



CITY PLANNING COMMISSION

July 27, 2005/Calendar No. 10

C 050305 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 768 and 770 Decatur Street (Block 1507, Lots 32 and 33) and 1696, 1698, 1700, 1708, and 1712 Broadway (Block 1507, Lots 35-37, 39 and 41) 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 development of new retail development, tentatively known as Anchor-Broadway Site 8, under the Department of Housing Preservation and Development's ANCHOR (Alliance for Neighborhood Commerce, Homeownership and Revitalization) Program, Community District 16, Borough of Brooklyn.

Approval of three separate matters is required:

1. The designation of 768 and 770 Decatur Street (Block 1507, Lots 32 and 33) and 1696, 1698, 1700, 1708, and 1712 Broadway (Block 1507, Lots 35-37, 39 and 41), Borough of Brooklyn, Community District 16, 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 developer to be selected by HPD.

The application was submitted by the Department of Housing Preservation and Development (HPD) on February 16, 2005.

Approval of this application would facilitate construction of new retail development, tentatively known as Anchor-Broadway Site 8, under the Department of Housing Preservation and Development's ANCHOR (Alliance for Neighborhood Commerce, Homeownership and Revitalization) Program, Community District 16, Borough of Brooklyn.

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

The UDAAP Area consists of underutilized vacant land 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 UDAAP 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

HPD seeks approval of an Urban Development Action Area designation and project, and disposition of city-owned property to facilitate the development of new retail under HPD's ANCHOR program, located in Community District 16, Ocean Hill, Brooklyn.

Site 8, 768-770 Decatur St. and 1696-1712 Broadway (Block 1507, Lots 32, 33, 35, 36, 37, 39, and 41), consists of seven city-owned vacant lots located at the intersection of Broadway and Decatur Street. The disposition of the subject lots would facilitate the construction of two new one-story retail buildings. Building 1, on the corner of Rockaway Avenue and Broadway, would be an approximately 7,500 square feet, one-story commercial building. Building 2, on the corner of Decatur Street and Broadway, would be an approximately 9,350 square feet, one-story commercial building.

Block 1507, which currently contains two-story residences and vacant land, is located in an R6/C1-3 zoning district. To the south are primarily residential blocks containing a scattering of vacant lots and local retail. To the west are primarily residential blocks of two- and three-story residences, multi-family apartment buildings, and vacant lots. To the north is local commercial activity along Broadway, two-story residences, and community facilities.

The J and Z train subway service is available at the Halsey Street and Chauncey Street stations on Broadway. The B60 bus runs along Rockaway Avenue, Cooper Street, and Wilson Avenue. The B20 bus runs along Broadway and Pennsylvania Avenue, and the Q24 runs along Broadway and Atlantic Avenue.

ENVIRONMENTAL REVIEW

This application (C 050305 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 Environmental Quality Review (CEQR) Rules for Procedure 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 050305 HAK) was certified as complete by the Department of City Planning on February 28, 2005 and was duly referred to Community Board 16 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 16 held a public hearing on this application (C 050305 HAK) on April 26, 2005, and on that date, by a vote of 20 in favor with 0 opposed and 0 abstentions, adopted a resolution recommending approval of the application with the following condition:

“Community Board #16 recommends approval of the disposition of this property with condition that there be at least 30 parking spaces for customers of the retail businesses that will be developed on ANCHOR-Broadway Site 8 so as not to congest the neighboring residential streets.”

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on June 9, 2005.

City Planning Commission Public Hearing

On June 8, 2005 (Calendar No. 1), the City Planning Commission scheduled June 22, 2005, for a public hearing on this application (C 050305 HAK). The hearing was duly held on June 22, 2005 (Calendar No. 19). There were three speakers in favor of the application and none in opposition.

One of the speakers was the developer for this project, who described the project and stated his intention to provide on-site parking in the cellar of the buildings. The other two speakers, who also spoke in favor of the application, were a representative from HPD and the architect for the project.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that the application for the UDAAP area designation and project approval, and the disposition of city-owned property is appropriate.

The application would facilitate much needed retail development along Broadway, a major commercial strip for Northeast Brooklyn. Approval of this application would facilitate the return of these lots to private ownership and would provide necessary goods and services for the community.

The Commission notes that the developer is willing to investigate the feasibility of providing underground parking based on the recommendation from the Community Board, and HPD has stated in a letter dated July 21, 2005 that “We are currently reviewing this proposed modification.” In addition, the developer in a letter sent to the Borough President’s office on June 7, 2005, replied that he is open to more density on this site.

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 16 and the City of New York.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 768 and 770 Decatur Street (Block 1507, Lots 32 and 33) and 1696, 1698, 1700, 1708, and 1712 Broadway (Block 1507, Lots 35-37, 39 and 41), 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 768 and 770 Decatur Street (Block 1507, Lots 32 and 33) and 1696, 1698, 1700, 1708, and 1712 Broadway (Block 1507, Lots 35-37, 39 and 41), 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 Article 16 of the General Municipal Law is necessary to enable the project to be undertaken; and
- c. The policy is consistent with the policy and purposes stated in Section 691 of Article 16 of the General Municipal Law

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 768 and 770 Decatur Street (Block 1507, Lots 32 and 33) and 1696, 1698, 1700, 1708, and 1712 Broadway (Block 1507, Lots 35-37, 39 and 41), to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 050305 HAK), duly adopted by the City Planning Commission on July 27, 2005 (Calendar No. 10), 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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ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,

CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS,

Commissioners