

# 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 6180, Lot(s) 31,33,44 and any other nearby property in the immediate vicinity which may be necessary for the construction of a new, approximately 451-seat (primary) school located in Community School District No. 20 in the Borough of Brooklyn.

The proposed site is approximately 22,518 square feet (0.51 acres) and is located at 1553 72<sup>nd</sup> Street and 7108 – 7120 Utrecht Avenue, bounded by 72<sup>nd</sup> Street to the south, New Utrecht Avenue to the east, residential with ground floor retail to the north and residential houses on the west in the Bensonhurst neighborhood of Brooklyn. The proposed site consists of three privately owned lots – surface level parking lot on Lot 31, an unoccupied retail building on Lot 33, and a two-story residential building on Lot 44. The proposed site will be acquired by the New York City School Construction Authority, on behalf of the New York City Department of Education.

The site plan and supplemental materials summarizing the proposed action are available at:

New York City School Construction Authority  
25-01 Jackson Avenue  
Long Island City, New York 11101  
Attention: Kelly Murphy, Senior Director, Real Estate Services

Website: <http://www.nycsca.org/Community/New-School-Sites>

Comments on the proposed action are to be submitted to the New York City School Construction Authority at the above address or by email to [sites@nycsca.org](mailto:sites@nycsca.org). The comment period has been extended and comments will be accepted until May 28, 2025.

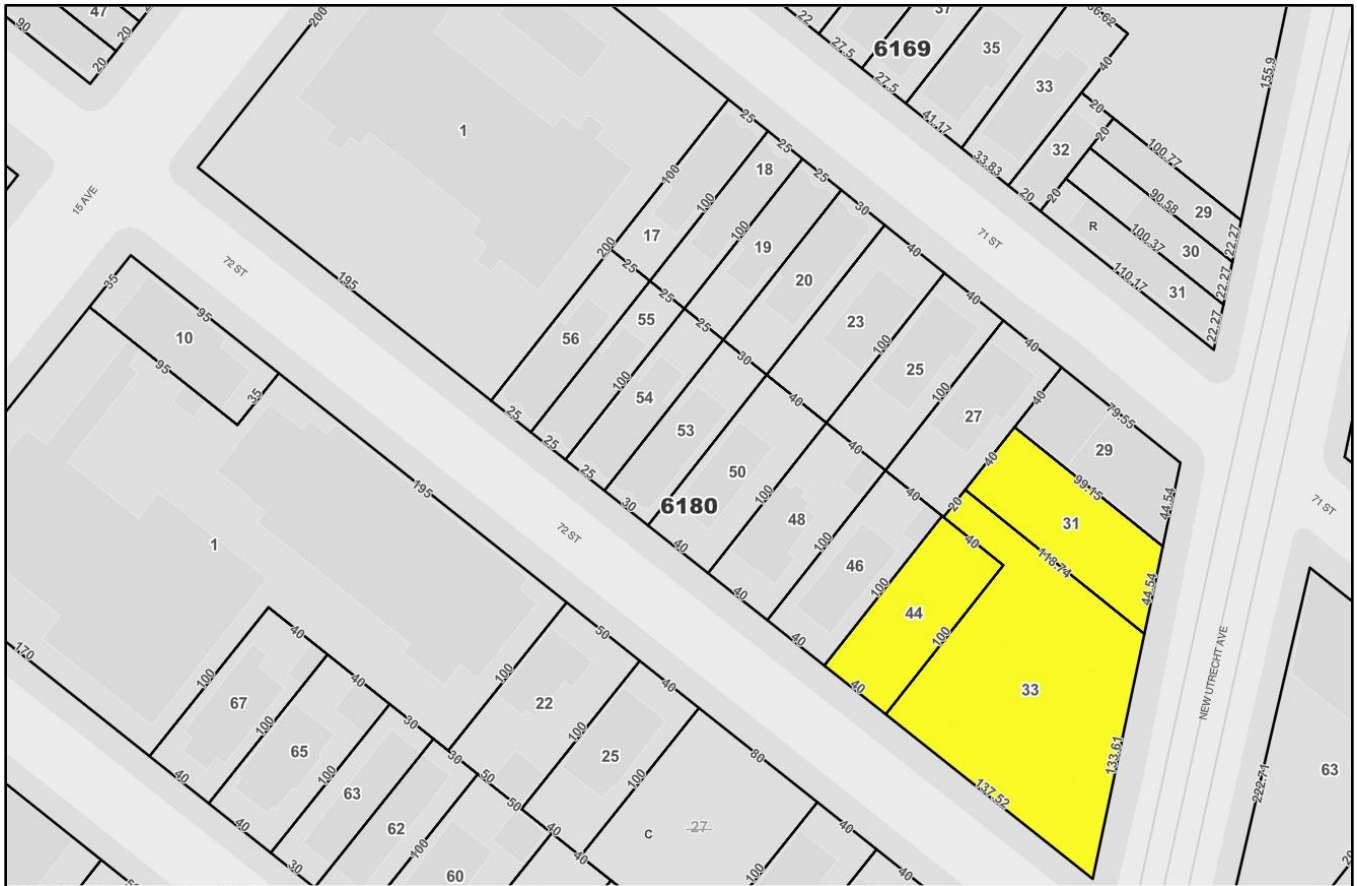
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For publication in the AM New York Metro and City Record on April 10, 2025.



