



CITY PLANNING COMMISSION

February 11, 2004/Calendar No. 18

C 040030 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 621-635 Quincy Street and 648 Lexington Avenue (Block 1625, Lots 34, 53-60) 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 627 Quincy Street (Block 1625, Lot 56) to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as Quincy Senior Residence, with approximately 93 units of housing for senior citizens, to be developed under the New York State Housing Trust Fund Program, Community District 3, Borough of Brooklyn.

Approval of three separate matters is required:

1. The designation of 621-635 Quincy Street and 648 Lexington Avenue (Block 1625, Lots 34, 53-60) in the Borough of Brooklyn, as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of one (1) City-owned property (Block 1625, Lot 56), to a developer/ sponsor to be selected by the Department of Housing Preservation and Development (HPD).

The application for the disposition was submitted by the Department of Housing Preservation and Development on July 23, 2003.

Approval of this application would facilitate the development of a six-story building tentatively known as Quincy Senior Residence, with 93 units of housing for senior citizens to be developed under the New York State Housing Trust Fund Program.

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

The UDAAP Area consists of underutilized vacant lots which tend to impair or arrest the sound development of the surrounding community, with or without tangible blight. Incentives are needed in order to induce the correction of these substandard, insanitary and blighting conditions. The proposed project will protect and promote health and safety and would promote sound growth and development. The Disposition 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) seeks approval of an Urban Development Action Area designation and project and disposition of one city owned property to facilitate the development of a New York State Housing Trust Fund Program housing development for elderly persons by a developer to be selected by HPD, located in Community District 3, Bedford-Stuyvesant, Brooklyn.

621-635 Quincy Street and 648 Lexington Avenue (Block 1625, Lots 34, 53-60) are nine adjacent vacant lots totaling 28,340 square feet on Quincy Street between Lewis and Stuyvesant avenues in an R6 zoning district. Lot 34 is privately owned by the developers and Lots 53-55 and 57-60 were previously approved for disposition pursuant to zoning (ULURP # C861008PPK) by the City Planning Commission on September 17, 1986 and by the Board of

Estimate on October 23, 1986. In addition to the UDAAP designation, the disposition of Lot 56 is a subject of this application. It is proposed that the site would be developed with a 6-story elevator building with 93 units of rental housing for low-income elderly persons and one unit for the superintendent. In addition, the facility will have a community room, arts and crafts room, library, outdoor recreation and sitting area, and 21 accessory off-street parking spaces.

Adjacent to the site to the west is a privately-owned 3-story walk-up apartment building and to the east is a privately-owned 2 ½ -story rowhouse. There are no other city-owned properties on the block. The remainder of the block is developed with 2 and 3-story row houses along the mid-blocks on Lexington and Quincy avenues and 3 and 4-story apartment buildings along the north/south avenues, Lewis and Stuyvesant avenues.

The surrounding area is primarily residential, with 3 and 4-story rowhouses and apartment buildings and 4-story Model Cities developments along Gates Avenue, one block to the south. In addition, the neighborhood contains a public elementary school, P.S. 308, and playground across Quincy Street and a small manufacturing operation across Lexington Avenue. Shopping is available in a local retail district along Marcus Garvey Boulevard, two blocks away. The B52 bus runs along Gates Avenue connection Ridgewood and Downtown Brooklyn. The B46 runs along Malcolm X Blvd. Connecting Williamsburg and Kings Plaza and the B15 runs along Lewis Avenue connecting Bedford-Stuyvesant with JFK Airport.

ENVIRONMENTAL REVIEW

This application (C 040030 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 03HPD013K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on April 7, 2003.

UNIFORM LAND USE REVIEW

This application (C 040030 HAK) was certified as complete by the Department of City Planning on September 8, 2003, 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 November 3, 2003, and on that date, by a vote of 31 to 1 with 0 abstentions, adopted a resolution recommending approval of the application.

BOROUGH PRESIDENT RECOMMENDATION

This application was considered by the Borough President, who issued a recommendation approving the application on December 12, 2003.

CITY PLANNING COMMISSION PUBLIC HEARING

On December 17, 2003, (Calendar No. 4), the City Planning Commission scheduled January 7, 2004, for a public hearing on this application (C 040030 HAK). The hearing was duly held on January 7, 2004 (Calendar No. 8).

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

CONSIDERATION

The Commission believes that the application for the proposed Urban Development Action Area designation and project, and the disposition of city-owned property located at 621-635 Quincy Street and 648 Lexington Avenue (Block 1625, Lots 34, 53-60) in the Bedford-Stuyvesant section of Brooklyn is appropriate.

The application would facilitate the development of Quincy Senior Residence, a six-story building with 93 units of rental housing for elderly persons of low income (plus one unit for the superintendent), to be developed under the New York State Housing Trust Fund Program.

The Commission believes that the project site is well situated for the needs of its future residents. The project site is located in a residential neighborhood with convenient access to

services. Shopping is available in the local retail zones along Marcus Garvey Blvd. and Malcolm X. Blvd. to the east and west of the site. Bus service is available via the B52 bus running on Gates Avenue and the B46 bus that runs on Malcolm X Blvd., both with stops within a few blocks of the site.

The Commission believes that the proposed project will develop vacant city-owned land thereby eliminating a blighting influence in the neighborhood. The Commission also believes that the proposed project will address the need for affordable housing for low income elderly and contribute to the revitalization of the area, reinforcing public investment. The Commission, therefore believes that the proposed project is 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 the designation of property located at 621-635 Quincy Street and 648 Lexington Avenue (Block 1625, Lots 34, 53-60) 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 621-635 Quincy Street and 648 Lexington Avenue (Block 1625, Lots 34, 53-60), 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 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 Section 691 of the Urban Development Action Area Act; and

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 the designation of

property located at 627 Quincy Street (Block 1625, Lots 56), Community District 3, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development is approved.

The above resolution (C 040030 HAK), duly adopted by the City Planning Commission on February 11, 2004 (Calendar No. 18), 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
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RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI,
JOHN MEROLO, KAREN A. PHILIPS, Commissioners