

**Brooklyn Borough  
President  
Recommendation**



CITY PLANNING COMMISSION  
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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 applicant's representatives as indicated on the Notice of Certification.

APPLICATION #: 080396 NPK

Sunset Park 197-a Plan

In the matter of an application submitted by Community Board 7 pursuant to Section 107-a of the New York City Charter, proposing a community based plan for Sunset Park and upland neighborhoods generally bounded by the Gowanus Expressway/Third Avenue corridor to the east, the pierhead line the west, 15<sup>th</sup> Street to the north, and the 65<sup>th</sup> Street Rail Yard to the south.

COMMUNITY DISTRICT NO. 7

BOROUGH OF BROOKLYN

**RECOMMENDATION**

APPROVE

DISAPPROVE

APPROVE WITH  
MODIFICATIONS/CONDITIONS

DISAPPROVE WITH  
MODIFICATIONS/CONDITIONS

Recommendation report attached

\_\_\_\_\_  
BOROUGH PRESIDENT

August 5, 2009

\_\_\_\_\_  
DATE

**RECOMMENDATION FOR THE PROPOSED  
COMMUNITY BASED COMPREHENSIVE PLAN  
FOR THE SUNSET PARK WATERFRONT  
080396 NPK**

Brooklyn Community Board 7 has submitted a comprehensive plan for the Sunset Park waterfront in accordance with Section 197-a of the New York City Charter. The proposed plan addresses the entire Sunset Park waterfront, from the Gowanus Canal south to the Owl's Head Water Pollution Control Plant, extending inland to Third Avenue.

**PUBLIC HEARING**

On July 14, 2009, the president of the Borough of Brooklyn held a public hearing on the plan. There was one speaker: the district manager of Community Board 7 (CB7) testifying in favor of the plan.

**CONSIDERATION**

Community Board 7 voted in June 2007 to sponsor the Sunset Park 197-a Plan. The board submitted the plan to the Department of City Planning (DCP) and the City Planning Commission (CPC) determined the plan met threshold standards.

The borough president would like to commend the members of CB7 and the 197-a committee on their decade long effort to produce the Sunset Park 197-a Plan as a collective vision. This comprehensive planning document will guide the community as it builds on its existing strengths and meets the challenges of the future. The borough president acknowledges the leadership of Randolph Peers, chairperson of CB7 and former chairpersons, Joseph Longobardi and Beatrice DeSapio in seeing the 197-a plan through its development. Even without its adoption, the Plan's development has resulted in: the construction of a waterfront Park at Bush Terminal; a head start at turning the former Federal Food and Drug Administration (FDA) building into a resource for industrial use; and, a new high school opening in September 2009.

The Sunset Park 197-a Plan is generally consistent with the policies of the borough president.

The borough president supports the plan, and is pleased to be of service as the board enters the implementation stage. The Office of the Borough President is ready and available to provide technical assistance including, but not limited to, identifying possible funding sources for various projects contained in the plan. In the spirit of this service, the borough president offers the following considerations to CB7.

**Economic Development**

The borough president generally supports most of the plans economic development recommendations including the strengthening of incentive programs for the manufacturing sector as well as its focus on "green manufacturing."

Promote business, job and workforce development

A similar model to the Summer Youth Employment Program (SYEP) already exists through the Department of Youth and Community Development's (DYCD) In School Youth program (ISY). The ISY program provides year-round services to at-risk high school juniors and

seniors who meet certain eligibility requirements. ISY services are provided by 40 contractors in all five boroughs. The ISY Program promotes skills attainment, drop-out prevention, and high school graduation or attainment of a GED. Services include: objective needs assessments; individualized service strategies; counseling; work readiness and skill-building activities; tutoring and college preparation; leadership development activities; and, follow-up services. All ISY program participants are guaranteed employment in the SYEP, a subsidized summer work experience.

Community District 7 (CD 7) currently does not house any community-based organizations with ISY contracts. When DYCD releases future RFP's for ISY contracts, there should be consideration or emphasis on specific Neighborhood Development areas such as those located within CD 7.

## **Transportation**

### Parking

The Plan calls for the relocation of the Department of Sanitation BK 7 and BK 10 garages from 51<sup>st</sup> Street and First Avenue as a means of providing public parking to serve the surrounding businesses as well as visitors to the waterfront park, though no alternative sites within CD 7 and CD 10 have been suggested.