# SITE PLAN FOR A NEW, APPROXIMATELY 451-SEAT PRIMARY SCHOOL FACILITY, BROOKLYN

Block 6180, Lot(s) 31,33,44  
Community School District No.20, Approximately 22,518 sf (0.51 acres)



**NEW, APPROXIMATELY 451-SEAT PRIMARY SCHOOL FACILITY**  
**1553 72<sup>nd</sup> Street and 7108 – 7120 New Utrecht Avenue**  
**ALL OR PORTIONS OF BLOCK 6180, LOT(S) 31,33,34**

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The following locations have also been reviewed for a public school:

1. **6015 16<sup>th</sup> Avenue, Block 5517, Lot 1.** This is an approximately 17,000 square foot site with frontages on 16<sup>th</sup> Avenue and 61<sup>st</sup> Street in the Bensonhurst neighborhood. The SCA was unable to pursue this site as the lot is undersized and cannot accommodate the projected school program.
2. **7604, 7614, 7618 4<sup>th</sup> Avenue, Block 5950, Lots 44, 47, 52.** This approximately 24,700 square foot site has frontages along 76<sup>th</sup> Street, 4<sup>th</sup> Avenue, and 77<sup>th</sup> Street in the Bay Ridge neighborhood. The SCA was unable to pursue this site as the owner was no longer willing to sell.
3. **6700 3<sup>rd</sup> Avenue, Block 5849, Lot 37.** This is an approximately 23,327 square foot site with three frontages along Senator Street, 3<sup>rd</sup> Avenue, and 67<sup>th</sup> Street in the Bay Ridge neighborhood. The SCA was unable to pursue this as the lot is undersized and cannot accommodate the projected school program.

**PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO. 20**

<b>Year</b>	<b>Projected Student Population (Pre-Kindergarten through Fifth Grade)</b>
<b>2024-25</b>	23,930
<b>2025-26</b>	22,720
<b>2026-27</b>	21,413
<b>2027-28</b>	20,197
<b>2028-29</b>	19,167
<b>2029-30</b>	18,214
<b>2030-31</b>	17,182
<b>2031-32</b>	16,493
<b>2032-33</b>	15,868

Source: *Enrollment Projections 2023 to 2032, New York City Public Schools. Statistical Forecasting LLC, April 2024*

The School Construction Authority utilizes professional service from a well-established demographic consultant. Additionally, the SCA utilizes data provided by the Department of City Planning, Department of Buildings and the Department of Housing Preservation & Development to estimate the number of students that would be generated by projected housing developments.

By 2029 (which is the year when student occupancy of the proposed school facility is anticipated to commence), the community school district is projected to have 18,558 primary school students enrolled in pre-kindergarten through fifth grade, taking into account both the demographic projection and estimated housing growth. This number suggests a potential decrease of up to 1,902 students from the current enrollment of existing Community District No. 20 primary schools which would, in the future without the proposed school, be anticipated to experience a target utilization rate of 97.46%. Should the proposed primary school facility be constructed, the overall target utilization rate would be reduced to 95.21%.

**PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO. 20  
SCHOOLS IN BROOKLYN COMMUNITY DISTRICT NO. 11**

Community District No. 11 contains 22 (twenty-two) primary schools within Community School District No.20. In the 2024-25 school years, these schools served a total enrollment of 12,358 students. Assuming the projected enrollment changes referenced above are proportionally reflected in these schools, the projected utilization of these schools are expected to be consistent with the trend seen in the projected overall utilization for all primary schools in Community School District No. 20 and that the proposed school facility would reduce the overutilization of the existing school facilities.