DEPARTMENT OF CITY PLANNING
22 Reade Street
New York, New York 10007

NOTICE OF RECEIPT OF STANDARD APPLICATION FORM

The attached application(s) was submitted to the Department of City Planning for processing under the Uniform Land Use Review Procedure and has been assigned the above referenced number(s). It is being forwarded to you for information purposes only.

IMPORTANT NOTICE

This is not a Notice of Certification. Do not schedule a public hearing or take other formal action on this application until you receive the Notice of Certification. Retain the attached application until you receive the certification notice and certified application.

After this application has been certified as complete the Department of City Planning or the City Planning Commission, it will be referred for official action.

TYPE OF APPLICATION:

( ) Change in the City Map (MM)
( ) Zoning Map Amendment (ZM)
( ) Zoning Special Permit (ZS)
( ) Revocable Consent (GF)
(X) Public Facility (PS, PQ, PC)
( ) Disposition of Real Property (PP, PN, DL, DM)
( ) Other: ____________________________

Maple Street Open Space and Garden
Project Name

237 Maple Street (Block 5030, Lot 72)
Street Address
Community Districts: 9
Borough: Brooklyn

Date: 03/21/17

QUESTIONS ABOUT THIS APPLICATION SHOULD BE ADDRESSED TO THE FOLLOWING DCP OFFICE: Brooklyn Office at 718-780-8280

[RECEIVED]
MAR 27 2017

[NYC Community Board 9]
Land Use Review Application

Department of City Planning
120 Broadway, 31st Floor, New York, NY 10271

APPLICATION NUMBER

NYC Department of Parks and Recreation

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *
830 5th Avenue, Room 401

STREET ADDRESS
New York New York 10065

CITY STATE ZIP
212 360-3486 360-3453

AREA CODE TELEPHONE # FAX #

* List additional applicants below:
Randal Fong, Assistant Commissioner

Department of Citywide Administrative Services

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION )

ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

237 Maple Street
Maple Street between Nostrand Avenue and Rogers Avenue

PROJECT NAME (IF ANY)

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R6, C2-3 overlay

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) 17b

ZONING SECTIONAL MAP NO(S).

Block 5030 Lot 72

TAX BLOCK AND LOT NUMBER

Brooklyn

BOROUGH

COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO YES IF YES, IDENTIFY

 roy

Describe the proposed change in use of the property.

Change in City Map: MM

Change in Zoning Map: ZM

Change in Zoning Text: ZT

Change in Special Permit: ZS

Change in Zoning Authorization: ZA

Change in Zoning Certification: ZC

Change in Public Facility, Etc.: PF

Change in Disposition of Real Property: PP

Change in Urban Development Action: UA

Change in Urban Renewal Project: UPR

Change in Housing Plan & Project: HPP

Change in Franchise: FRN

Change in Revocable Consent: RVC

Change in Concession: CON

Change in Landfill: LFL

Change in Other Action: OTH

TOLL FREE NUMBER FOR PUBLIC INQUIRIES: 1-800-846-1010

$ 500

$ 500

$ 500

$ 500

$ 500

$ 500

$ 500

$ 500

$ 500

TOTAL FEE (For all actions) $ 500

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

NYC Department of Parks and Recreation

Has pre-application meeting been held? NO YES

If yes Kevin Kraf

Date of meeting 12/2/2016

NYC Community Board 9
CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY NYC Department of Parks and Recreation

CEQR NUMBER

5. ENVIRONMENTAL REVIEW

TYPE OF CEQR ACTION:

□ TYPE II

□ TYPE I

□ UNLISTED

Type II category: 62 RCNY §5-05(c)(9)

Has EAS been filed? Yes ☐ No ☐

If yes, Date EAS filed:

Has CEQR determination been made?

Yes ☐ No ☐

If yes, what was determination?

Negative Declaration ☐

CND ☐

Positive Declaration ☐

If Positive Declaration, has PDEIS been filed?

□

Has Notice of Completion (NOC) for DEIS been issued?

□

If PDEIS has not been filed, has final scope been issued?

□

Date determination was made: 12/2/2016

Date determination made:

(Attach Copy)

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA?

