city-owned building located at 101 Maspeth Avenue, in Community Board 1.

BOROUGH PRESIDENT'S PUBLIC HEARING

On March 3, 1999, the President of the Borough of Brooklyn held a public hearing on this application. The two speakers on this application were the Director of the St. Nicholas Neighborhood Preservation Corporation and the Project Manager for GREC.

The Director of the St. Nicholas Neighborhood Preservation Corporation gave a brief presentation of the application. He discussed the proposed financing of the lease negotiations currently underway with two Brooklyn health care providers for the first floor family health center.

The Project Manager of GREC gave a presentation on the project. The first floor will be renovated as a primary care health center by GREC and will be outfitted by the lessee. The family health center will be staffed and operated by either Brooklyn Hospital or Catholic Medical Center. The Project Manager estimated that the center would provide 21,000 annual patient visits. The health care facility is expected to employ approximately 60 people consisting of physicians, nurses and administrative support staff. It is expected that the facility will operate Monday through Friday, with some evening or weekend hours. GREC plans to place an emphasis on geriatric care by coordinating services with the Greenpoint Nursing Home and the clientele of St. Nicholas Home Care Services. The second floor will be renovated as office space for the St. Nicholas Human Support Home Care Attendants Service and will employ approximately 70 full-time employees. A job training facility, to be located in the basement, will consist of classroom and office space and will employ approximately 15 people. The Director of St. Nicholas Neighborhood Preservation Corporation stated that the program would be open to community residents, with concentration on welfare-to-work clientele. The St. Nicholas Neighborhood Preservation Corporation is attempting to involve the health care provider in training and placement of candidates in available positions within their facility.

The Director of St. Nicholas Neighborhood Preservation Corporation stated that the Corporation would contribute \$200,000 and commitments had been received from Citibank, the Local Initiative Support Corporation and the Nonprofit Facilities Loan Program, pending the completion of lease negotiations. The estimated total project cost is \$4.8 million.

CONSIDERATION

Community Board 1 recommended approval of this application with the condition that the sponsor maintain a dialogue with the community regarding this project.

The President of the Borough of Brooklyn believes that the Greenpoint Renaissance Family Health Center will have a positive impact upon the quality of life within the Greenpoint community. Further, this project has generated no opposition or community concerns.

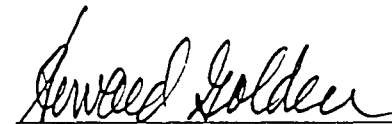
RECOMMENDATION

Whereas, on February 9, 1999, Community Board 1 voted to recommend approval of this application;

Whereas, the Greenpoint Renaissance Enterprise Corporation has advocated for the development of the Greenpoint Hospital Campus since 1984;

Whereas, it is the belief of the President of the Borough of Brooklyn that that Greenpoint Renaissance Health Center will improve the quality of life in Greenpoint; 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