



## **CITY PLANNING COMMISSION**

September 23, 2009 / Calendar No. 4

C 090467 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 660 Jerome Street and 741 Barbey Street (Block 4309, Lots 1 and 46) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate a four-story, 51-unit development, tentatively known as Coretta Scott King Apartments, to be developed under the U.S. Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly, Community District 5, Borough of Brooklyn

Approval of three separate matters is required:

1. the designation of property located at 660 Jerome Street and 741 Barbey Street (Block 4309, Lots 1 and 46), as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and
3. the disposition of such property, to a developer selected by HPD.

The application (C 090467 HAK) for an Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on May 28, 2009.

Approval of this application would facilitate the development of 51 affordable residential units for the elderly under the U.S. Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly.

The Department of Housing Preservation and Development states in its application that:

The project area consists of underutilized property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project area is therefore eligible to be an Urban Development

Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

## **BACKGROUND**

The Department of Housing Preservation and Development (HPD) is seeking approval of an Urban Development Action Area Designation, project approval and disposition of City-owned vacant land to facilitate the development of a 51-unit rental project funded by the U.S. Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly.

The development site is comprised of two city-owned vacant lots (Block 4309 Lot 1 and 46) and is located on the south side of McClancey Place between Jerome and Barbey Streets in the East New York neighborhood of Brooklyn Community District 5. The site is zoned R5 and has an area of approximately 24,000 square feet.

The proposed three-story building would include 51 affordable rental residential units for low-income seniors, with a mix of studio and one-bedroom units, and one two-bedroom unit for the live-in superintendent. The total floor area of the proposed project would be 39,060 square feet. The building's street wall height would be 30 feet with a total building height of 40 feet. 10,126 square feet of outdoor recreation space would be provided for the residents' use and would include a landscaped patio area with a gazebo, several benches, chess tables, wooden chairs and garden plots. The building would provide laundry facilities and 1,842 square feet for onsite social services for the residents including office space and meeting rooms. 16 parking spaces would be provided in the rear of the site with the entrance to the parking area on Barbey Street and the exit on McClancey Place. The development would also provide approximately 17 street trees.

The area surrounding the site are predominantly low-density residential and are zoned R5, consisting generally of one- and two-family homes, and small multi-family buildings. Several vacant lots and mixed-use residential buildings with ground floor commercial uses are located to the north along New Lots Avenue in R5/C1-2 or R5/C2-2 zoning districts. Schenck Playground

is located to the north and Elton Playground to the east. The New Lots Reformed Church and cemetery are located to the northwest at New Lots and Schenck Avenues. The New Lots Avenue station on the No. 3 subway line is three blocks northeast of the site. The area is also served by several bus lines including B6 from New Lots Avenue to Bath Beach and the B15 from JFK to Bedford-Stuyvesant.

### **ENVIRONMENTAL REVIEW**

This application (C 090467 HAK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR Number is 09HPD007K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed action, a Negative Declaration was issued on May 15, 2009.

### **UNIFORM LAND USE REVIEW**

This application (C 090467 HAK) was certified as complete by the Department of City Planning on June 15, 2009, and was duly referred to Brooklyn Community Board 5 and the Brooklyn Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Community Board 5 held a public hearing on this application on June 24, 2009, and on that date, by a vote of 26 in favor, 0 against, and 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Brooklyn Borough President who issued a recommendation approving the application on August 3, 2009.

### **City Planning Commission Public Hearing**

On August 5, 2009 (Calendar No. 3), the City Planning Commission scheduled August 19, 2009, for a public hearing on this application (C 090467 HAK). The hearing was duly held on August 19, 2009 (Calendar No. 37). There were three speakers in favor and none in opposition.

The speakers in favor of the project included a representative from the Department of Housing Preservation and Development, the co-sponsor and the architect. The representative of the Department of Housing Preservation and Development stated that the project would provide housing opportunities for low income seniors under the guidelines of the U.S. Department of Housing and Urban Development Section 202 program. The representative for the co-sponsor stated that her organization cooperates closely with community groups and that there is a high demand for residential communities providing services, continuous supervision and security for the elderly. The project architect also appeared in favor.

There were no other speakers on the application and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the application (C 090467 HAK) for UDAAP designation, project approval and the disposition of city-owned property is appropriate.

This application would facilitate the development of a site which has been vacant for many years with much-needed new affordable housing for the elderly in East New York. The new building would contain 51 dwelling units that would provide residences for low-income elderly residents. Accessory communal and open space would serve the building's residents.

The transformation of this vacant site to productive use would eliminate its blighting influence on the neighborhood and would enable this city-owned property to be reactivated with uses that serve the needs of Brooklyn's Community District 5 and the City of New York. The Commission therefore finds that the proposed Urban Development Action Area (UDAAP) designation and project approval and related disposition of City-owned property are appropriate.

**RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of property located at 660 Jerome Street and 741 Barbey Street (Block 4309, Lots 1 and 46), as an Urban Development Action Area; and

**WHEREAS**, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

**THEREFORE, BE IT FURTHER RESOLVED**, that the City Planning Commission after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act;

- a. the designation of property located at 660 Jerome Street and 741 Barbey Street (Block 4309, Lots 1 and 46) as an Urban Development Action Area; and
- b. an Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the New York City Council find that:

- a. The present status of the area tends to impair or arrest the sound development of the municipality;
- b. The financial aid in the form of tax incentives if any, to be provided by the municipality pursuant to Section 696 of Article 16 of the General Municipal Law is necessary to enable the project to be undertaken; and
- c. The project is consistent with the policy and purposes stated in Section 691 of Article 16 of the General Municipal Law; and

**BE IT FURTHER RESOLVED**, the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 660 Jerome Street and 741 Barbey Street (Block 4309, Lots 1 and 46), Community District 5, Borough of Brooklyn, to a developer selected by HPD, is approved.

The above resolution, (C 090467 HAK) duly adopted by the City Planning Commission on September 23, 2009, (Calendar No. 4) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN**, *FAICP, Chair*  
**KENNETH J. KNUCKLES**, *Esq., Vice Chairman*  
**ANGELA M. BATTAGLIA, RAYANN BESSER,**  
**IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**  
**BETTY Y. CHEN, MARIA M. DEL TORO,**  
**RICHARD W. EADDY, NATHAN LEVENTHAL,**  
**SHIRLEY A. MCRAE, KAREN A. PHILLIPS**, *Commissioners*

**ANNA HAYES LEVIN**, *Commissioner*; **ABSTAINING**