



CITY PLANNING COMMISSION

August 23, 2006 / Calendar No.5

C 060397 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 295 Jefferson Street (Block 3166, Lot 52) 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 a 4-story building, tentatively known as 295 Jefferson Street, with approximately 8 residential units to be developed under New York State Housing Trust Fund Program, in Community District 4, Borough of Brooklyn.

Approval of three separate matters is required:

- 1) The designation of 295 Jefferson Street (Block 3166, Lot 52), as an Urban Development Action Area; and
- 2) An Urban Development Action Area Project for such area; and
- 3) Disposition of such property, to a developer to be selected 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 March 17, 2006. The requested action would facilitate the development of an eight-unit, four-story low-income rental building.

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 city-owned property to build a four-story apartment building located at 295 Jefferson Street (Block 3166, Lot 52) in Community District 4, Brooklyn.

The 5,000 square foot site is located in the northwest corner of Community District 4 on Jefferson Street between Knickerbocker and Irving Avenues in an R6 zoning district. The subject site is vacant and abuts two three-story row-houses to either side, and a vacant church building in the rear. The rest of the block consists of privately-owned three and four-story residential buildings, vacant land and a large parking lot. This site is located near the dividing line between the residential and industrial sectors of this community. The blocks to the east and south of the site are predominately three and four-story walkup apartment buildings and Maria Hernandez Park is located two blocks west of the site. To the north and west of this site are primarily industrial and commercial uses within the East Williamsburg Industrial park located northwest of the site. The site is well served by public transportation with the B57 bus which runs along Knickerbocker Avenue one block south of the site and the 'L' train stop located at Jefferson Street and Wyckoff Avenue, two blocks north of the site. The Knickerbocker Avenue commercial corridor lies one block south of the site.

The proposed development would consist of a four-story walk-up building with a cellar, and would be built upon the city owned lot (lot 52) and an adjacent privately-owned lot (lot 51), which is owned by the sponsor and is not the subject of this application. The

project will include rental units, a laundry area for the tenants and 2,350 square feet of rear yard open space. The Development will be affordable to families earning up to 60% of the area median income, and 25% of the units will be set aside for formerly homeless families.

ENVIRONMENTAL REVIEW

This application (C 060397 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 060397 HAK) was certified as complete by the Department of City Planning on April 24, 2006, and was duly referred to Community Board 4 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 4 held a public hearing on this application on June 21, 2006, and by a vote of 31 in favor, 0 opposed, and 0 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 19, 2006.

City Planning Commission Public Hearing

On July 12, 2006 (Calendar No. 2) 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. 8). There was one speaker in favor of the application and none in opposition.

The one speaker in favor of the application was a representative of the sponsor, who described the importance of the project in providing affordable housing to New York City.

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 a four-story building with approximately eight residential units for low-income persons developed under New York State Housing Trust Fund Program. Approval of this application would facilitate the return of these lots to private ownership and would provide much-needed affordable housing for the Bushwick 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 4 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 295 Jefferson Street (Block 3166, Lot 52), in Community District 4, 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 295 Jefferson Street (Block 3166, Lot 52) 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 295 Jefferson Street (Block 3166, Lot 52), in Community District 4, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 060397 HAK).

The above resolution (C 060397 HAK), duly adopted by the City Planning Commission on August 23, 2006 (Calendar No. 5), 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