



**Citywide Administrative
Services**

**NEW YORK CITY COUNCIL
SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS**

**TESTIMONY BY CHRIS GROVE
SENIOR CITY PLANNER
DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES
NOVEMBER 12, 2013**

Good afternoon Chair Levin and members of the Subcommittee on Planning and Dispositions and Concessions. I am Chris Grove, a City Planner at the Department of Citywide Administrative Services. Thank you for this opportunity to discuss DCAS' ULURP application for the disposition of two City-owned properties in Brooklyn Community Board 10.

Bay Ridge Building (621 86th Street)

The Bay Ridge building on 621 86th Street in this ULURP application is a two story, unoccupied, former Department of Sanitation (DSNY) section station that was also the former office for Community Board 10. This property has been City-owned since 1935 and DSNY surrendered this building to DCAS three years ago. Brooklyn Community Board 10, a former occupant of the building, vacated to new offices in 2009. DCAS canvassed City agencies that would be able to take over this building. No City agency was identified due to the size, configuration, location, and the high costs associated with redeveloping this building, nor did any City agency reach out and request this building from DCAS. Therefore, DCAS initiated this ULURP application to seek approval to sell this property.

DCAS submitted this ULURP application seeking disposition approval to the Department of City Planning in April 2013. In June, Community Board 10 held public hearings and, after careful consideration, the community board approved this building for unrestricted disposition. After the City Planning Commission's public hearing in late August, a site inspection was arranged immediately afterwards for elected officials and not-for-profit representatives from the community to inspect the building for a re-use proposal. In early August of this year, the Department of Cultural Affairs and the Department of Design and Construction jointly conducted a site evaluation to determine the feasibility to convert this vacant building into a cultural facility. Both agencies concluded that renovation of this building was infeasible due to the estimated \$5 to \$7 million redevelopment cost.

This estimated figure does not take into consideration the future on-going costs to operate this building or to run future programs. The building has many exterior and interior problems, including extensive water damage, ADA non-compliance, and much needed mechanical repairs and roof replacement.

Throughout this process, a feasible and financially viable re-use proposal has not emerged. At this time, DCAS expects to offer this property for sale at the December 4, 2013 real estate public auction. This property can be purchased by a private purchaser and thus be productively redeveloped according to zoning requirements to support the local land use pattern. Without ULURP approval, the property will remain a vacant building that will continue to deteriorate and be a blight along this vibrant, 86th Street retail corridor. Therefore, based on the Department of Cultural Affairs and the Department of Design and Construction's recent analysis of this Bay Ridge building in August, DCAS continues to seek unrestricted disposition approval of this property in order to facilitate a successful disposition and a productive mixed use of the building in the future.

The other small property in this ULURP application is Block 6339, Lot 164

Lot 164 is a vacant, interior lot that is in the DCAS portfolio and it is located in Community Board 10, within the Dyker Heights neighborhood. This property is approximately 41 square feet and the City acquired it through the in rem tax foreclosure process in the 1980s.

Thank you for this opportunity to speak on behalf of this ULURP application. I am available to answer questions that you may have.

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Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor - in opposition

Date: 11/12/13

(PLEASE PRINT)

Name: Karen Dixon

Address: 2319 Beaumont Ave, 3E Bx, NY 10458

I represent: Harlem Dowling - West Side Center

Address: 2090 74th Ave, Suite 108, NYC 10027

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in favor - in opposition

954

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Name: CHRIS GONZALES

Address: 100 GOLD ST

I represent: HPD

Address: _____

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Name: TITHEBIA WALTERS

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I represent: HPD

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Name: Josephine Beckmann

Address: 8119 5 Ave

I represent: Community Bd 10

Address: 8119 5 Ave

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Name: Karen Tadross (PLEASE PRINT)

Address: 80-80th St Bklyn NY

I represent: Ridge Choral

Address: _____

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LU 0956
- 2013

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

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Date: _____

Name: Chris Grove (PLEASE PRINT)

Address: 1 Centre Street

I represent: DCAS

Address: 1 Centre St

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