



CITY PLANNING COMMISSION

May 23, 2007/Calendar No. 20

C 070274 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 3117 and 3119-3127 Surf Avenue (Block 7049, Lots 50 and 51), Site 46 in the Coney Island I Urban Renewal Area 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 to be selected by HPD;

to facilitate the development of a seven-story residential building, tentatively know as Surf Gardens Senior Housing, with approximately 77 residential units, to be developed under the Department of Housing and Urban Development's Section 202 Program, Borough of Brooklyn, Community District 13.

Approval of three separate matters is required:

1. The designation of 3117 and 3119-3127 Surf Avenue (Block 7049, Lots 50 and 51), Borough of Brooklyn, Community District 13, as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of such property to a sponsor to be determined by HPD.

This application (C 070274 HAK) for the disposition was submitted by the Department of Housing Preservation and Development (HPD) on January 3, 2007.

Approval of this application would facilitate construction of a 7-story building containing 77 dwelling units for low-income senior citizens on the site as described above. The proposed project is tentatively known as Surf Gardens Senior Housing.

HPD states in its application that:

The Project Area consists of underutilized property which 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 19,040 square foot site consists of two city-owned properties (Block 7049, Lots 50 and 51) and is designated as Site 46 of the Coney Island I Urban Renewal Plan. The site is located on the north side of Surf Avenue between West 31st Street and West 32nd Street in an R6 zoning district with a C1-2 overlay. The site is currently occupied by a community garden.

The blocks surrounding the site are characterized mainly by tower-in-the-park housing developments constructed during the 1960s and 1970s. The Coney Island Boardwalk is located approximately one block south of the site and the Coney Island amusement area is located approximately ¼-mile to the east of the site. The site is served by the B36 bus line with connections to the D, F, N, and Q trains at the Stillwell Avenue station.

This application would facilitate the development of a 7-story residential building for senior citizens and would be developed under the Federal Section 202 Program and the Quality Housing Program of the Zoning Resolution. In total, the proposed project would consist of 77 units, which would include a single one-bedroom unit for a live-in superintendent. Of the remaining 76 units, there would be 65 one-bedroom units and 11 studio apartments. Amenities intended for use by residents would include a lounge, community room, kitchen, and a landscaped rear yard and solarium. A full time security presence would be maintained at the entrance of the building.

ENVIRONMENTAL REVIEW

This application (C 070274 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 for Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number for this application is 06HPD021K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impacts of the proposed actions, a negative declaration was issued on August 8, 2006.

UNIFORM LAND USE REVIEW

This application (C 070274 HAK) was certified as complete by the Department of City Planning on January 22, 2007 and was duly referred to Community Board 13 and the 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 13 held a public hearing on this application (C 070274 HAK) on March 28, 2007, and on that date, by a vote of 34 in favor with 0 opposed and 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 070274 HAK) was considered by the Borough President, who issued a recommendation approving the application on May 2, 2007.

City Planning Commission Public Hearing

On April 25, 2007 (Calendar No.2), the City Planning Commission scheduled May 9, 2007, for a public hearing on this application (C 070274 HAK). The hearing was duly held on May 9, 2007 (Calendar No. 28). There were no speakers in favor of the application and no speakers in opposition.

There were no other speakers and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), adopted by the Board of Estimate on September 30, 1982 (Calendar No. 17), pursuant to the New York State

Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is WRP 06-040.

The action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the application for UDAAP designation, project approval and disposition of two city owned properties located at 3117 and 3119-3127 Surf Avenue (Block 7049, Lots 50 and 51) is appropriate. This application would facilitate the development of a 7-story residential building; tentatively know as Surf Gardens Senior Housing, with approximately 77 residential units, to be developed under the Department of Housing and Urban Development's Section 202 Housing Program.

UDAAP designation, project approval and disposition of such property would allow for the return of this property to a productive use and the elimination of its blighting influence on the neighborhood. It would also enable these city-owned properties to be developed with a use that would serve the needs of Community District 13 and the City of New York. The Commission, therefore, believes that the proposed designation as an Urban Development Action Area, project approval (UDAAP) and the disposition of city-owned property are appropriate.

RESOLUTION

The City Planning Commission finds that the disposition of city-owned property located at 3117 and 3119-3127 Surf Avenue (Block 7049, Lots 50 and 51), site 46 of the Coney Island I Urban Renewal Plan, conforms to the objectives and provisions of the Coney Island I Urban Renewal Plan (C 070138 HUK) which was approved by on April 23, 2007.

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

RESOLVED that The City Planning Commission , in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 3117 and 3119-3127 Surf Avenue (Block 7049, Lots 50 and 51), Site 46 in the Coney Island I Urban Renewal Plan, located in Community District 13, 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 **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 3117 and 3119-3127 Surf Avenue (Block 7049, Lots 50 and 51), Site 46 in the Coney Island Urban Renewal Plan as an Urban Development Action Area;
- b) An Urban Development Action Area Project for such property;

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 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 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 located at 3117 and 3119-3127 Surf Avenue (Block 7049, Lots 50 and 51), Site 46 in the Coney Island I Urban Renewal Plan, Community District 13, Borough of Brooklyn to a developer to be selected by HPD is approved (C 070274 HAK).

The above resolution (C 070274 HAK), duly adopted by the City Planning Commission on May 23, 2007 (Calendar No. 20), 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, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,

BETTY Y.CHEN, RICHARD W. EADDY, LISA A. GOMEZ, NATHAN LEVENTHAL,

JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners