

# Brooklyn Borough President Recommendation

## CITY PLANNING COMMISSION

22 Reade Street, New York, NY 10007

CalendarOffice@planning.nyc.gov



### 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 #: 120093 MMK**

**Dikeman Street Demapping**

In the matter of an application submitted by the Dikeman Realty Corporation, 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 Dikeman Street between Ferris Street and Conover Street; and the adjustment of grades necessitated thereby.

COMMUNITY DISTRICT NO. 6

BOROUGH OF BROOKLYN

### RECOMMENDATION – 140227 MCK

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

See attached

BOROUGH PRESIDENT

June 30, 2014

DATE

## **RECOMMENDATION FOR DIKEMAN STREET DEMAPPING 120093 MMK**

The applicant, Dikeman Realty Corporation, proposes to demap a section of Dikeman Street.

On May 22, 2014, the Borough President held a public hearing on the demapping request. A representative for Dikeman Realty noted that the building appears to have been constructed around 1991 and was acquired in 1997 to house Weather Champions, with no Certificate of Occupancy (C of O) in place. The applicant has been attempting to obtain the C of O since that time and, due to the determination that the building has an encroachment of approximately 18 square feet of the City right-of-way, it became necessary to pursue the demapping of this section of Dikeman Street so that the encroachment can become part of the property.

The Borough President's Land Use Director noted the Borough President's policy to maximize job opportunities for Brooklynites with local businesses. The representative noted that Weather Champions has ten employees, of which five reside in Brooklyn, and would prefer future hiring to be Brooklyn-based.

In regards to the Borough President's policy to promote the use of sustainable and renewable energy resources, such as incorporating solar panels and/or small wind turbines, where appropriate, the fact that the building is located near the harbor, in an area with low-lying buildings, was noted by the representative in regards to the fact that incorporating such features would become permissible once the building obtains its C of O. As Weather Champions is in the heating and cooling business, it is knowledgeable about wind turbine devices and will give consideration to incorporating such elements.

Finally, the representative noted that, with regards to the recently adopted resiliency zoning, it would make sense to investigate incorporating flood proofing improvements with a C of O in place.

### **CONSIDERATION**

Community Board 6 approved the application.

It is the Borough President's policy to support land use actions would support and enhance locally-based business establishments.

The Borough President is concerned that too many residents of Brooklyn are unemployed or underemployed. It is his policy to promote economic development as a means of creating more employment opportunities as well as promoting Brooklyn-based businesses. Half of the workforce at Weather Champions are Brooklynites and there may be opportunities in the future to employ more Brooklyn residents.

The Borough President supports the applicant's intent to secure a Certificate of Occupancy for 158 Dikeman Street as it would facilitate subsequent investment to promote sustainable and renewable energy resources as well as flood proofing.

**RECOMMENDATION**

Be it resolved that the Borough President of Brooklyn, 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, recommends that the City Planning Commission and City Council approve the land use action requested.

Be it further resolved that Weather Champions should investigate the incorporation of sustainable and renewable energy resources, as well as flood proofing measures, as part of subsequent building improvements to 158 Dikeman Street.