## **Environment and Public Health**

### Improve sewage infrastructure

Community Board 10 and affected local elected officials should be consulted before the Department of Environmental Protection undertakes any feasibility study regarding constructing a sewer hook-up to service ships docked at the South Brooklyn Marine Terminal, and other locations on the Sunset Park waterfront, to the Owls Head Water Pollution Control Plant (WPCP). Residents near the WPCP may perceive this as additional capacity that would further exacerbate undesirable odors emanating from the facility.

## **Open Space and Waterfront Access**

### Facilitate public access to and along the waterfront

It is not apparent why CB 7 recommends 32<sup>nd</sup> Street as a potential waterfront access corridor. This is a private street separating the proposed FDA building development site from Industry City that is poorly paved. CB 7 should reconsider whether 30<sup>th</sup> or 31<sup>st</sup> Streets (which line both sides of the FDA building) are more appropriate public corridors to link the waterfront area with the upland residential neighborhood.

## **Housing**

### Preserve and maintain existing affordable housing in the waterfront study area

The CB 7 recommendations for the Sunset Park rezoning contradicted this aspect of the 197-a Plan. The borough president strongly urges that the off-site preservation option of the Zoning Resolution's Inclusionary Housing Program (IHP) be promoted as it allows residents to remain in-place. The preservation option is an effective tool to prevent displacement as it retains such affordable housing in perpetuity.

Explore additional development opportunities and resources in other parts of CD7, balancing the need for affordable housing with the need to preserve neighborhood character and view corridors

It is laudable that CB7 is urging the departments of City Planning and Housing Preservation and Development to strengthen the IHP to become a mandatory program. Though, more needs to be known to determine whether mandating would actually stifle development. Without a sufficient production of market rate housing, it is quite possible that those with more disposable income would still seek out available existing housing stock. As a result of such demand, the landlords might take steps to displace existing tenants for those willing to pay more rent. Therefore, steps to change IHP from voluntary to mandatory must be taken with great care.

In order to address harassment and displacement of existing tenants in no-regulated buildings that may be targeted for redevelopment, the borough president had made recommendations to the City Planning Commission and City Council as part of the Sunset Park rezoning. The City Council should review anti-harassment measures of Sections 23-90 and 93-90 of the Zoning Resolution and The Tenant Protection Act (Local Law 7 of 2008) to determine the best means of protecting the Sunset Park residents from harassment and displacement issue that could result from the adoption of this zoning map amendment. The City Council should then take appropriate action to protect tenants in Sunset Park, including possible amendments to Local Law 7.

In regards to the feasibility of decking the rail cut at 38<sup>th</sup> Street and Fourth Avenue, the Metropolitan Transit Authority should also be consulted.

**Community Facilities and Services/Quality of Life**

Expand and/or improve existing (educational) facilities and resources

The borough president concurs with expanding P.S. 94 and would add that other elementary schools in Sunset Park, - P.S. 1, P.S. 24 and P.S. 169. **All** of these schools are overcrowded, and warrant investigation to determine if extensions can be accommodated.

Expand the delivery of social, health and community services

With regards to "one-stop" immigrant services the borough president encourages collaborating with the Mayor's Office of Adult Education as well as the Mayor's Office of Immigrant Affairs. Many immigrant services, adult literacy, ESOL, ABE/GED and immigrant employment services are administered through Community Service Block Grants from Department of Youth and Community Development.

The borough president believes that the RFP's for Out-of-School Time programs (OST) should incorporate neighborhood revitalization efforts as called for in the Plan. Special consideration should be given to local community-based organizations (CBO) who serve the Neighborhood Development Areas in CD7. At least one CBO operating in CD7 has a OST contract.

In addition, DYCD's Out-of-School Youth (OSY) program, for 16-21 year-old, young adults who are not connected to school or work, or who need assistance upgrading their occupational skills, offers another opportunity to engage youth in neighborhood revitalization efforts. This program, funded through the Workforce Investment Act, offers occupational skills training; assistance with job and college placement; GED preparation;

and a wide range of supportive services designed to increase young adults' success in the workplace and in their personal lives.

**RECOMMENDATION**

Be it resolved that the president of the Borough of Brooklyn, pursuant to Section 197-c of the New York City Charter and based upon the considerations and recommendations described in this report, recommends approval of this plan.