No ☐ Yes ☐

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO. DESCRIPTION/DISPOSITION/STATUS CAL NO. DATE

Not applicable

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO. DESCRIPTION/DISPOSITION/STATUS CAL NO. DATE

Not applicable

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

Not applicable

10. APPLICANT

(Aattach authorizing resolution(s), if applicable)

Alyssa Cobb Konon, Assistant Commissioner

NYC Department of Parks and Recreation

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

(Aattach authorizing resolution(s), if applicable)

Randal Fong, Assistant Commissioner

Department of Citywide Administrative Services

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

Address:

1 Centre Street

New York

NY

10007 212-386-0618 212-313-3469

FIELD

ADMINISTRATIVE CODE

NOTICE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-144 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

 THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

170316PCK
Public Facility-Site Selection/ Acquisition

1. Requested action and proposed facility
   (Check all of the appropriate boxes.)
   a. ACTION REQUESTED:
      - SITE SELECTION
      - ACQUISITION
   b. PROPOSED FACILITY IS:
      - EXISTING FACILITY
      - EXPANSION
      - NEW FACILITY

   If action involves selection and/or acquisition of an existing facility, how long has existing facility been at this location and what process was used to authorize use of site?

   If action involves a new facility, will it replace another facility located elsewhere?
   If yes, where is the other facility located and why is it being replaced?

2. Existing conditions of proposed site
   a. SITE IS
      1) IMPROVED
      2) CITY-OWNED
      3) OWNED BY OTHER PUB. ENTITY
      4) PARTLY IMPROVED
      5) PRIVATELY-OWNED
   *Name of agency or other public entity having jurisdiction

   b. DESCRIBE EXISTING IMPROVEMENTS AND CURRENT USES ON THE SITE (If site is substantially vacant but has had uses within the past two years, briefly describe such uses and proceed to item 3.)

   The lot had previously been the site of a residential structure, but the structure was destroyed in a fire in 1997 and was removed by the City in the same year. The lot is now a vacant property that has been used as a community garden since 2013.

3. Proposed facility
   a. SITE AREA
      - 6,000 sq ft
      - FLOOR AREA
   b. NUMBER OF EMPLOYEES (main shift):
      - On-site
      - Off-site
      - 0
   c. OTHER SHIFTS AND NUMBER OF EMPLOYEES:
      - 0
   d. NO. OF ACCESSORY PARKING SPACES TO BE PROVIDED:
      - 0

4. Fair Share
   a. IS PROJECT SUBJECT TO FAIR SHARE CRITERIA?
      - NO
      - YES
   b. IS PROJECT LISTED IN STATEMENT OF NEEDS?
      - NO
      - YES
   c. DID BOROUGH PRESIDENT PROPOSE ALTERNATE SITE PURSUANT TO CHARTER SECTION 204(f) or (g)?
      - NO
      - YES
   d. INDICATE TYPE OF FACILITY:
      - LOCAL/NEIGHBORHOOD
      - REGIONAL/CITYWIDE
MEMORANDUM

To: File
From: Alyssa Cobb Konon, Department of Parks and Recreation
Cc: Randal Fong, Department of Citywide Administrative Services
Date: January 31, 2017
Subject: Site Selection and Acquisition by the City
237 Maple Street, Brooklyn
Block 5030 Lot 72

The above referenced project has been reviewed and it has been determined that is is a Type II action pursuant to 62 RCNY §5-05(c)(9):

"Park mapping, site selection or acquisition of less than ten (10) acres of existing open space or natural areas"

As such, no further CEQR review is required.

The project involves the site selection and acquisition by the City of the vacant parcel located at 237 Maple Street, Brooklyn (Block 5030, Lot 72) for use by the Department of Parks and Recreation for passive open space and community garden use.
Site Selection and Acquisition of 237 Maple Street, Brooklyn, New York
March 15, 2017

1. Introduction

The applicant, the Department of Parks and Recreation (DPR), and the co-applicant, the Department of Citywide Administrative Services (DCAS), seek to acquire and site select a 6,000 square foot property located on Brooklyn Block 5030, Lot 72 which is referred to as the “Project Site”. The Project Site, located at 237 Maple Street, is a midblock lot which is sits between Rogers Avenue and Nostrand Avenue, was converted into a passive open space and community garden by residents living in the neighborhood. The acquisition and site selection actions will facilitate the continued use of this passive open space and community garden.

2. Background

There are no existing or Department of City Planning land use actions related to this site, and there are no outstanding land use actions within a 600 foot radius of the Project Site.

