



CITY PLANNING COMMISSION

August 23, 2006 / Calendar No.4

C 060343 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 119, 121, 123, and 125 Vernon Avenue (Block 1755, Lots 54-57) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area;
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of two, 4-story buildings, tentatively known as Vernon Avenue Condominiums, with approximately 16 residential units, Community District 3, Borough of Brooklyn.

Approval of three separate matters is required:

- 1) The designation of 119, 121, 123, and 125 Vernon Avenue (Block 1755, Lots 54-57), as an Urban Development Action Area; and
- 2) An Urban Development Action Area Project for such area;
- 3) Disposition of such property, to a developer to be selection by HPD.

The application for the proposed Urban Development Action Area designation, project approval, and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on February 22, 2006. The requested action would facilitate the development of two four-story condominium buildings.

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 an Urban Development Action Area Designation, project approval and disposition of vacant city-owned property to build two four-story residential buildings at 119, 121, 123, 125 Vernon Avenue (Block 1755, Lots 54, 55, 56, 57) in Community District 3, Brooklyn.

The 8,000 square-foot site is located near the northern edge of Community District 4 between Marcy and Tompkins Avenues, in an R6 zoning district. The entire site at 119-125 Vernon Avenue was formerly a community garden and the Vernon Avenue Garden Organization has agreed to move to another New York City Department of Parks and Recreation garden site in the vicinity. This site abuts two three-story row-houses and a church parking lot located behind the site.

The site shares the block with a mixture of two and three-story residential buildings, a large church building, other privately-owned vacant land and two new HPD-sponsored residential developments. The HPD-sponsored developments are; six newly-constructed two-family partnership homes located on the southwest corner of the block, and Myrtle Avenue Apartments, a multi-unit apartment building located on the opposite side of the block. Directly across the street from the site is P.S. 23 and three-story private residences, and to the north are the Marcy and Tompkins Houses public housing developments. The site is well served by public transportation with the M, J/Z, G & L trains stopping at Myrtle Avenue and Broadway, five blocks of the site and the B54 Bus, which runs east/west along Myrtle Avenue located one block north of the site.

The Vernon Avenue Condominiums project would consist of two four-story buildings with eight units each and approximately 4,000 square feet of open space in the rear. Each building would have a common storage room and a laundry room. The two buildings would be connected on the second floor, and access to the rear open space would be provided through a secure gated doorway.

ENVIRONMENTAL REVIEW

This application (C 060343 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 Procedures of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Housing Preservation and Development.

This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 060343 HAK) was certified as complete by the Department of City Planning on April 3, 2006, and was duly referred to Community Board 3 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 3 held a public hearing on this application on June 9, 2006, and on that date a vote of 37 in favor, 1 opposed, and 1 abstained, adopted a resolution recommending approval of the application.

Borough President Public Hearing

This application was considered by the Borough President, who issued a recommendation approving the application on July 6, 2006.

City Planning Commission Public Hearing

On July 12, 2006 (Calendar No. 1) the City Planning Commission scheduled July 26, 2006, for a public hearing on this application (C 060397 HAK). The hearing was duly held on July 26, 2006 (Calendar No. 7). There were three speakers in favor of the application and none in opposition.

One of the speakers in favor of the application was a representative of the sponsor for the project and described the importance of the project in providing affordable housing to New York City.

The other two speakers were representatives from the project developer who appeared in favor of the application.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed Urban Development Action Area designation and project (UDAAP), and disposition of city-owned property is appropriate.

The application would facilitate the development of two four-story buildings with approximately 16 condominium residential units. Approval of this application would facilitate the return of these lots to private ownership and would provide much-needed affordable housing for the Bedford-Stuyvesant community.

Disposition would make possible the return of this property to productive use and the elimination of its blighting influence on the neighborhood. It would enable these city-

owned properties to be developed with a use that would serve the needs of Community District 3 and the City of New York.

The proposed project is part of an ongoing effort to redevelop vacant city-owned property and return it to productive use, while expanding affordable housing opportunities. The Commission, therefore, believes that the proposed Urban Development Action Area designation and project, and disposition of city-owned property is appropriate.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 119, 121, 123, and 125 Vernon Avenue (Block 1755, Lots 54-57), in Community District 3, Borough of Brooklyn, 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 119, 121, 123, and 125 Vernon Avenue (Block 1755, Lots 54-57) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area;

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 sound development of the municipality; and
- b) financial aid, in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act, is necessary to enable the project to be undertaken; and
- c) the project is consistent with the policy and purposes stated in the Section 691 of the Urban Development Action Area Act;

BE IT FURTHER RESOLVED, by 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 at 119, 121, 123, and 125 Vernon Avenue (Block 1755, Lots 54-57), in Community District 3, Borough of Brooklyn, to a developer to be determined by the Department of Housing Preservation and Development, is approved (C 060343 HAK).

The above resolution (C 060343 HAK), duly adopted by the City Planning Commission on August 23, 2006 (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.

KENNETH J. KNUCKLES, ESQ., Vice Chairman
IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, JANE D. GOL, LISA A. GOMEZ,
JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS Commissioners