



February 8, 2013



Mr. Alvin Berk
Chairperson
Brooklyn Community Board No. 14
810 East 16th Street
Brooklyn, New York 11230-3010

**Re: New, Approximately 456-Seat Primary School, Brooklyn
Community School District No. 22**

Dear Mr. Berk:

Pursuant to §1731 of the New York City School Construction Authority Act, notice is hereby given of the proposed site selection of Block 6739, Lots 47, 49 and 51, and any other property in the immediate vicinity which may be necessary for the proposed project, located in the Borough of Brooklyn, for the development of a new, approximately 456-seat primary school facility in Community School District No. 22. The site is located mid-block on the west side of Ocean Avenue, bounded by Avenue L to the north and Avenue M to the south.

Section 1731.2 states that within thirty (30) days of this notice, a public hearing with sufficient public notice shall be held by each affected community board on any or all aspects of the Site Plan. You may request the attendance of representatives of the Authority or Department of Education at this hearing.

In addition, §1731.3 states that within forty-five (45) days of this notice, each affected community board shall prepare and submit to the Authority written comments on the Site Plan. Attached please find copies of the Notice of Filing, Site Plan, and the Alternate Sites Analyses for this proposed action. The Authority will accept public comments on this proposed Site Plan until March 25, 2013. All comments will be taken into consideration in the Authority's final decision regarding this matter.

If you require any additional information, please contact Ross J. Holden, Executive Vice President and General Counsel, at (718) 472-8220.