Since 2013, the Project Site has been used as a passive open space and community garden by neighborhood residents. Previously, the Project Site had been vacant since the demolition of an unsafe building on site, which was damaged in a fire and demolished by NYC Department of Housing Preservation and Development in 1997. The lot sat vacant between 1997 and 2013, when neighborhood residents raised funds and worked to transform the lot into a community space to grow fresh produce and provide open space by removing debris, building gardening beds, and landscaping the site. The ownership of the parcel is currently unclear and is being reviewed by Honorable Mark Partnow of the Kings County Supreme Court. The Project Site has been partially improved with garden beds, seating, landscaping, a small one-story storage shed, and composting facilities.

3. Description of the Surrounding Area

The Project Site is located in the Prospect Lefferts Garden neighborhood and within the Community District 9 boundaries of Brooklyn. The Project Site is surrounded by single family detached and multi-family residential apartment units with a building height of two to three stories and is zoned R6 for medium density residential, as well as mixed used residential and commercial buildings immediately to the west of the Project Site with a building height of 3 stories and a C2-3 commercial overlay. The Project Site is within a quarter of a mile from the 2/5 Sterling Street Subway Station. The City and non-City facilities located within a half-mile radius of the Project Site include: schools, parks, day care facilities, food pantries medical treatment clinics, fire and police stations. The closest facilities to the Project Site include one medical treatment services facility and one 2,750 square foot community garden to the northeast, and one fire house to the southwest. The Project Site is located in an area with FRESH Program designation, which provides financial, zoning, and other incentives for grocery stores that provide fresh produce and grocery items in designated neighborhoods. Blocks to the north and west of the Project Site are designated as the Prospect Lefferts Garden Historic District.
open space. In 2014, a dispute arose as to who has title to the site. This matter is currently being litigated in Kings County Supreme Court.

6. Description of the Proposed Development

The proposed use of the Project Site is to maintain the Project Site’s current use as a passive open space and garden. There are no planned additional structures to be built on site, and consequently no change to the built form of the Project Site. Upon acquisition, DPR will install new fencing and signage, as well as make minor improvements to the site’s passive open space area, as to be determined through community input. The location of the gate will be determined after DPR receives input from community members regarding improvements to the site, and the sidewalk in front of the lot will be repaired. Improvements would occur after the acquisition of the lot by the City is complete and DPR has consulted the community regarding improvements to the site.

A portion of the Project Site would be licensed, maintained, and used as a GreenThumb community garden, while another part of the space would be designated and maintained as a public open space for passive recreation. Approximately one-half to one-third of the site will be used for garden purposes; the final dimensions of the garden space will be determined after the acquisition of the property by the City. In cooperation with the DPR Brooklyn borough maintenance staff, the Project Site will be maintained mostly by existing community members invested in the passive open space and garden uses at the Project Site. The hours of the open space will be according to standard parks hours from 6:00 am to 30 minutes after sunset, and the community will have access to the open space through a gate on premises.

7. Actions Necessary to Facilitate the Project

Required actions include site selection of the parcel for passive open space and garden purposes and the acquisition of property by the City. DPR is seeking approval for the acquisition of property in order for the City to acquire the Project Site for assignment to DPR for use as a passive open space and community garden.

8. Conclusion

DPR, with co-applicant DCAS, seeks approval for site selection and acquisition by the City of New York for Maple Street Park and Garden, located at 237 Maple Street in Brooklyn. The proposed project will continue the current use of the vacant lot as a passive open space and community garden. The proposed Project Site would provide much needed open space in a neighborhood underserved by open space and would help further Mayor De Blasio’s initiative to bring 85% of New Yorkers within a walk to a park by creating open space in areas of New York City currently farther than five minute walk from a small park or playground or a 10 minute walk from a large park or recreation field. The proposed actions continue existing, appropriate land use in a predominately residential neighborhood. The Project Site will provide opportunity for neighborhood residents to relax, recreate, and grow fresh produce, creating new public health benefits and community amenities.
APPLICATION OF FAIR SHARE CRITERIA

SITE SELECTION AND ACQUISITION of 237 Maple Street (3 – 5030 – 72)

The New York City Department of Parks and Recreation (DPR), working with the Department of Citywide Administrative Services (DCAS), proposes the site selection and acquisition of a 6,000 square foot parcel located at 237 Maple Street, Brooklyn, New York 11225 (Project Site) for passive open space and garden use. The project site is located in Community District 9 in the Prospect Lefferts Garden section of Brooklyn.

Articles 4 and 5 for the Location of City Facilities apply to the siting of a facility serving a local or neighborhood area. The following analysis presents DPR’s consideration on the fair share criteria applicable to the siting of local city facilities. This analysis balances many factors including community needs for open space resources, cost-effective delivery of services, and effects on the surrounding neighborhood.

Article 4: Criteria for Siting or Expanding Facilities

4.1 (a) Compatibility of the facility with existing facilities and programs, both City and non-city, in the immediate vicinity of the site.

The area within 400 feet of the project site is largely defined by single and multi-family residential buildings, with mixed-use commercial and residential along the larger transportation arteries along Rogers Avenue and Nostrand Avenue. Within a 400 foot radius of the site, there is one medical treatment services facility and one 2,750 square foot community garden to the northeast, and one fire house to the southwest. The project site is currently being used as a passive open space and community garden, and the proposed action would continue the same use.

4.1 (b) Extent to which neighborhood character would be adversely affected by a concentration of City and/or non-city facilities.

The purpose of this criterion is to assess whether the proposed facility would create or add to a concentration of facilities (within one-half mile of the proposed site) that could adversely affect neighborhood character. The attached table lists facilities within one-half mile of the project site and the attached map displays them geographically.

The City and non-City facilities located within a half-mile radius of the project site include: schools, parks, day care facilities, food pantries medical treatment clinics, fire and police stations. The majority of the facilities are located in the predominantly residential area of Prospect Lefferts Garden, which is an area not sufficiently served by existing open space. The project site is currently being used as a passive open space and community garden by community residents. The proposed action would preserve the passive open space and community garden use on site and would not contribute to an adverse concentration of local city or non-city facilities; rather, the proposed passive open space would provide much needed recreation space to bring 3,000 New Yorkers currently with a walk to a park.

The project site is currently used by community residents for passive open space and gardening purposes. The site has been partially improved with garden beds, seating, landscaping, and composting facilities.
5.1 (a) Need for the facility or expansion in the community or local service delivery district.

A portion of the Prospect Lefferts Garden neighborhood is currently designated as farther than a walk to a park. Furthermore, this area has very few vacant or undeveloped sites that are large enough to accommodate open space to serve those currently farther than a walk to a park. The Community District is identified as having a low open space ratio at 0.8 acres of open space per 1,000 residents. The acquisition of the project site would provide needed open space to serve those currently with few public open space resources and provide an open space resource for 3,000 residents of Prospect Lefferts Garden who are currently farther than a walk to a park. The proposed acquisition was also noted in the Citywide Statement of Needs for Fiscal Years 2017 and 2018.

5.1 (b) Accessibility of the site to those it is intended to serve

The project site would yield 0.138 acres of new open space, therefore generating approximately six trips on weekdays and nine trips on Saturdays, with the majority of these trips being made by local residents walking from nearby streets. The project site is located in an area that is well served by mass transit. The project site is within a quarter of a mile from the 2/5 Sterling Street Subway Station. The B49 and B44 buses run north-south along Rogers Avenue and Nostrand Avenue. Both bus lines stop within one and a half blocks of the project site. Upon the acquisition of the site, DPR will continue using the site for open space and community garden use, and the space will be open to the public during regular park hours.
<table>
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<tr>
<th>Key Number</th>
<th>Facility Name</th>
<th>Facility Address</th>
<th>Capacity</th>
<th>Facility Type Type</th>
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<td>MS 61 GLASTONE H ATWELL</td>
<td>400 Empire Blvd</td>
<td>780</td>
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<td>3</td>
<td>PS 92 ADRIAN HEGERMAN</td>
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<td>Beach, Garden, Cemetery, Natural Area, Parkway - NYC</td>
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<td>Mt. Calvary Baptist Church</td>
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<td>Joint Soup Kitchen and Food Pantry</td>
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<td>District Facility</td>
<td>356 Winthrop St</td>
<td>DSNY Sanitation Garage</td>
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Maple Street Open Space and Garden
Photographs taken January 2017

NYC Parks

1. Western view of Maple Street from project site
2. Northernwestern view of project site from entrance
3. Northeastern view of project site - garden beds
4. Eastern view of street frontage of project site
Maple Street Open Space and Garden

Photographs taken January 2017

NYC Parks

1. Southern view of Maple Street opposite of project site
2. Eastern view of Maple Street
3. Southern view of Maple Street opposite of project site
4. Western view of Maple Street
Maple Street Open Space
and Garden
Photographs taken January 2017

NYC Parks

1. Eastern view of project site - site entrance

2. Northeastern view of project site - garden beds and new compost bins

3. Northwestern view of project site - garden tool shed and old compost bins

4. Southwestern view of project site - community gathering and passive open space area