



CITY PLANNING COMMISSION

September 7, 2016 / Calendar No. 13

C 160054 MMK

IN THE MATTER OF an application, submitted by The New York City Department of Housing Preservation and Development and The New York City Economic Development Corporation, LLC pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Flatbush Avenue Extension at its intersection with Gold Street; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in The Borough of Brooklyn, Community District 2, accordance with Map Nos. X-2745 and X-2746 dated April 1, 2016 and signed by the Borough President.

This application for an amendment to the City Map was filed by The New York City Department of Housing Preservation and Development and The New York City Economic Development Corporation, LLC on September 11, 2015. The proposed City Map amendment, along with its related actions, would facilitate the development of an adjacent mixed use residential development in the Borough of Brooklyn, Community District 2.

RELATED ACTIONS

In addition to the amendment to the City Map (C 160054 MMK) which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

N 160029 ZRK Amendments to the Zoning Resolution by Gold Property Investors IIA, LLC, modifying Article X, Chapter 1 (Special Downtown Brooklyn District) to add a C6-6 District and update its bulk and envelope regulations, and modifying Appendix F (Inclusionary Housing Designated Areas) to add a Mandatory Inclusionary Housing Area to the proposed project area.

C 160030 ZMK A proposed zoning map amendment to rezone a C6-1 District and portion of a C6-4 District to a C6-6 District within the Special Downtown Brooklyn District.

BACKGROUND

A full background discussion and description of this application appears in the related report for a zoning map amendment (C 160030 ZMK).

ENVIRONMENTAL REVIEW

This application (C 160054 MMK), in conjunction with the related applications, (C 160029 ZRK and C 160030 ZMK), 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 is the Office of the Deputy Mayor for Economic Development. The designated CEQR number is 15DME003K.

A summary of the environmental review appears in the related report for a zoning map amendment (C 160030 ZMK).

UNIFORM LAND USE REVIEW

This application (C 160054 MMK) in conjunction with the application for the related action (C 160030 ZMK) was certified as complete by the Department of City Planning on May 9, 2016, and was duly referred to Brooklyn Community Board 2 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b). The related action (N 160029 ZRK) was referred to Community Board 2 and the Borough President in accordance with the procedure for referring non-ULURP matters.

COMMUNITY BOARD PUBLIC HEARING

Community Board 2 held a public hearing on this action on May 18, 2016 and on June 8, 2016, by a vote of 24 in favor, 8 opposed, and one abstaining the Board adopted a resolution recommending approval of the application.

A summary of the recommendation of Community Board 2 appears in the related report for a zoning map amendment (C 160030 ZMK).

BOROUGH PRESIDENT RECOMMENDATION

This application (C 160054 MMK) was considered by the Borough President of Manhattan, who on July 20, 2016 issued a recommendation of approval of the application with conditions.

A summary of the recommendation and conditions of the Borough President appears in the related report for a zoning map amendment (C 160030 ZMK).

CITY PLANNING COMMISSION PUBLIC HEARING

On July 13, 2016 (Calendar No. 2), the City Planning Commission scheduled July 27, 2016, for a public hearing on this application (C 160054 MMK). The hearing was duly held on July 27, 2016 (Calendar No. 32), in conjunction with the public hearings on the related actions.

There were a number of appearances, as described in the report for the related zoning map amendment (C 160030 ZMK) and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a City Map amendment (C 160054 MMK) is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the related report for a zoning map amendment (C 160030 ZMK).

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property related thereto to be appropriate, adopts the following 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 and 199 of the New York City Charter, and Section 5-430 et seq. of the New York City Administrative Code that based on the environmental determination and the consideration described in this report, the application (C 160054 MMK), for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Flatbush Avenue Extension at its intersection with Gold Street; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in The Borough of Brooklyn, Community District 2, accordance with Map Nos. X-2745 and X-2746 dated April 1, 2016 and signed by the Borough President is approved; and be it further

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the

City Planning Commission adopts the legally required number of counterparts of Map Nos. X-2745 and X-2746 dated April 1, 2016 providing for the discontinuance and closing of a portion of Flatbush Avenue Extension at its intersection with Gold Street being more particularly described as follows:

DISCONTINUING AND CLOSING FLATBUSH AVENUE EXTENSION AT ITS INTERSECTION WITH GOLD STREET

In the matter of discontinuing and closing Flatbush Avenue Extension at its intersection with Gold Street, Borough of Brooklyn, County of Kings, City and State of New York, in accordance with Borough President Map No. X-2746:

Starting at a Point of Beginning located at the intersection of the westerly street line of Flatbush Avenue Extension and the easterly street line of Gold Street, as those streets were hereinbefore laid out on the City Map;

- 1) Running thence southerly, along the projection of the westerly line of Flatbush Avenue Extension, 122.78 feet to its intersection with the former southerly street line of Flatbush Avenue Extension, discontinued and closed;
- 2) Running thence westerly, along said southerly line of Flatbush Avenue Extension, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 113 degrees 30 minutes 11 seconds, 47.73 feet to its intersection with the easterly street line of Gold Street;
- 3) Running thence northerly, along said easterly street line of Gold Street, said course forming a deflection angle to the right with the last mentioned course of 89 degrees 21 minutes 49 seconds, 112.60 feet, the Point or Place of Beginning.

The area described above consists of 2,686 square feet, more or less, located in Section 7 of the Kings County Land Map.

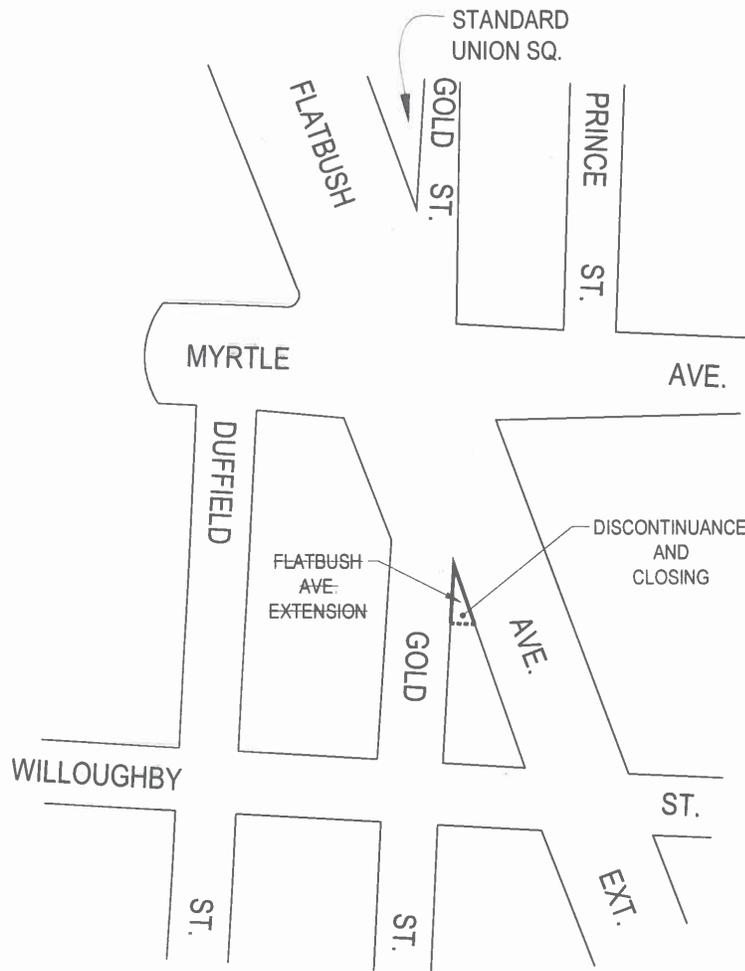
All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map Nos. X-2745 and X-2746 dated April 1, 2016 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and
- b. The subject streets to be discontinued and closed shall be discontinued and closed On the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (C 160054 MMK), duly adopted by the City Planning Commission on September 7, 2016 (Calendar No. 13), 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.

CARL WEISBROD, Chairman
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, IRWIN G. CANTOR P.E., ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, CHERYL COHEN EFFRON, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, Commissioners

MICHELLE R. DE LA UZ, Commissioner, abstaining



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP

16

BOROUGH OF
BROOKLYN



New York, Certification Date
MAY 09, 2016

Irene Sadko P.E.
I. Sadko, P.E.
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - - - - - Indicates line of street proposed to be eliminated.
(Discontinuance and Closing is shown on Alt. Map No. X-2746).