Sincerely,

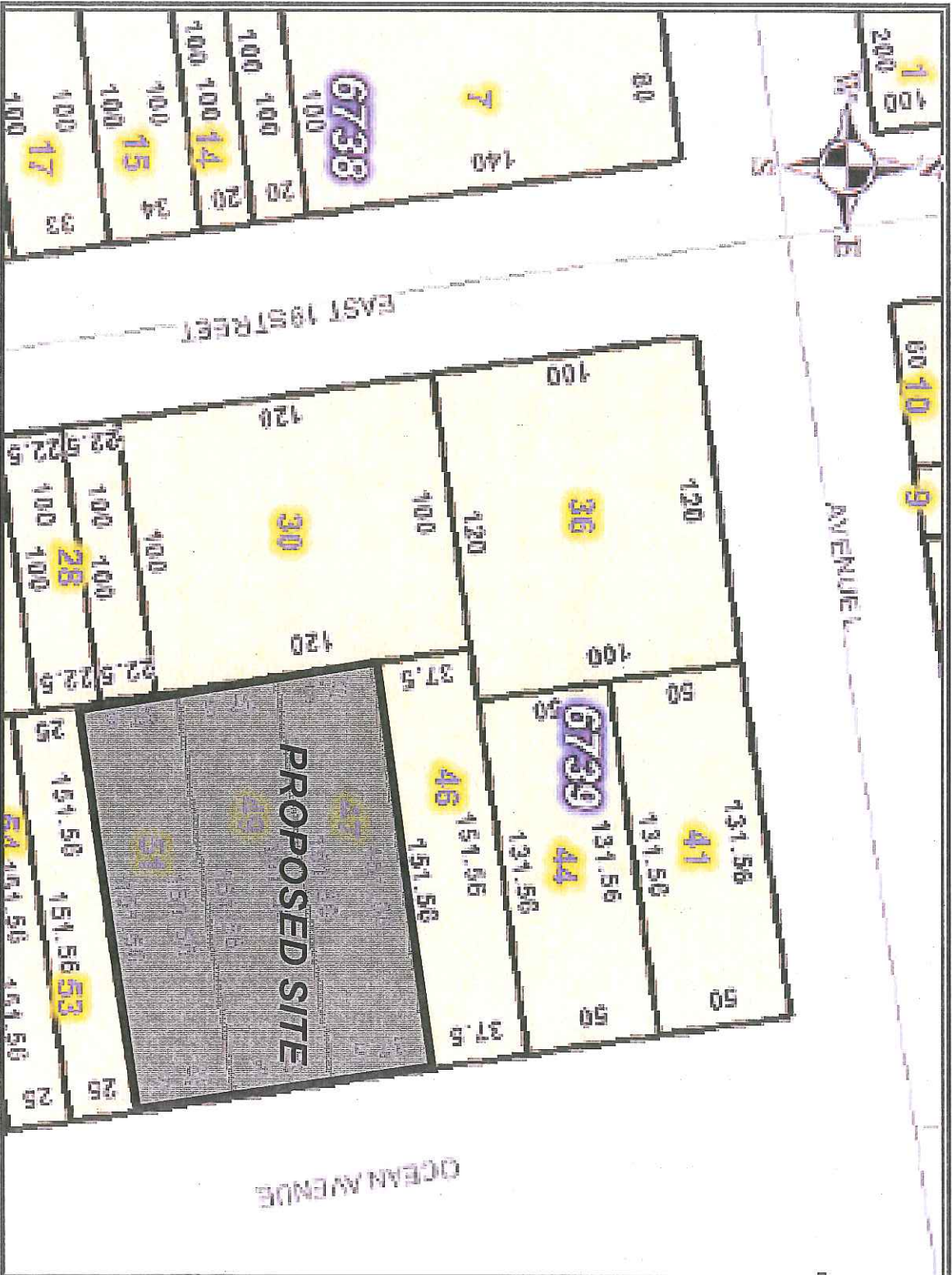

Lorraine Grillo
President & CEO

Attachments

c: Kathleen Grimm, Deputy Chancellor for Operations
Shawn Campbell, District Manager, Brooklyn Community District No.14



SITE PLAN FOR A NEW, APPROXIMATELY 456-SEAT PRIMARY SCHOOL, BROOKLYN
Brooklyn Block 6739, Lots 47, 49 & 51
Community School District No. 22





NOTICE OF FILING



NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY

Pursuant to §1731 of the New York City School Construction Authority Act, notice has been filed for the proposed site selection of Block 6739, Lots 47, 49 and 51, and any other property in the immediate vicinity which may be necessary for the proposed project, located in the Borough of Brooklyn, for the development of a new, approximately 456-seat primary school facility for Community School District No. 22.

The proposed site contains a total of approximately 16,800 square feet (0.38 acres) of lot area, and consists of three privately owned vacant houses. It is located mid-block on the west side of Ocean Avenue bounded by Avenue L to the north and Avenue M to the south. Under the proposed project, the New York City School Construction Authority would acquire all of the lots comprising the site, demolish the existing houses, and construct the proposed new public school facility.

Site plans and a summary thereof for the proposed action are available at:

New York City School Construction Authority
30-30 Thomson Avenue
Long Island City, New York 11101

Attention: Ross J. Holden

Comments on the proposed actions are to be sent to the New York City School Construction Authority at the above address and will be accepted until March 25, 2013.

For publication in the New York Post and the City Record on Friday,
February 8, 2013.

ALTERNATE SITES ANALYSES

1704-1712 OCEAN AVENUE

NEW 456-SEAT PRIMARY SCHOOL Block 6739, Lots 47, 49 and 51

School District 22, Brooklyn

The following locations were also considered as potential sites for schools for School District 22:

1. **1326 Ocean Avenue, Block 6703, Lot 55:** This approximately 21,000 square foot property is vacant. The site is located mid-block on the block bounded by Avenue H to the north, Avenue I to the south, Ocean Avenue to the east and East 19th Street to the west. The property is for sale and was investigated for the construction of a small primary school facility. However, due to interest in the site by another City Agency, this site was dropped from consideration.
2. **2265 Flatbush Avenue, Block 8488, Lot 8:** This approximately 14,680 square foot property is located on Flatbush Avenue, between Avenue R and Fillmore Avenue and is for sale. The site contains a funeral home. A preliminary review was conducted which determined that given the site's size and irregular shape, this property was not suitable for new school construction. Consequently, this site was dropped from consideration.
3. **510 Coney Island Avenue, Block 5342, Lots 6, 8, 10, 17, 19, 26, 28, and 30:** This approximately 44,780 square foot site is currently occupied by two two-story semi-detached residential buildings, a former used car sales lot, a former automotive repair facility, two vacant lots, a vacant three story multi-family residence and a vacant two-story two-family residence. The site is located on the block bounded by Turner Place, Hinckley Place, Coney Island Avenue, and East 8th Street. Various studies were conducted and determined that the site would be suitable for a 750-seat Primary/Intermediate School. The public review for this site was completed and the site was approved. The NYCSCA is in the process of acquiring the property to construct a new school facility for School District 22.
4. **1602-1612 Newkirk Avenue, Block 5237, Lots 1, 2, 3, 4, 5 and 52:** This approximately 15,300 square foot property is for sale and located on Newkirk Avenue, between East 16th Street and Foster Avenue. The site contains a commercial building with multiple retail businesses. A preliminary review was conducted which determined that given the site's size and displacement of businesses, this property was not suitable for new school construction. Consequently, this site was dropped from consideration.